



MIAMI BEACH

PLANNING DEPARTMENT

DESIGN REVIEW BOARD STAFF REPORT

FROM: Richard G. Lorber, AICP, LEED AP
Acting Planning Director *WAC for RGL*

DATE: November 6, 2012 Meeting

RE: Design Review File No. 22928
1220 South Biscayne Point Road – Single Family Home

The applicant, William Pizzorni, is requesting Design Review Approval for the construction of a new 2-story home on a vacant parcel.

LEGAL DESCRIPTION:

Lot 28, Block 7, of "Biscayne Point", According to the Plat Thereof, as Recorded in Plat Book 14, Page 35, of the Public Records of Miami-Dade County, Florida.

SITE DATA:

Zoning -	RS-3 (Residential Single Family)
Future Land Use Designation-	RS (Residential Single Family)
Lot Size -	10,894 S.F.
Proposed Lot Coverage -	3,464 S.F. (32%) Maximum Lot Coverage is 3,269 S.F. (30%), unless waived by the Board, up to a maximum of 3,813 S.F. (35%)
Proposed unit size-	5,629 S.F. (52%) Maximum Unit Size is 5,447 S.F. (50%), unless waived by the Board, up to a maximum of 7,688 S.F. (70%)
Proposed Height-	2-stories / 31'-3 ³ / ₄ " measure from CMB Grade, according to plans submitted (Maximum = 33'-0")
Existing Use/Condition -	Single Family Home
Proposed Use -	Single Family Home

THE PROJECT:

The applicant has submitted plans entitled "Pizzorni Residence", as prepared by David Rosenthal Architect, Inc., dated 09-04-12.

The applicant is proposing to construct a new 2-story home on the subject vacant site.

COMPLIANCE WITH ZONING CODE:

The application, as proposed, is inconsistent with the following requirements of the City Code:

1. The applicant is proposing a lot coverage of 32% (3,464 S.F.), where the code permits a maximum lot coverage of 30%. The DRB may forgo this lot coverage restriction and permit up to 35% lot coverage.

A shaded lot coverage diagram will be required to verify the portions of the home included in the lot coverage calculations.

2. The applicant is proposing a unit size of 52% (5,629 S.F.) of the lot size, where the code permits a maximum unit size of 50% of the lot area. The DRB can permit a unit size of up to 70% of the lot area.

A shaded unit size diagram will be required to verify the portions of the home included in the unit size calculations.

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.

ACCESSIBILITY COMPLIANCE

Additional information will be required for a complete review for compliance with the Florida Building Code 2001 Edition, Section 11 (Florida Accessibility Code for Building Construction.) These and all accessibility matters shall require final review and verification by the Building Department 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 is 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; See Zoning Analysis
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; See Zoning Analysis
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.
Not Satisfied; See Staff Analysis
The massing, layout, and design at the front portion of the single family residence facing South Biscayne Point Road is too automobile oriented and needs to be redesigned in a manner more compatible with the neighborhood context.
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.
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.
Satisfied
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).
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.
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.
Not Satisfied; See Staff Analysis
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.
Satisfied

STAFF ANALYSIS:

The applicant is proposing to construct a new 5,629 S.F. two-story home on a vacant 10,894 S.F. parcel located on the southern waterside edge of Biscayne Point. Although the home will comply with all the required setbacks and height restriction required by the underlying zoning regulations of the City Code for administrative review, the applicant is seeking a waiver of lot coverage and unit size requirements as indicated in the Zoning Analysis section of this report. The RS zoning district allows maximum lot coverage of 30% of the parcel size for two story structures, unless waived by the Board, whereby up to a maximum of 35% may be permitted; A maximum unit size of 50% is allowed unless waived by the Board, whereby up to a maximum of 70% may be permitted. Because of this, review and approval of the Board is required.

In reviewing the proposed design, staff is generally pleased with the side and rear elevations, but is very concerned with the overall massing and design proposed for the front of the home. Although the residence is setback 30' from the front property line, exceeding the required front setback of 20', and is setback over 9'-6" from either side property line, it appears as though the front of the residence was designed to primarily address vehicular entrance into the structure. With a front elevation measuring 54 feet in width, the first-floor design consists of a large two-car garage on the south and a one-car garage to the north with a narrow entrance for residents notched out and recessed in-between. This design, which has focused on the garages, has resulted in a façade that consists of 34' of lineal garage frontage, or 63% of the front of the house. The utilization of such a large amount of the façade dedicated to garage doors creates an unpleasant street presence and is not compatible with the neighborhood context. A survey of the neighboring properties along South Biscayne Point Road shows that the majority of the

residences have a single curb-cut for vehicular entry into the sites leading to the garage, either directly from the road, or situated perpendicular to the roadway, thereby concealing the expanse of garage door frontage to the street. In no instance has a façade consisting of entry for three automobiles been constructed in the nearby vicinity. Staff would strongly recommend that the front massing and design of the home be revisited to either eliminate altogether the single car garage, in order to be more consistent with the surrounding garages found within the neighborhood, or redesign the front façade to recess that portion of the residence devoted to living space while rotating the garage so that the garage doors entrances are perpendicular to and not visible from the right-of-way. It must be noted that with the elimination of the northern one car garage, the resulting decrease in square footage would result in a lot coverage reduced to 29%, and the area of the home would be reduced from 3,464 S.F. (32%), to 3,164 S.F. (29%).

Staff understands that the programming needs of the owner may require storage for three (3) vehicles, but would strongly recommend the re-orientation of the garages to sit perpendicular to the roadway if garage parking is required for three vehicles. Staff is confident that the architect can successfully reconfigure the front of the home in a successful manner to comply with staff's concerns as well as to create a more neighborhood friendly pedestrian entrance to the home.

RECOMMENDATION:

In view of the foregoing analysis and the inconsistencies with the aforementioned Design Review criteria, staff recommends the application be continued to a date certain of December 4, 2012, in order to address the following concerns:

1. Revised elevation, site plan and floor plan drawings shall be submitted; at a minimum, such drawings shall incorporate the following:
 - a. The ground level front massing and elevation, shall be redesigned to eliminate the single car garage, or the garages shall be rotated to sit perpendicular to the roadway.
 - b. The front entrance to the home shall be redesigned to be more gracious and compatible with the neighborhood context.
 - c. Material samples shall be provided for all special exterior materials proposed.
 - d. 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, prepared by a Professional Landscape Architect, registered in the State of Florida, 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. All exterior walkways shall consist of decorative pavers, set in sand or other semi-pervious material, subject to the review and approval of staff.
 - b. All landscape areas abutting driveways and parking areas shall be defined by decorative bollards.

- c. 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.
 - d. The utilization of root barriers and/or structural soil, as applicable, shall be clearly delineated on the revised landscape plan.
 - e. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow prevention devices. Backflow prevention devices shall not be permitted within any required yard or any area fronting a street or sidewalk, unless otherwise permitted by the Land Development Regulations. The location of all backflow prevention devices, and how they are screened 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. The fire department shall require a post-indicator valve (PIV) visible and accessible from the street. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all post-indicator valves (PIV), fire department connections (FDC) and all other related devices and fixtures, which shall be clearly indicated on the site and landscape plans.
 - f. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, 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.
 - g. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for 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.
3. All building signage shall be consistent in type, composed of flush mounted, non-plastic individual letters and shall require a separate permit.
 4. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
 5. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee. Based on a preliminary review of the proposed project, the following may be required by the Public Works Department:
 - a. Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable. Unless otherwise specified, the standard color for city sidewalks is red, and the standard curb and gutter color is gray.
 - b. Mill/resurface asphalt in rear alley along property, if applicable.

- c. Provide underground utility service connections and on-site transformer location, if necessary.
 - d. Provide back-flow prevention devices on all water services.
 - e. Provide on-site, self-contained storm water drainage for the proposed development.
 - f. Meet water/sewer concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains servicing this project.
 - g. Payment of City utility impact fees for water meters/services.
 - h. Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 8".
 - i. Right-of-way permit must be obtained from Public Works.
 - j. All right-of-way encroachments must be removed.
 - k. All planting/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments.
6. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy, in a manner to be reviewed and coordinated by staff.
 7. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
 8. At the time of completion of the project, only a **Final** Certificate of Occupancy (CO) or **Final** Certificate of Completion (CC) may be applied for; the staging and scheduling of the construction on site shall take this into account. All work on site must be completed in accordance with the plans approved herein, as well as any modifications approved or required by the Building, Fire, Planning, CIP and Public Works Departments, inclusive of all conditions imposed herein, and by other Development Review Boards, and any modifications required pursuant to field inspections, prior to the issuance of a CO or CC. This shall not prohibit the issuance of a Partial or Temporary CO, or a Partial or Temporary CC.
 9. 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.

10. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
11. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

RGL:WHC:MAB:JGM
F:\PLAN\DRB\DRB12\NovDRB12\22928-Revised.Nov12.doc