



ARCHITECTURE INTERIOR DESIGN PLANNING

***VIA ELECTRONIC SUBMITTAL***

*June 14, 2021*

Michael Belush, Chief of Planning and Zoning  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: **DRB21-0691** – Design Review Approval for the Property Located at 5970 N Bay Road, Miami Beach, FL 33140

Dear Michael:

Please find this application on behalf of (the "Applicants"), the owners and contract purchasers of the property located at 5970 N Bay Road., (collectively the "Property") in the City of Miami Beach (the "City"). The Applicants' goal is to build a beautifully designed single-family home with exceptional outdoor amenities. Please allow this letter to serve as the letter of intent in connection with a request to the Design Review Board ("DRB") for a new single-family home to replace the existing single-family home on the Property.

Property Description. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio Nos. 02-3215-003-0200. See Exhibit A, Property Appraiser Summary Reports. The Property is a waterfront lot comprised of approximately 30,800 square feet.

Located along North Bay Road in the RS-2, Single Family Residential Zoning District, the Property is surrounded with similar single-family homes. This residential area is predominately two-story homes with pools, roof decks, and lush landscaping.

The Property contains a two-story, single-family home. According to the Property Appraiser, the home at 5970 N Bay Road was built in 1941. The house is below Base Flood Elevation ("BFE") and therefore does not comply with the minimum elevation requirements of BFE plus one foot freeboard. The existing home is functionally obsolete,



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and prohibits development that complies with today's land development regulations and tomorrow's sea level rise concerns.

Proposed Development. The Applicants propose to construct an exquisitely designed, modern two-story residence. The home features a welcoming front façade by locating a one-story gym and guest quarters structure at the front of the property, and setting the two story mass over 115' from the front property line, and over 50' from the rear property line. The project has successfully created a side entrance motor court to the garage to allow the garage doors to not be visible from the street frontage. The one-story gym & guest quarters structure also masks the façade of the garage from the street. Additionally, the perimeter of the home and perimeter of the Property will be lined with a variety of lush landscaping to highlight and frame the new home, while also providing appropriate privacy.

The project features a linear design, with accentuated chamfer banding highlighting the first and second floor proportions. IN addition, the façade is proposed to receive stone for a high quality finish.

Notably, the Applicants are not seeking any design waivers or variances. The new home embraces the character of the surrounding neighborhood and complies with the Code requirements for height, setbacks, unit size, and lot coverage. The height of the main home with a flat roof is 28', which is within the maximum permitted height for flat roof structures. The size of the proposed home is approximately 13,724 SF (only 45% of the lot size), which is below the allowable 50%-unit size limit. The proposed lot coverage is within the 30%-maximum permitted at 27%. The main home and amenities all comply with the applicable required setbacks. This ensures that the home is centrally located which minimizes any potential impacts on the neighboring lots.

Sea Level Rise and Resiliency Criteria. The new home advances the sea level rise and resiliency criteria in Section 133-50(a) of the City Code, as follows:

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

A recycling and salvage plan for demolition of the existing homes will be provided at permitting.



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

Hurricane proof impact windows will be provided.

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

The Applicants will provide, where feasible, passive cooling systems.

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

In addition to preserving many specimen trees, the landscaping will be Florida friendly and resilient.

**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.**

The Applicants are proactively addressing sea level rise projections by raising the first floor of the home to 10' NGVD (BFE 8.0' + 2.0' Freeboard).

**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 raised first-floor ensures that the home is adaptable to the raising of public rights-of-ways and adjacent land in the future.

**7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.**

All mechanical and electrical systems will be located above base flood elevation.

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



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The proposed home is entirely new construction located well-above base flood elevation.

**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 base floor elevation.

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

Where feasible, water retention systems will be provided.

**11. Cool pavement materials or porous pavement materials shall be utilized.**

Cool pavement materials or porous pavement materials will be utilized where possible.

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

The proposed design provides wide, grassed open spaces, non-air-conditioned shaded living spaces, large overhangs to increase shading, minimal paving, and mature shade trees, to strategically minimize the potential for heat island effects on site.

Conclusion. The Applicants' goal is to develop a dream single-family home with beautiful architecture, fully compliant with the Code, and sensitive amenities that minimize any impact on the neighboring lots to the North & South and the surrounding area. Granting this design review application will permit the achievement of this goal and ensure the new residence will be in harmony with the surrounding properties, and resilient for years to come.



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We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-992-5892.

Sincerely,



**Kobi Karp**

AR0012578

Kobi Karp Architecture Interior Design

[571 NW 28th Street](#)

[Miami, Fl 33127](#)

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EXHIBIT A

**LEGAL DESCRIPTION:**

LOT 15, BLOCK 1, OF LA GORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 6/14/2021

Property Information	
<b>Folio:</b>	02-3215-003-0200
<b>Property Address:</b>	5970 N BAY RD Miami Beach, FL 33140-2044
<b>Owner</b>	SMART ENTERPRISES INC
<b>Mailing Address</b>	5970 N BAY RD MIAMI BEACH, FL 33140-2044
<b>PA Primary Zone</b>	2100 ESTATES - 15000 SQFT LOT
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths / Half</b>	4 / 4 / 1
<b>Floors</b>	2
<b>Living Units</b>	1
<b>Actual Area</b>	7,734 Sq.Ft
<b>Living Area</b>	5,364 Sq.Ft
<b>Adjusted Area</b>	5,978 Sq.Ft
<b>Lot Size</b>	30,800 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
<b>Land Value</b>	\$8,936,928	\$7,638,400	\$7,392,000
<b>Building Value</b>	\$617,166	\$617,367	\$733,229
<b>XF Value</b>	\$96,473	\$97,232	\$0
<b>Market Value</b>	\$9,650,567	\$8,352,999	\$8,125,229
<b>Assessed Value</b>	\$8,336,014	\$7,578,195	\$6,889,269

Benefits Information				
Benefit	Type	2021	2020	2019
<b>Non-Homestead Cap</b>	Assessment Reduction	\$1,314,553	\$774,804	\$1,235,960

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2021	2020	2019
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,336,014	\$7,578,195	\$6,889,269
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,650,567	\$8,352,999	\$8,125,229
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,336,014	\$7,578,195	\$6,889,269
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,336,014	\$7,578,195	\$6,889,269

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/14/2021

## Property Information

Folio: 02-3215-003-0200

Property Address: 5970 N BAY RD

## Roll Year 2021 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	2100	Square Ft.	30,800.00	\$8,936,928

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1941	5,804	4,672	4,957	\$520,485
1	2	1965	1,606	368	697	\$73,185
1	3	1995	115	115	115	\$15,094
2	1	1965	209	209	209	\$8,402

Extra Features			
Description	Year Built	Units	Calc Value
Dock - Wood on Light Posts	1993	460	\$8,625
Chain-link Fence 4-5 ft high	1988	160	\$1,120
Chain-link Fence 6-7 ft high	1988	80	\$784
Light Standard - 10-30 ft High - 2 Fixtures	1988	4	\$5,600
Chain-link Fence 10-12 ft high	1988	160	\$2,576
Tennis Court - Concrete or Heavier Asphalt	1988	10,000	\$35,000
Chain-link Fence 6-7 ft high	1972	73	\$562
Patio - Marble	1965	2,162	\$15,566
Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf	1965	1	\$24,000
Wall - CBS unreinforced	1941	1,200	\$2,640

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## Property Information

Folio: 02-3215-003-0200

Property Address: 5970 N BAY RD

## Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	2100	Square Ft.	30,800.00	\$7,638,400

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1941	5,804	4,672	4,957	\$520,485
1	2	1965	1,606	368	697	\$73,185
1	3	1995	115	115	115	\$15,295
2	1	1965	209	209	209	\$8,402

Extra Features			
Description	Year Built	Units	Calc Value
Dock - Wood on Light Posts	1993	460	\$8,740
Tennis Court - Concrete or Heavier Asphalt	1988	10,000	\$35,500
Chain-link Fence 10-12 ft high	1988	160	\$2,613
Light Standard - 10-30 ft High - 2 Fixtures	1988	4	\$5,680
Chain-link Fence 4-5 ft high	1988	160	\$1,136
Chain-link Fence 6-7 ft high	1988	80	\$795
Chain-link Fence 6-7 ft high	1972	73	\$562
Patio - Marble	1965	2,162	\$15,566
Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf	1965	1	\$24,000
Wall - CBS unreinforced	1941	1,200	\$2,640

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## Property Information

Folio: 02-3215-003-0200

Property Address: 5970 N BAY RD Miami Beach, FL 33140-2044

## Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	2100	Square Ft.	30,800.00	

Building Information						
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1941			5,125	
1	2	1965			719	
1	3	1995			98	
2	1	1965			209	

Extra Features			
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.			
Description	Year Built	Units	Calc Value
Dock - Wood on Light Posts	1993	460	
Chain-link Fence 4-5 ft high	1988	160	
Chain-link Fence 6-7 ft high	1988	80	
Chain-link Fence 10-12 ft high	1988	160	
Light Standard - 10-30 ft High - 2 Fixtures	1988	4	
Tennis Court - Concrete or Heavier Asphalt	1988	10,000	
Chain-link Fence 6-7 ft high	1972	73	
Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf	1965	1	
Patio - Marble	1965	2,162	
Wall - CBS unreinforced	1941	1,200	

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## Property Information

**Folio:** 02-3215-003-0200

**Property Address:** 5970 N BAY RD

Full Legal Description
LA GORCE GOLF SUB PB 14-43
LOT 22 BLK 1
LOT SIZE IRREGULAR
OR 15556-34 0692 1

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/1992	\$1,157,000	15556-0034	Sales which are qualified
09/01/1986	\$825,000	13032-2641	Sales which are qualified

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