



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, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB21-0692** – Design Review Approval for the Property Located at 93 Palm Ave.,
Miami Beach, FL 33139

Dear Michael:

Please find this application on behalf of (the "Applicants"), the owners and contract purchasers of the property located at 93 Palm ave., (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. 02-4205-001-0080. See Exhibit A, Property Appraiser Summary Reports. The Property is a waterfront lot comprised of approximately 30,000 square feet.

Located on Palm Island in the RS-1, 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 93 Palm Ave was built in 1922. 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 garage and amenity structure at the front of the property, and setting the two story mass over 125' from the front property line, and over 80' 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. 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 multiple "cube" volumes stacked on one another, with slight offsets from one another to create multiple volumes and overhangs throughout the facades. These volumes are wrapped in an architectural banding element that has been chamfered to introduce a thin horizontality language throughout the project.

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 10,215 SF (only 33% of the lot size), which is below the allowable 50%-unit size limit. The proposed lot coverage is within the 30%-maximum permitted at just below 30%. 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 9.0' + 1.0' 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.

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.



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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](#)

KobiKarp@KobiKarp.com

C: [305.992.5892](tel:305.992.5892)

T: [305.573.1818](tel:305.573.1818)

F: [305.573.3766](tel:305.573.3766)

2915 BISCAYNE BOULEVARD.SUITE 200.MIAMI, FL 33137

O: 305.573.1818 F: 305.573.3766

WWW.KOBİKARP.COM



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EXHIBIT A

LEGAL DESCRIPTION:

LOT 8, BLOCK 1, PALM ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO,

A CERTAIN STRIP OF LAND 20 FEET IN WIDTH LYING CONTIGUOUS AND ABUTTING THE AFORESAID LOT 8, MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 8, IN BLOCK 1, OF PALM ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG A LINE IN PROLONGATION OF THE WESTERLY BOUNDARY LINE OF LOT 8 OUT IN BISCAYNE BAY, A DISTANCE OF 20 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION ALONG A LINE PARALLEL TO AND 20 FEET DISTANT FROM THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT 8, TO A POINT THAT WOULD INTERSECT A PROLONGATION OF THE EASTERLY BOUNDARY LINE OF LOT 8, EXTENDED 20 FEET INTO BISCAYNE BAY; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE, THE PROLONGATION OF THE EASTERLY LINE OF SAID LOT 8, TO THE NORTHEASTERLY CORNER OF SAID LOT 8; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERN BOUNDARY OF SAID LOT 8, TO THE POINT OF BEGINNING.



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 6/14/2021

Property Information	
Folio:	02-4205-001-0080
Property Address:	93 PALM AVE Miami Beach, FL 33139-5137
Owner	CAROL INVEST USA INC C/O FINLEY & BOLOGNA INTL
Mailing Address	150 SE 2 AVE #1010 MIAMI, FL 33131 USA
PA Primary Zone	2200 ESTATES - 25000 SQFT LOT
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	9 / 6 / 2
Floors	2
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	6,077 Sq.Ft
Lot Size	30,000 Sq.Ft
Year Built	1922



Assessment Information			
Year	2021	2020	2019
Land Value	\$6,900,000	\$6,900,000	\$6,900,000
Building Value	\$702,135	\$707,607	\$713,077
XF Value	\$32,946	\$32,946	\$32,946
Market Value	\$7,635,081	\$7,640,553	\$7,646,023
Assessed Value	\$7,635,081	\$7,640,553	\$7,646,023

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,635,081	\$7,640,553	\$7,646,023
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,635,081	\$7,640,553	\$7,646,023
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,635,081	\$7,640,553	\$7,646,023
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,635,081	\$7,640,553	\$7,646,023

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

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Property Information

Folio: 02-4205-001-0080

Property Address: 93 PALM AVE

Roll Year 2021 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-1	2200	Square Ft.	30,000.00	\$6,900,000

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1922			3,656	\$458,462
2	1	1922			1,313	\$132,153
3	1	1922			1,108	\$111,520

Extra Features			
Description	Year Built	Units	Calc Value
Dock - Wood on Light Posts	1922	331	\$4,551
Patio - Concrete Slab	1922	800	\$1,920
Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf	1922	1	\$24,000
Wall - CBS unreinforced	1922	1,500	\$2,475

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Property Information

Folio: 02-4205-001-0080

Property Address: 93 PALM AVE

Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-1	2200	Square Ft.	30,000.00	\$6,900,000

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1922			3,656	\$461,936
2	1	1922			1,313	\$133,237
3	1	1922			1,108	\$112,434

Extra Features			
Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	1922	1,500	\$2,475
Patio - Concrete Slab	1922	800	\$1,920
Dock - Wood on Light Posts	1922	331	\$4,551
Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf	1922	1	\$24,000

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Property Information

Folio: 02-4205-001-0080

Property Address: 93 PALM AVE Miami Beach, FL 33139-5137

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-1	2200	Square Ft.	30,000.00	\$6,900,000

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1922			3,656	\$465,409
2	1	1922			1,313	\$134,320
3	1	1922			1,108	\$113,348

Extra Features			
Description	Year Built	Units	Calc Value
Dock - Wood on Light Posts	1922	331	\$4,551
Patio - Concrete Slab	1922	800	\$1,920
Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf	1922	1	\$24,000
Wall - CBS unreinforced	1922	1,500	\$2,475

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Property Information

Folio: 02-4205-001-0080

Property Address: 93 PALM AVE

Full Legal Description
PALM ISLAND PB 6-54
LOT 8 & 20FT STRIP IN BAY ADJ
SAME BLK 1
LOT SIZE 100.000 X 300

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2014	\$7,975,000	29143-3191	Qual by exam of deed
06/10/2013	\$7,431,750	28673-2602	Qual by exam of deed
11/15/2011	\$5,650,000	27896-0173	Qual by exam of deed

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