

MIAMI BEACH

PLANNING DEPARTMENT
Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: March 1, 2022

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: DRB21-0767
253 North Coconut Lane

An application has been filed requesting Design Review Approval for the construction of a new two-story single-family home, including one or more waivers, to replace an existing architecturally significant pre-1942 residence.

RECOMMENDATION:

Approval

LEGAL DESCRIPTION:

See "Exhibit A"

SITE DATA:

Zoning: RS-4
Future Land Use: RS
Lot Size: 7,000 SF
Lot Coverage:
Proposed: 2,100 SF / 30%
Maximum: 2,100 SF / 30%
Unit size:
Proposed: 3,500 SF / 50%
Maximum: 3,500 SF / 50%
Height:
Proposed: 24'-0" flat roof
Maximum: 24'-0" flat roof
Grade: +5.03' NGVD
Base Flood Elevation: +9.00' NGVD

Adjusted Grade: +7.015' NGVD
First Floor Elevation: +11.00' NGVD (BFE+
2' fb)

EXISTING PROPERTY:

Year: 1935
Architect: Paist and Steward
Vacant: No
Demolition: Total

SURROUNDING PROPERTIES:

East: Two-story 2002 residence
North: Biscayne Bay, Canal
South: Two-story 1938 residence
West: Two-story 1958 residence

THE PROJECT:

The applicant has submitted plans entitled "Casa Bahia", as designed by **Reinaldo Borges, Borges & Associates, P. A.**, signed, sealed, and dated January 3, 2022.

The applicant is requesting the following design waiver(s):

1. A two-story side (northwest) elevation in excess of 60'-0" in length in accordance with Section 142-106 (a) (2)(d).

2. A two-story side (southeast) elevation in excess of 60'-0" in length in accordance with Section 142-106 (a) (2)(d).

COMPLIANCE WITH ZONING CODE:

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the City Code:

- Base Flood Elevation, Grad and site elevations shall be revised to correspond with the survey and in NGVD.
- Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard:
 - a. The additional open space shall be regular in shape, open to the sky from grade, and at least eight feet in depth, measured perpendicular from the minimum required side setback line.
 - b. The square footage of the additional open space shall not be less than one percent of the lot area.
 - c. The elevation (height) of the open space provided shall not exceed the maximum permitted elevation height of the required side yard, and
 - d. At least 50 percent of the required interior open space area shall be sodded or landscaped with pervious open space.

The above noted comments shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

COMPLIANCE WITH DESIGN REVIEW CRITERIA:

Design Review encompasses the examination of architectural drawings for consistency with the criteria stated below with regard to the aesthetics, appearances, safety, and function of the structure or proposed structures in relation to the site, adjacent structures and surrounding community. Staff recommends that the following criteria are found to be satisfied, not satisfied or not applicable, as hereto indicated:

1. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.
Satisfied
2. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.
Satisfied; However, the applicant is requesting two design waivers from the Board.
3. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.

Satisfied; However, the applicant is requesting two design waivers from the Board.

4. The color, design, selection of landscape materials and architectural elements of Exterior Building surfaces and primary public interior areas for Developments requiring a Building Permit in areas of the City identified in section 118-252.

Satisfied

5. The proposed site plan, and the location, appearance and design of new and existing Buildings and Structures are in conformity with the standards of this Ordinance and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the Design Review Board and Historic Preservation Boards, and all pertinent master plans.

Satisfied

6. The proposed Structure, and/or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent Structures, and enhances the appearance of the surrounding properties.

Satisfied; However, the applicant is requesting two design waivers from the Board.

7. The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent Buildings and lands, pedestrian sight lines and view corridors.

Satisfied; However, the applicant is requesting two design waivers from the Board.

8. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safely and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the Site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the Site.

Satisfied

9. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.

Not Satisfied; a lighting plan has not been submitted.

10. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan design.

Not Satisfied; See No. 4 above and staff analysis.

11. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.
Satisfied
12. The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).
Satisfied; However, the applicant is requesting two design waivers from the Board.
13. The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.
Not Applicable
14. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.
Not Applicable
15. An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).
Not Applicable
16. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.
Not Applicable
17. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.
Not Applicable
18. In addition to the foregoing criteria, subsection [118-]104(6)(t) of the city Code shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.
Not Applicable
19. The structure and site complies with the sea level rise and resiliency review criteria in Chapter 133, Article II, as applicable.
See below

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

1. A recycling or salvage plan for partial or total demolition shall be provided.
Not Satisfied; applicant will provide a recycle/salvage plan for demolition at time of permitting.
2. Windows that are proposed to be replaced shall be hurricane proof impact windows.
Satisfied
3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Satisfied
4. Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 126 of the City Code.
Satisfied
5. The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.
Satisfied
6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three (3) additional feet in height.
Satisfied
7. In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation. Due to flooding concerns, all redevelopment projects shall, whenever practicable, and economically reasonable, move all critical mechanical and electrical systems to a location above base flood elevation.
Satisfied
8. Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.
Not Applicable
9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.
Not Applicable
10. In all new projects, water retention systems shall be provided.
Not Satisfied; additional information will be required at the time of building permit in order to demonstrate compliance.

11. Cool pavement materials or porous pavement materials shall be utilized.

Satisfied; additional information will be required at the time of building permit in order to demonstrate compliance.

12. The project design shall minimize the potential for a project causing a heat island effect on site.

Satisfied; additional information will be required at the time of building permit in order to demonstrate compliance.

ANALYSIS:

The applicant is requesting Design Review Approval for the construction of a new two-story residence on a waterfront parcel on Palm Island that will replace an existing pre-1942 architecturally significant residence. The design floor elevation of the new residence is proposed at base flood elevation (9' NGVD) plus a free board +2', or +11.00' NGVD. The proposal includes two design waivers.

The two design waivers pertain to the open space requirements for two-story side elevations that exceed 60' in length. Both subject side elevations, the northwest and the southeast, include breaks in the elevations that meet most of the requirements of the code in that they are regularly shaped, open to sky and at least 1% of lot area in size. However, each court contains a water garden that does not adhere to the requirement that the open space be at least 50% sodded landscape. Staff finds that the design of each interior side elevation and associated open space meets the intent of the code and is supportive of the two waiver requests.

The new two-story residence is designed in a minimal modern vocabulary. The design incorporates smooth stucco walls with concrete finishes and vertical aluminum screens that render its dynamic volumes texture, color and visual interest. As proposed, staff is supportive of the design and recommends approval.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends the application be **approved** subject to the conditions enumerated in the attached draft Final Order, which address the inconsistencies with the aforementioned Design Review criteria.

“Exhibit A”

Legal Description:

Lot 17, Block 2-A, of RIVIERA PALM ISLAND, according to the Plat thereof, recorded in Plat Book 32, Page 37, of the Public Records of Miami-Dade County, Florida. Together with that part of the 20 foot strip contiguous to and abutting said lot which was conveyed to the Biscayne Bay Islands Company by deed recorded in Deed Book 1501, Page 479, more specifically described by metes and bounds as follows: Commencing at the Southwesterly corner of Lot 17, Block 2-A of RIVIERA as per Amended Plat recorded in Plat Book 32, Page 37, of the Public records of Miami-Dade County, Florida; thence Northeasterly 160 feet along the dividing line between Lots 16 and 17 and its extension into the Bay; thence at a right angle to the right 50 feet; thence at a right angle to the right 160 feet along the dividing line between Lots 17 and 18 and its extension into the Bay to the Southeasterly corner of Lot 17; thence at a right angle to the right 50 feet along the dividing line of Lot 17 and the street to the Point of Beginning.