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February 16, 2021

VIA ELECTRONIC SUBMITTAL

Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: DRB21–0642 Design Review Board Approval for Property Located at 28 Star Island Drive, Miami Beach, Florida

Dear Michael:

This firm represents Qriar Island Corp., (the "Applicant"), the Applicant and owner of the property located at 28 Star Island Drive (the "Property"). Please consider this the Applicant's letter of intent in connection with a request to the Design Review Board ("DRB") for design review and waiver for a new single-family home.

Property. The Property is a rectangular-shaped waterfront lot comprised of approximately 40,000 square feet, and is identified by Miami-Dade County Folio No. 02-4204-001-0235. It is within the RS-1 Single-family Residential Zoning District. The Property is located on the northeast portion of Star Island.

Description of Proposed Development. The Applicant proposes to construct an elegantly-designed, modern 2-story residence with an understory. The proposed home features light stone cladding, aluminum louvers framing terraces and the numerous large glass windows and doors that comprise the majority of the exterior of the home. The proposed home features a large curved staircase entrance along the south elevation in a spacious courtyard, with an understory and motor court area below. There is an additional entry to the home through the understory.

The proposed home is low-scale, as its design artfully breaks up the mass with the eloquently-designed courtyards, floor to ceiling windows, large balconies, architectural wood features, green roofs and utilizing a pool and pool deck. The combination of the entrance courtyard, understory, pool and garage locations results in a design that permits visibility through the center of the home. The home also features a roof

deck located near the center and waterfront side of the home, which incorporates green areas and a water feature.

The proposed new home is modestly-designed and complies with the City of Miami Beach Code (the "Code") requirements for height, unit size, lot coverage, setbacks, and open space. The maximum height of the home is 28', which is within the maximum height for a flat roof. The size of the proposed home is approximately 19,999 square feet, which at 49% of the lot size where 50% is allowed, is below the maximum. Also, the lot coverage of 29.3% is within the maximum allowed. Notably, the proposed home provides larger than required setbacks. It satisfies the 20' front setback, which is to understory entrance, and the enclosed 1 and 2-story portions of the home are setback 81'-10" and 113'-7", respectively, which is more than double the required front setback. The home also exceeds the minimum rear setback of 50' by approximately 70', which is more than double the requirement. Further, the side yards comply with the Code, and meet the minimums of 12'-6". The Applicant does not request any variance.

Notably, the Applicant prefers to preserve a large existing Green Buttonwood located near the seawall. Given the maturity, location and compromised condition of the tree, preservation may be difficult and the plans indicate removal. However, the Applicant is further analyzing the situation to determine if can preserve.

Waiver Request. The Applicant respectfully requests DRB approval of a waiver of additional open space for the length of the two-story elevation along the north side pursuant to Code Section 142-106(2)(d) to permit an elevation longer than 60 feet.

Additional Open Space Waiver for Two-story North Elevation. The intent of the Code for additional open space is to reduce the scale and massing of the second story portion of homes to no greater than 60' against the neighboring properties without providing a courtyard. The Applicants propose a slightly longer second story length of 101'-2" on a lot that is 400 feet long and are providing two large courtyards breaking up the north elevation of the main house, one that is in the middle of this extended 2-story elevation, but does not meet the minimum size requirement. In addition to the courtyards, the design also adequately addresses the intent of the Code by incorporating many architectural features, including windows, balconies, water features, a roof terrace and extensive greenspace in a conscious effort to reduce the home's scale and massing while realizing a design that is aesthetically pleasing.

The massing of the home and impact on the neighboring home is further reduced through the design of the home. The large amount of glass on the north façade and the use of balconies, floor to ceiling windows and breaks in elevation create a sense of large open space. In addition, the extensive green space and various materials along the façade, removes any wall-like or continuous façade effect

that may be present from the traditional façade with similar continuous elevation. Therefore, based on the multiple courtyard areas and well-articulated design, granting the waiver satisfies the intent of the Code.

Sea Level Rise and Resiliency Criteria. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

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

The Applicant will provide a recycling or salvage plan during permitting.

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

The windows on the new home will be hurricane-impact.

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

Operable windows will be provided on the new home.

(4) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 126 of the City Code.

The Applicant's proposed landscape plan is resilient as it will be comprised of native and Florida-friendly plants, including trees and shrubs that are compatible with the area.

(5) The project applicant shall consider the 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. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.

The Applicant proposes the new structure to have a finished floor elevation at 18 feet NGVD, which includes 1 foot of freeboard to address future sea level rise.

(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 and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height up to three (3) additional feet in height

The Applicant proposes a finished floor elevation of 18 feet NGVD.

(7) As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.

All critical mechanical and electrical systems will be located above BFE.

(8) Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.

Not applicable as the lot is vacant.

(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.

No habitable space is located below BFE.

(10) As applicable to all new construction, stormwater retention systems shall be provided.

The Applicants have engaged the services of an engineer to analyze and provide an appropriate drainage plan for the Property. Accordingly, a water retention system will be implemented.

(11) Cool pavement material or porous pavement materials shall be utilized.

The Applicant will select applicable materials at the time of permitting.

(12) The design of each project shall minimize the potential for heat island effects on-site.

The Applicant proposes cool pavement, a light-colored roof and extensive landscaping that will minimize the potential for heat island effects.

Conclusion. Granting this design review application and associated waiver will permit the development of a beautifully-designed single-family home that is compatible with the surrounding neighborhood. The design centrally locates the home on the Property, does not maximize the size, and integrates great architectural interest that embraces the intent and purpose of the Code to provide a

home that befits the area. We look forward to your favorable review of the application and waiver. If you have any questions or comments in the interim, please give me a call at 305-377-6236.

Sincerely,

Matthew Amster

Cc: Robert Behar, Esq.