

MIAMI BEACH
PLANNING DEPARTMENT
Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: April 5, 2016

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: Design Review File No. 23250
3175 Prairie Avenue

The applicants, Jose and Marta Prieto, are requesting Design Review approval for the construction of a new two-story single-family home to replace an existing pre-1942 architecturally significant one-story single family home.

RECOMMENDATION:
Approval with conditions

LEGAL DESCRIPTION:

Lot 14 of Block 46, of the "Orchard Subdivision No. 1" according to Plat thereof as recorded in Plat Book 6, Page 111 of the Public Records of Miami-Dade County, Florida.

SITE DATA:

Zoning: RS-4
Future Land Use: RS
Lot Size: 14,123 SF (75x188)
Lot Coverage:

Existing: 2,115 SF / 15%
Proposed: 4,182 SF / 29.6%
Maximum: 4,236.9 SF / 30%

Unit size:
Existing: 2,115 SF / 15%
Proposed: 6,179.5 SF / 44%
Maximum: 7,061.5 SF / 50%
2nd Floor Volume to 1st: 47.7%

Height:
Proposed: 25'-1" sloped roof
Maximum: 27'-0" sloped roof

Grade: +5.00' NGVD (approx.)
Flood: +8.00' NGVD
Difference: +3.00' NGVD (approx.)
Adjusted Grade: +6.50' NGVD (approx.)

EXISTING STRUCTURE:

Year Constructed: 1934
Architect: Alexander Lewis
Vacant: No
Demolition Proposed: Full

SURROUNDING PROPERTIES:

North: Two-story 1930 residence
South: One-story 1935 residence
West: Two-story 1925 residence
East: Two-story 1924 residence

THE PROJECT:

The applicants have submitted plans entitled "Prieto Residence New Two Story Single Family residence 3175 Prairie Avenue Miami Beach, FL" as designed by **Jorge Nuche Design Group Inc.** signed, sealed, and dated 02/09/2016.

The applicants are proposing to construct a new two-story residence to replace an existing pre-1942 architecturally significant one-story home.

COMPLIANCE WITH ZONING CODE:

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

1. **Sec. 144-1.** A determination for grade has not been provided by the public works director, since there is no sidewalk adjacent to the parcel.
2. **Sec. 142-105(b)(4)(b)(4).** Unit size is counted using the the sum of the gross horizontal areas of the floors of a single-family home, measured from the exterior faces of exterior walls. Additionally, all portions of covered terraces, breezeways, or open porches that project more than 10'-0" from the main home building must be included in the unit size calculation.
3. **Sec. 142-105(b)(8)(2).** For non-waterfront lots, the pool deck and coping shall not exceed adjusted grade, or 30" above grade, whichever is greater, when located in the required rear yard.
4. **Sec. 142-106(3).** Portions of impervious areas may not be counted as open, landscaped space. When a pool is located above adjusted grade, the water portion of a swimming pool may count towards 50% of the open space requirement.
5. **Sec. 142-1132(o)(6).** The platform leading to the accessory structure may not project more than 25% into the rear yard setback, and may be elevated a maximum of 30" above adjusted grade, but no greater than the current flood elevation.
6. **Sec. 142-1132(f)(2).** The maximum height of the AC units, including attached screening elements, shall not exceed 5'-0" above current flood elevation, with a maximum height not to exceed ten feet above grade.
7. Chapter 126 of the Land Development Regulations of the City Code, **permits for demolition require a landscape survey to insure that valuable existing trees are not damaged or destroyed. Trees that have a trunk diameter of eight or more inches shall not be removed without the approval of the Planning and Zoning Director.**

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
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
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 sensitivity to and is compatible with the environment and adjacent Structures, and enhances the appearance of the surrounding properties.
Satisfied
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
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.
Not Satisfied; a separate pedestrian access to the home is not provided from public right-of-way.

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 Applicable
10. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan design.
Not Satisfied; the proposed landscaping plan is insufficient.
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
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.
Satisfied
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

STAFF ANALYSIS:

The applicants are requesting Design Review Approval for the construction of a new two-story home on an interior lot facing Prairie Avenue that will replace an existing one-story home constructed in 1934. Since the proposed new construction replaces a pre-1942, architecturally significant single-family residence, review and approval by the Design Review Board is required. The home is within the maximum zoning thresholds for lot coverage and unit size, and no waivers or variances are being sought as part of this application.

The architect has designed the replacement home in a simplified, modern take on Mediterranean architecture by eliminating typical detailing but staggering the building's volume at various depths to promote fluidity of movement, while also incorporating distinctive glazing patterns, and material finishes. Floor to ceiling windows frame both the front and rear façades, which permit the entrance of natural light and views to the street and outdoor pool and guest house. These elements work well together to create an attractive addition to this residential area that harmonizes with the established architecture and massing of the neighborhood.

The primary concern regarding the design of the replacement home pertains to the lack of articulation on the southerly, side elevation which faces an existing one-story pre-1942 home. Both the first and second floor elevations lack sufficient glazing or differentiation in finish. Staff would recommend further articulation of this façade in order to break up the long spans of solid walls, and create a more sensitive building form adjacent to the pre-1942 home which will be impacted. Staff would also recommend that a separate pedestrian walkway from the sidewalk to the entrance of the home be provided, and that paving not required for vehicular access to the garage be reduced and replaced with landscaping.

Although an initial zoning analysis determined that the proposed home was within the maximum thresholds for lot coverage and unit size, the zoning data displayed both graphically and in the legend are not correct. Furthermore, allowable encroachments in the rear yard have not been verified to comply with all height and projection requirements. The applicant is advised to thoroughly review the City's land development regulations, and revise the plans prior to the application for a building permit.

Overall, the applicant has produced a design for the replacement home in a manner that is sensitive to the neighborhood's overall context and which architecturally distinguishes itself from neighboring structures to the north and south. Staff recommends that the design of the replacement home be approved.

RECOMMENDATION:

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

TRM/JGM/DB

**DESIGN REVIEW BOARD
City of Miami Beach, Florida**

MEETING DATE: April 5, 2016

FILE NO.: 23250

PROPERTY: **3175 Prairie Avenue**

APPLICANTS: Jose and Marta Prieto

LEGAL: Lot 14 of Block 46, of the "Orchard Subdivision No. 1" according to Plat thereof as recorded in Plat Book 6, Page 111 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new two-story single-family home to replace an existing pre-1942 architecturally significant one-story single family home.

ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 2, 3, 5, 6, 12 and 16 in Section 118-251 of the Miami Beach Code.

- C. The project would be consistent with the criteria and requirements of Section 118-251 if the following conditions are met:
1. Revised elevation, site plan, and floor plan drawings for the proposed new home at 3175 Prairie Avenue shall be submitted, at a minimum, such drawings shall incorporate the following:
 - a. Further articulation of the southerly façade shall be required, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - b. A separate pedestrian walkway from the sidewalk to front entrance shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - c. All portions of covered terraces, breezeways, or open porches that project more than 10' from the main home building must be included in the unit size calculation. The maximum unit size is 50% of the lot area.
 - d. The AC units shall be screened, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - e. The stone cladding proposed along the front, westerly elevation shall consist of a natural coral stone or other natural stone, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - f. The final Design details of the exterior materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - g. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - h. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
 2. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species, type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:

- a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
- b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
- c. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- d. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- e. The proposed planting materials along the side property lines shall comprise of planting materials that will adequately screen the massing of the proposed structures in order to mitigate the impact of the proposed home on the neighbor's property in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- f. The architect shall incorporate additional hedging or planting material along both side property lines that at the time of planting have a minimum height of approximately 12'-0" and at time of maturity will reach approximately 20'-0" in height, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- g. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- h. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.

- i. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- j. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- l. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- m. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

- A. No variance(s) were filed as part of this application.

III. General Terms and Conditions applying to both 'I. Design Review Approval and II. Variances' noted above.

- A. During Construction of the new home, the Applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard to mitigate disturbance of soil and mud by related personal vehicles existing and entering the site and with an 8'-0" high fence with a wind resistant green mesh material along the front of the property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on

the private property or at alternate overflow parking sites with a shuttle service to and from the property. The Applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.

- B. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- C. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- D. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- E. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- F. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- G. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- H. Nothing in this order authorizes a violation of City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the **application** is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Prieto Residence New Two Story Single Family residence 3175 Prairie Avenue Miami Beach, FL" as designed by **Jorge Nuche Design Group Inc.** signed, sealed, and dated 02/09/2016 and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall **subject** the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this _____ day of _____, 20_____.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
DEBORAH J. TACKETT
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____ 20___ by Deborah J. Tackett, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: _____

Approved As To Form:
City Attorney's Office: _____ ()

Filed with the Clerk of the Design Review Board on _____ ()