

MIAMI BEACH

PLANNING DEPARTMENT Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: February 02, 2016

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: Design Review File No. 23236
1441 West 24th Street – Single Family Home

The applicant, Tonino Doino, is requesting Design Review Approval for the construction of a new two-story home to replace an existing pre-1942 architecturally significant two-story home.

RECOMMENDATION:

Approval with conditions

LEGAL DESCRIPTION:

Lot 9, Block 3D of SUNSET ISLANDS NO. 3, according to Plat thereof, recorded in Plat Book 40, at Page 8, Public Records of Miami-Dade County, Florida.

SITE DATA:

Zoning: RS-3
Future Land Use: RS
Lot Size: 13,125 SF
Lot Coverage:
Existing: ±2,814 SF / 21.4%
Proposed: 3,874 SF / **29.52%**
Maximum: 3,937.5 SF / 30%
Unit size:
Existing: ±4,390 SF / 33.4%
Proposed: 6,586 SF / **50.12%**
Maximum: 6,562.5 SF / 50%
2nd Floor Volume to 1st: 69.6%

Grade: +5.26' NGVD
Flood: +8.00' NGVD
Difference: 2.74'
Adjusted Grade: +6.63' NGVD
First Floor Elevation: +8.00' NGVD

EXISTING STRUCTURE:

Year Constructed: 1937
Architect: L. Murray Dixon
Vacant: No
Demolition Proposed: Total

Surrounding Properties:

East: Two-story 2002 residence
North: Sunset Lake
South: One-story 1938 residence
West: Two-story 1939 residence

Height:

Proposed: 25'-0" flat roof*
Maximum: 28'-0" flat roof
***DRB WAIVER**

THE PROJECT:

The applicant has submitted plans entitled "Private Residence", as prepared by **B1 Architects** dated 12/11/2015.

The applicant is proposing to construct a new two-story residence on an interior parcel to replace an existing pre-1942 architecturally significant two-story home.

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

1. The height of the proposed structure is **28'-0"** in accordance with Section 142-105(b).
2. A two-story side elevation in excess of 60'-0" in length in accordance with Section 142-106(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, in addition to the requested variance(s):

1. This application may not conform to the provisions of the revised Single Family Homes Regulations Ordinance, which the Planning Board transmitted with a favorable recommendation on November 24, 2015 to the City Commission for adoption. Such recommendation established "zoning in progress," which requires the provisions of such ordinance to be immediately applied.
2. The maximum building height is 24'-0" for flat roofed structures and 27'-0" for sloped roofs. In the RS-3 zoning district, the DRB may approve a building height of up to 28'-0" for flat roofs and 31'-0" for sloped roofs, and exception from this provision may be granted **through DRB approval** in accordance with the applicable design review criteria.
3. Two-story side elevations located parallel to a side property line shall not exceed 50% of the lot depth, or 60'-0", whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. The additional open space shall be regular in shape, open to the sky from grade, and at least eight feet (8'-0") in depth, measured perpendicular from the minimum required side setback line. The Code requires that the square footage of the additional open space equal at least one percent (1%) of the lot area. The intent of this regulation shall be to break up long expanses of uninterrupted two-story volume at or near the required side yard setback line and exception from this provision may be granted **through DRB approval** in accordance with the applicable design review criteria.
4. The cabana bathroom and the elevator leading up to the roof deck shall be counted towards the unit size calculations.
5. 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 (8) 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.

CONSISTENCY WITH COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed **residential use** appears to be **consistent** with the Future Land Use Map of the 2025 Comprehensive Plan.

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.
Not Satisfied; the applicant is requesting several design waivers from the Design Review 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.
Not Satisfied; the applicant is requesting several design waivers from the Design Review 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.
Not Satisfied; the applicant is requesting several design waivers from the Design Review Board.
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.
Not Satisfied; the applicant is requesting several design waivers from the Design Review 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.
Not Satisfied; the applicant is requesting several design waivers from the Design Review 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 Applicable
10. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan design.
Satisfied
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).
Not Satisfied; the applicant is requesting several design waivers from the Design Review 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.
Satisfied

14. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.
Satisfied
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 applicant is proposing to construct a new contemporary two-story residence on a waterfront lot on Sunset Island No.3 that will replace an existing two-story home, originally constructed in 1937. 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 designed with expansive projections and differentiating materials. The architect has designed a second floor volume which is floating above the one-story garage. The front entrance is further setback from the street. The home is within the maximum zoning thresholds for lot coverage and unit size. No variances are sought as part of this application, but two (2) design waivers are being requested from the Board.

The maximum building height in the RS-3 zoning district is 24'-0" for flat roofs. However, in the RS-3 zoning district, the DRB may approve a building height of up to 28'-0" for flat roofs. The architect is seeking 28'-0" for the entirety of the new two-story residence. The intent of the waiver was for lots in the RS-3 districts that closely resemble lot sizes in the RS-1 and RS-2 zoning districts. The subject site contains a lot area of 13,125 SF which is slightly over the minimum lot area required for RS-3 lots (10,000 SF) and substantially lower than the minimum lot area for RS-2 (18,000SF). Staff is not supportive of this requested height increase since the lot size is not comparable to lot sizes in the RS-1 and RS-2 zoning districts. Further, the design also proposes an active roof deck that further exacerbates the height through the vertical features and bulkheads that extend above the main roof line.

The applicant is also requesting a waiver of the open space requirement for two-story elevations that exceed 60'-0" in length. The east elevation measures 63'-10" without the required open space break. The elevation includes two north and south outdoor covered terraces with framing elements that extend the uninterrupted two-story length. Staff is not supportive of this waiver due to the lack of articulation along the façade. Staff would recommend the removal of one of the balcony's frames or to create additional changes of plane through recesses, projections, and/or architectural features.

Staff recommends that the design of the replacement home be approved without the waivers.

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/LC

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

MEETING DATE: February 02, 2016

FILE NO.: 23236

PROPERTY: **1441 W 24th Street**

APPLICANT: Tonino Doino

LEGAL: Lot 9, Block 3D of SUNSET ISLANDS NO. 3, according to Plat thereof, recorded in Plat Book 40, at Page 8, 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 house to replace an existing pre-1942 architecturally significant two-story 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, 5-7, and 12 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. This application may not conform to the provisions of the revised Single Family Homes Regulations Ordinance, which the Planning Board transmitted with a favorable recommendation on November 24, 2015 to the City Commission for adoption. Such recommendation established "zoning in progress," which requires the provisions of such ordinance to be immediately applied. However, the Planning Board also recommended some exceptions to applicability, one or more of which the subject application falls within. Insofar as the City Commission may not adopt the exceptions to the ordinance as recommended, the DRB's approval of this application does not create any vested rights, and should the City Commission not adopt the exception to the ordinance that exempts this application from the applicability of the Oversized Single Family Homes Ordinance, the Applicant shall modify its plans to conform to such ordinance, and return to the DRB or staff for a modified approval based on such modified plans. The Applicant may be required to submit a hold harmless letter to the Department, approved as to form by the City Attorney, that confirms its agreement with this condition.
2. Revised elevation, site plan, and floor plan drawings for the proposed new home at 1441 W 24th Street shall be submitted, at a minimum, such drawings shall incorporate the following:
 - a. The interior side open space requirement shall not be waived as proposed. The side elevations shall be modified to meet the minimum open space requirements, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - b. The maximum height of the proposed residence shall not exceed **24'-0"** to the top of the main roofline when measured from BFE for the two-story portion of the home, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - c. The architectural frame shall be removed or redesigned, particularly around the rear two-story portion of the home, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - d. The decorative stone cladding proposed along all four elevation of the residence shall consist of a natural keystone or other natural stone, in a manner to be reviewed and approved by staff.
 - e. 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.
 - f. 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.

manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

- g. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- h. 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.
- i. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- j. 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.
- k. 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.
- l. 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.

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 _____ ()