

**CITY OF MIAMI**  
PLANNING DEPARTMENT

**Staff Report & Recommendation**

To: Chairperson and Members  
Historic Environmental Preservation Board

From: Megan Schmitt  
Preservation Officer

Applicant: **Carlos Aya, Owner of Onecore Construction Management**

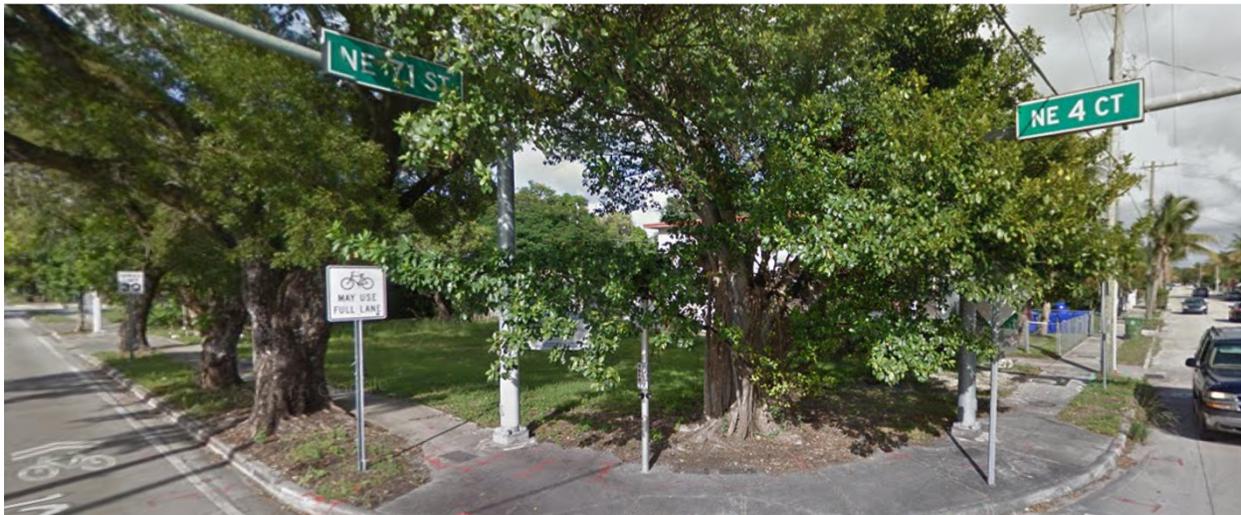
Subject: **Item No. 2 – 421 NE 71 Street** (AKA 419 NE 71 Street, 7101 NE 4 Court, and 7103 NE 4 Court)

Owner of Onecore Construction Management, Carlos Aya, is requesting the new construction of (4) three-story townhouses in the Palm Grove Historic District.

BACKGROUND: This is a new application.

THE PROPERTY: The project site is a 7,250 square foot vacant lot.

EXISTING LOT:



ANALYSIS:

The applicant is requesting approval of (4) three-story townhouses, each with a shared wall that connects all four units and each with an accessible and usable rooftop terrace. In evaluating a new construction project, a primary concern is context with other styles,

and questions of building orientation, massing, scale, openings in the façade, as well as the use of materials that reflect the surrounding structures are important considerations.

The project site is a vacant lot located at the corner of NE 4 Court and NE 71 Street. Set on a street with a variety of structures, old and new, the subject property is surrounded by heights that vary from one-story to two-stories and with a mixture of single-family and multi-family units. Immediately adjacent to this lot is a two-story multi-family residential structure and across the street along NE 71<sup>st</sup> Street from this building are one-story residential structures. Across the street on NE 4 Court is a 20'-0" high one-story warehouse structure.

The proposed new construction project is to be three stories in height, measuring 36'-0" to the finished floor of the terrace, 39'-6" to the top of the parapet, and 46'-0" to the top of the stair bulkhead. The total lot width along NE 4<sup>th</sup> Court is 145'-0" and the depth is 50'-0". The setback along the primary façade is 10'-0" and along the secondary façade it is approximately 27'-0".

Overall design cues appear to be taken from the Art Deco and MiMo styles, with a series of balconies on the second and third floor. Materials specified for the façade include stucco walls with a smooth finish that is painted off-white, exposed concrete, scored stucco on the balconies that is painted to simulate wood siding, and glass windows and doors. Since wood is not a prominent material within the Palm Grove Historic District, staff would recommend that the scored concrete be stained a uniformed color rather than with the simulation of wood siding.

The south elevation which is along NE 71<sup>st</sup> Street needs to be re-designed to create a façade that interacts more with the structures that it faces and is adjacent to along NE 71<sup>st</sup> Street. Staff would suggest additional glazing that complements the fenestration pattern of neighboring structures and potentially re-orienting one of the facades so it faces NE 71<sup>st</sup> Street rather than NE 4<sup>th</sup> Court. Additionally, the setback for the property to the east should be verified and the setback of the south façade should align with this neighboring property.

The street level façade contains entryways and a single driveway for each townhome. The proposed driveway paving material is not specified but shows a patterned keystone paver on the site plan (Sheet A009). The driveway pavers should be gray concrete with a uniformed shape and pattern (not a keystone pattern). The spacing of the actual driveways as well as the widths as shown in the site plan are not in agreeance with Miami 21, which states the following in Article 5.4.4.e:

*The maximum width at the Property Line of a driveway on a Frontage shall be twelve (12) feet. Two separate driveways on one Lot shall have a minimum separation of twenty (20) feet.*

Therefore the driveways must be separated by at least 20'-0" and the overall width must be reduced.

The site plan also shows that the A/C equipment is to be located at the south and north facades. Staff would ask that the A/C equipment that is proposed for the south façade be relocated to the east façade and appropriately screened. The placement of the A/C equipment on the north façade is okay, but will also require appropriate screening. Rooftop mechanical equipment is not shown on the roof plan, however if it is to be present, it will also need to be screened appropriately.

The plans are missing a landscape plan which needs to be submitted and reviewed prior to final approval of permit drawings as there are a number of existing trees, particularly the mature trees that are within the swale and close to the right of way that should be protected.

Due to the number of issues that have been found within our review, the Preservation Office is requesting that the HEPB continue this item so that the applicant can address the following issues:

1. The south elevation which is along NE 71<sup>st</sup> Street needs to be re-designed to create a façade that interacts more with the structures that it faces and is adjacent to along NE 71<sup>st</sup> Street. The setback of this façade shall also be aligned with the neighboring property to the east.
2. Provide a landscape plan, along with a tree protection plan, to be approved by staff.
3. The driveway pavers shall be gray concrete with a uniformed shape and pattern (not a keystone pattern).
4. The driveways must be relocated so that they comply with the standards as outlined within Miami 21.
5. The scored concrete on the exterior balconies shall be stained a uniformed color.
6. A/C equipment to be moved from south elevation to east side, all mechanical equipment must have appropriate screening, to be approved by staff.
7. This Certificate of Appropriateness is subject to approval by zoning, building, and all other required city departments.

**STAFF RECOMMENDATION:**

The Preservation Office recommends the application for the new construction of (4) three-story townhouses in the Palm Grove Historic District be **Continued**.