

VIA HAND DELIVERY

August 10th, 2020

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

RE: Letter of Intent in Support of Design Review Approval for the Property at 416 W San Marino, Miami Beach Florida

Dear Tom:

This architecture firm represents Mark Strome (the “APPLICANT”), the owner of the above-referenced property (the “Property”). Please consider this the Applicant’s letter of intent in support of Design Review Board (“DRB”) approval for the construction of a new single-family home on the Property.

This property property sits on an irregular pie shaped lot of 73’-9” wide by 175’-0” deep lot. The lot to the north (420 W San Marino) contains a two-story, flat roof home, and the property to the south (410 W San Marino) contains a two-story, flat roof home.

THE PROPERTY

The Property, identified by Miami-Dade County Folio No. 02-3232-003-0260, measures approximately 12,906 square feet and is located at the Northwest side of San Marino Island, Miami Beach. The Property is located in the RS-3, Single-Family Residential Zoning District, where the surrounding area contains a mix of 1- and 2-story single-family homes. The property contains a two-story 1948 single family home that will be demolished.

DESCRIPTION OF PROPOSED DEVELOPMENT

The Applicant proposes to improve the parcel with a residence of approximately 6,952 square feet in size. The proposed 2-story home will be designed in a contemporary style with a warm color palette and complimentary materials of stone, stucco, clear glazing, and wood and bronze finish metallic elements. Lush landscaping will surround and beautify the Property, while providing privacy to the Homeowner and neighboring Properties.

The Applicant proposes a home with unique architectural style, while maintaining compatibility with the existing neighborhood. Importantly, the proposed home complies with all of the City of Miami Beach Code (“Code”) requirements for open space, lot coverage, and unit size requirements. The proposed home contains a unit size of 49.9% and lot coverage of 29.9%.

WAIVER REQUEST

1) A design waiver is requested to exceed the maximum allowable building height (24'-0") by an additional 3'-0". The applicant believes that this is acceptable due to the larger waterfront property size of 12,906 sf on the island and within the RS-3 district. The additional requested height will allow reasonable clearance on each floor. The applicant believes that this is acceptable due to the large property size of 12,906sf.

2) A design waiver is requested to exceed the second floor to first floor Volumetric Ratio (max 70% by code) by an additional 10.82% in accordance with Section 142-105(b)(4)(c). The applicant believes that the design of the home with its transparent glass double height space will reduce the perceived mass of the home. In addition, the two story portion of the home is set well back from the front property line and rear property line, reducing its impact upon the neighborhood

3) A two story side elevation in excess of 60'-0" in length in accordance with Section 142-106(2)(d).

VARIANCE REQUEST

The applicant will not require a variance for this application.

SEAL LEVEL RISE AND RESILIENCY CRITERIA – Section 133-50(a):

(1) A recycling or salvage plan for partial or total demolition shall be provided.

A recycling or salvage plan for partial or total demolition will be provided under separate cover at the appropriate time in the development process.

(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

All proposed windows will be hurricane proof impact windows.

(3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

Passive Cooling systems, including, but not limited to, operable windows, overhangs, and elevated structure, will be provided.

(4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

Resilient and native landscaping has been incorporated into landscape design.

(5) Whether adopted sea level rise projections in the 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 and elevation of surrounding properties were

considered.

Adopted Sea level rise projections in the Southeast Florida Regional Climate Action Plan, including a study of land elevation and elevation of surrounding properties, were considered.

(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

The ground floor, driveways, and garage ramping are adaptable to the raising of public rights-of-ways and adjacent land.

(7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.

All critical mechanical and electrical systems are located above base flood elevation.

(8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

Not applicable.

(9) 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 of 54 of the City Code.

Wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the City Code for habitable space located below the base flood elevation plus City of Miami Beach Freeboard.

(10) Where feasible and appropriate, water retention systems shall be provided.

As noted above, wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the City Code for habitable space located below the base flood elevation plus City of Miami Beach Freeboard.

CONCLUSION

Approval of the proposed residence will permit development of a well-designed single-family home which will undoubtedly enhance the composition of the neighborhood. The Applicant proposes a contemporary design that demonstrates thoughtful consideration for the existing built context, including the height and proportions of the neighboring context. As the Applicant has taken careful measures to mitigate any negative impact of the proposed development, we respectfully request that you approve the proposed design with its accompanying variance. These modest requests capture the spirit of the land development regulations and will not result in negative impacts to the neighborhood. We look forward to your favorable review of the application. If you have any questions or comments, please contact me directly at (305) 674-8031.

Sincerely

ROBERT MOEHRING
Architect, Landscape Architect, LEED AP
PRINCIPAL