



ARCHITECTURE INTERIOR DESIGN PLANNING

March 11<sup>th</sup>, 2019

Thomas Mooney, Planning Director  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: Design Review Board Approval for the property Located at 1031 4<sup>th</sup> Street, Miami Beach, FL 33139.

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Dear Tom:

Kobi Karp Architecture & Interior Design has prepared the following Design Review Board package on behalf of Bruce Barber (the “Applicant”), who is making the application on behalf of Florida Power & Light, Co. (FPL) (the “Owner”) of the above-referenced property (the “Property”). See Attached “Exhibit “A”.

Please consider this letter the Applicant’s letter of intent in support of design review approval by the Design Review Board (“DRB”) for the new construction of an FPL Substation on the currently vacant Property.

The Property. The Property is a 7,650 square foot lot located on the north side of Fourth Street and is in the CPS-2, Commercial Performance Standards Zoning District. The property is identified by Miami-Dade County Folio No. 02-4203-009-7940. The lot is currently vacant.

Description of Proposed Design. The Applicant proposes to construct a new, two-story FPL Substation with a FAR of approximately 10,330 square feet in size. The proposed substation will feature a visually beautiful, undulating, modern façade to properly situate the project within its urban context.

The proposed substation complies with the City of Miami Beach Code (“Code”) requirements for height, setbacks, and FAR. The proposed height for the project is 50’-0”. The project complies with the 5’-0” required rear setback, while the remaining 3 sides comply with the 0’-0” setback requested. The FAR of the proposed project is 10,330 square feet, which is under the allowable maximum of 15,300 square feet.

Waivers and/or Variances. As proposed, the project is not seeking any waivers and/or variances.



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Conclusion. We believe that the approval of the proposed substation design will permit the Owner to continue serving the community while providing a structure that visually respects the current urban fabric of the neighborhood. We look forward to your favorable review of the application. If you have any questions or comments, please give me a call at (305) 573-1818.

Sincerely,

A handwritten signature in black ink, appearing to be 'Kobi Karp', with a long horizontal stroke extending to the left.

Kobi Karp  
Lic. # AR0012578

EXHIBIT "A"

The East 51.00 feet of Lots 7 and 8, in Block 99, of OCEAN BEACH FLA ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 2, at Page 81, of the Public Records of Miami-Dade County, Florida.

AND

The East 51.00 feet of Lots 9 and 10, in Block 99, RESUBDIVISION OF LOTS 7, 8, 9, 10 and 11 of the GEORGE W. MUSSETT'S RESUBDIVISION OF THE LOTS 9, 10, 11 and 12, Block 99, of the OCEAN BEACH ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 38, at Page 69, of the Public Records of Miami-Dade County, Florida.

Said lands situate within the City of Miami Beach, Miami-Dade County, Florida, containing 7650 square feet, more or less.

## EXHIBIT "B"

### Compliance With Sea Level and Resiliency Review Criteria Response Narrative

1. A recycling or salvage plan for partial or total demolition shall be provided. Windows that are proposed to be replaced shall be hurricane proof impact windows.  
-All proposed exterior doors shall be hurricane proof impact doors.
2. Where feasible and appropriate, passive cooling systems, such as operable windows shall be provided.  
-Project proposes open air ventilation where feasible.
3. Whether resilient landscaping will be provided.  
-Criteria is not applicable to this project.
4. Whether adopted sea level rise projections in Southeast Florida regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation of surrounding properties was considered.  
-Proposed project takes advantage of 2'-0" allowable Miami Beach Freeboard.
5. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.  
-Project has taken the future raising of the public right of way into account.
6. Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.  
-All mechanical and electrical systems will be above base flood elevation where feasible and appropriate.
7. Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.  
-Criteria is not applicable to this project.
8. 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 54 of the City Code.  
-Project shall comply if and where feasible and appropriate.
9. Where feasible and appropriate, water retention systems shall be provided.  
-Project shall comply if and where feasible and appropriate.