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VIA ELECTRONIC SUBMITTAL & HAND-DELIVERY

August 2, 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: **DRB21-0709** – Letter of Intent – Design Review of Proposed
New Single-Family Home located at 114 W San Marino Drive,
Miami Beach, Florida

Dear Michael:

This law firm represents Bass Kids Properties LLC (the "Applicant") in their application for design review of a new single-family home replacing an existing pre-1942 single family home located at 114 W San Marino Drive in the City of Miami Beach (the "City") and identified by Miami-Dade County Folio No. 02-3232-003-0080 (the "Property"). This letter serves as the required letter of intent for design review of the proposed home. The Applicant does not request any waiver or variance.

Property Description. The Property is a waterfront parcel approximately 10,500 square feet (0.24 acres) in size. The Property is improved with a two-story single-family home originally constructed in 1939. With respect to land use and zoning, the Property is designated Single Family Residential ("RS") by the Future Land Use Map of the City's Comprehensive Plan, and is zoned single family residential ("RS-3").

Notably, the existing home is abnormally pushed towards the rear of the Property. It is substantially setback from the front property line, with a setback of 46'-2" for a one-story garage structure, a setback of 55'-0" for, a thin, elongated section on the north side of the main home, and a setback of approximately 94'-3" for the main massing of the existing home. See Exhibit A, Survey. Consequently, the front yard would be available for an addition to the existing home. Such an addition, however, would completely

obscure any portion of the structure that may be considered architecturally significant. Further, the existing home is elevated at only 6.82' NGVD, over 3' below minimum for new construction and therefore extremely susceptible to flooding. As a result of these conditions, the Applicant proposes to replace the existing home with a home that is more suitable to the family's needs, is elevated above base flood elevation, and is more centrally located on the Property.

Proposed Home. The Applicant proposes a beautifully designed two-story modern home that meets their family's needs (the "Proposed Home") and does not require any waivers or variances. The Proposed Home is centrally located on the Property and provides a one-story garage structure that faces south, away from San Marino Drive, and features a green roof. The Proposed Home will feature light colored wood and limestone and abundant fenestration along the east elevation. The light-colored materials and transparency of the east façade reduce the scale and massing of the Proposed Home by allowing light and view corridors through the home to Biscayne Bay. The rear yard features a swimming pool, dock, and a covered terrace amenity area to meet this growing family's needs. Overall, the Proposed Home masterfully maximizes the space within the lot while remaining fully compliant with City's Land Development Regulations ("LDRs").

Cost Evaluation. The estimated cost of construction of the Proposed Home is approximately \$5,350,000.

Analysis of Proposed Home. The Proposed Home complies with the requirements of the RS-3 Zoning District with respect to lot coverage, unit size, height, setbacks, and elevation. Specifically, the Proposed Home provides:

- Lot coverage of 30% where 30% lot coverage is permitted; and
- Unit size of 5,165 square feet (49%) where 5,250 square feet (50%) is permitted

With respect to elevation, the 1' of freeboard results in a Finished Floor Elevation of 10' NGVD. This increase in Finished Floor Elevation is over 3' higher than the existing home and critical for protecting the Proposed Home from storm and tidal induced flooding, and is consistent with the City's desire to elevate habitable spaces in the face of future sea level rise.

The Proposed Home complies with all required setbacks, which provides a centrally positioned home and results in a larger and more permeable rear yard. The increased

permeability of the rear yard further increases the Proposed Home's resilience to flooding and sea level rise.

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 Proposed Home will feature hurricane impact windows.

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

The design of the Proposed Home will feature passive cooling systems such as operable windows.

(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 Applicants have worked with a landscape architect to provide landscaping that is appropriate for the Property, with plant species that are native, salt-tolerant, and Florida-friendly. The proposed plantings are appropriate for the area and specifically selected to increase flood resilience and improve stormwater drainage on the Property.

(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 Proposed Home features no residentially habitable space below base flood elevation and increases the Finished Floor Elevation from 6.82' NGVD applicable to the existing home, to 10' NGVD.

(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 driveways and garage are designed with future roadway elevation projects in mind. In addition, the increased Finished Floor Elevation of the Proposed Home from the existing condition makes the Property more adaptable to future road raising projects.

(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.

Proper precautions will be taken to ensure the critical mechanical and electrical systems are located above base flood elevation.

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

It is not reasonably feasible to elevate the existing home.

(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.

The design of the Proposed Home does not feature any habitable space below base flood elevation plus Freeboard. The existing home is located below base flood elevation and does not currently contain any wet or dry flood proofing systems, making it vulnerable to damage from storm and tide induced flooding events.

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

The Proposed Home will retain all stormwater on-site. Notably, the Proposed Home features permeable pavement in the front yard, which serves to allow natural percolation and reduce stormwater runoff.

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

The Applicants propose a substantial increase in cool and/or porous pavement materials.

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

The Applicants propose a roof terrace with abundant landscaping and solar panels.

Conclusion. The Applicant's proposed design offers a beautifully constructed, modern home without need for waivers or variances. Ultimately, the Proposed Home complements the existing mosaic of architectural styles within the San Marino Island neighborhood, is consistent with the Code in all respects, and improves resilience of the Property. We therefore respectfully request your favorable review and recommendation. If you have any questions or comments, please call me at 305-377-6236.

Sincerely,



Matthew Amster

Attachment

cc: Michael W. Larkin, Esq.
Nicholas Rodriguez, Esq.

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: **114 W. SAN MARINO DRIVE, MIAMI BEACH, FL.**

LEGEND:

- L.B. LICENSED BUSINESS
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- ID. IDENTIFICATION
- (C) CALCULATED
- (P) DENOTES INFORMATION BASED ON PLATS OF RECORD
- PCP PERMANENT CONTROL POINT
- F.F.E. FINISHED FLOOR ELEVATION
- TRAV. PT. TRAVERSE POINT
- NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
- NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- A/C AIR CONDITIONING UNIT
- P.E. POOL EQUIPMENT
- P.B. PLAT BOOK
- PG. PAGE
- (P) DENOTES INFORMATION BASED ON PLATS OF RECORD
- ⊕ CENTERLINE
- ⊕ WOOD POWER POLE
- ⊕ WIRE PULL BOX
- ⊕ CONCRETE POLE WITH METER AND PANEL
- ⊕ MAILBOX
- ⊕ VIEW 1
- ⊕ BREAK IN SCALE
- ⊕ WATER DISTRIBUTION PEDESTAL
- 3.00 SURFACE ELEVATION
- TR 217 TREE NUMBER 217



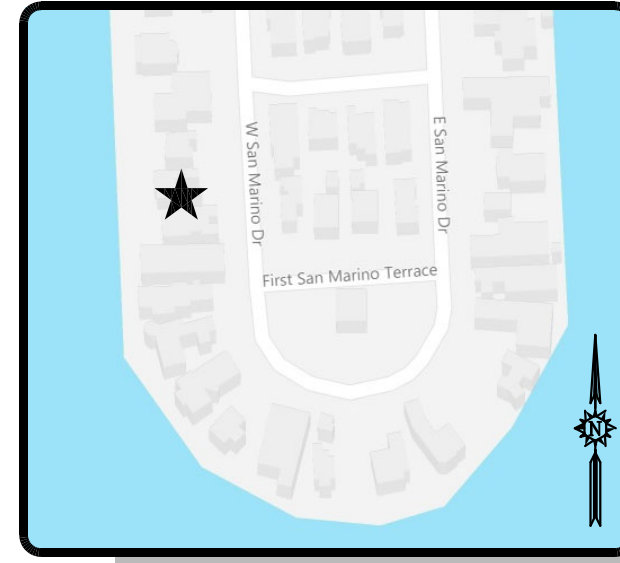
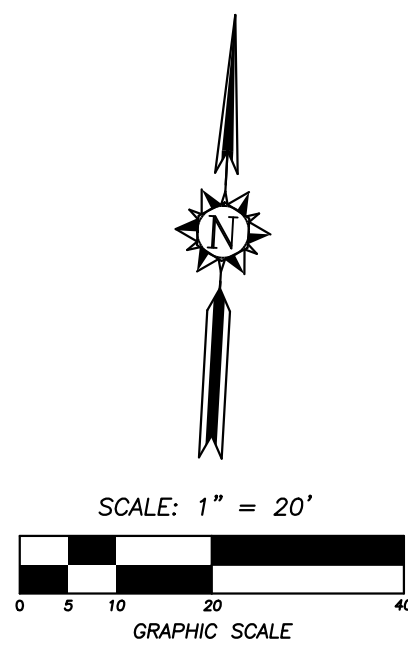
VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE

TREE TABLE

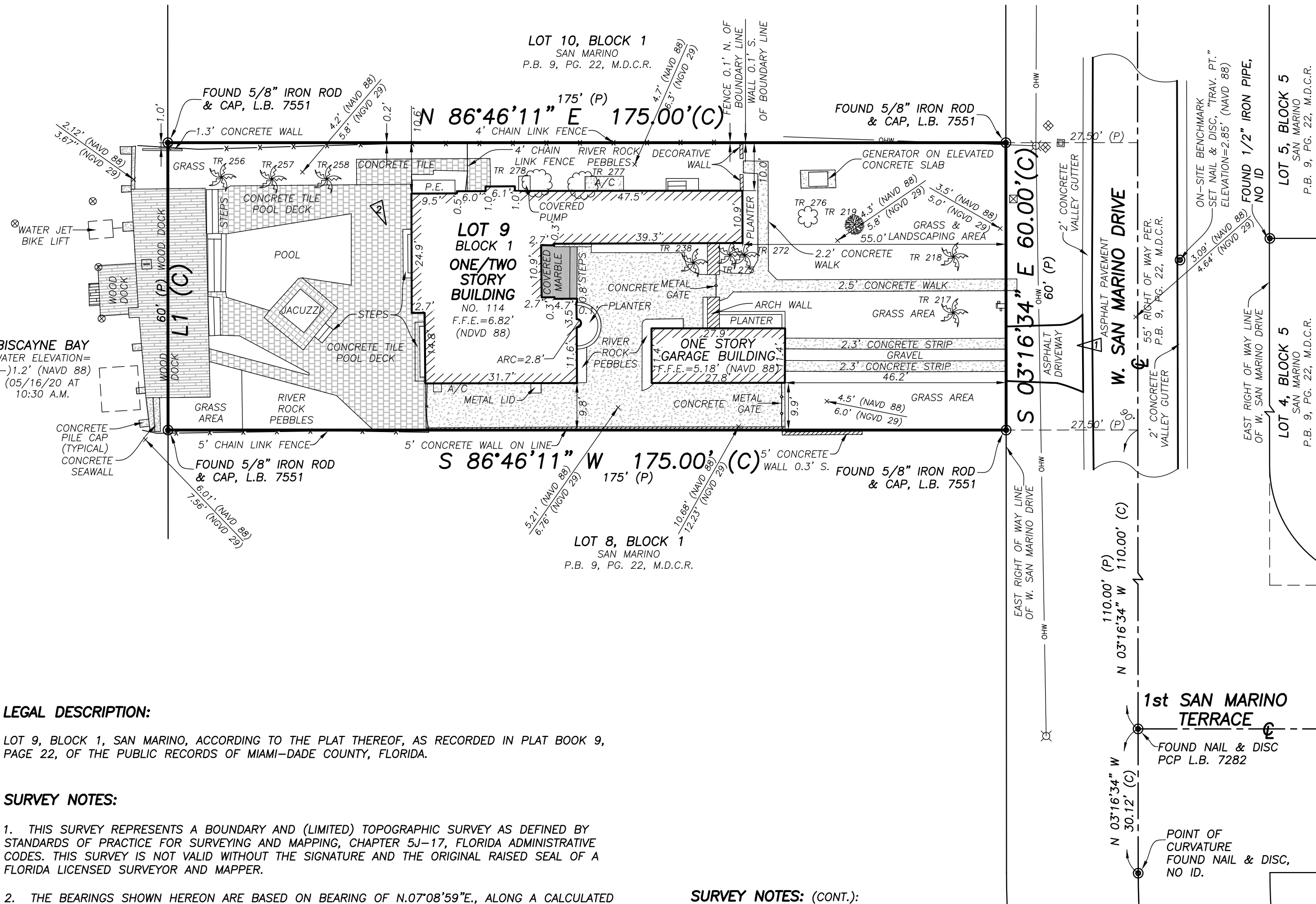
TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD
217	PALM	17"		28'	24'
218	PALM	14"		28'	24'
219	LEUCAENA	6"	19'	27'	
238	PALM	20"		24'	20'
256	PALM	13"		13'	10'
257	PALM	11"		11'	9'
258	PALM	12"		12'	9'
272	PALM	5"		10'	7'
275	PALM	4"		10'	7'
276	CITRUS	9"	11'	6'	
277	UNKNOWN	12"	9'	14'	
278	UNKNOWN	3"	5'	9'	



LOCATION MAP
NOT TO SCALE

LINE TABLE (C)

LINE	BEARING	DISTANCE
L1	N 03°16'34" W	60.00'



LEGAL DESCRIPTION:

LOT 9, BLOCK 1, SAN MARINO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND (LIMITED) TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON BEARING OF N.07°08'59"E., ALONG A CALCULATED LINE FROM A FOUND NAIL & DISC PCP L.B. 7282 AT THE CENTER LINE INTERSECTION OF W. SAND MARINO DRIVE AND 1st SAN MARINO TERRACE TO A FOUND 1/2" IRON PIPE, NO ID. AT THE NORTHWEST CORNER OF LOT 4, BLOCK 5, OF SAN MARINO, PLAT BOOK 9, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE 1983 (1990) ADJUSTMENT.
3. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=9' (NGVD 29) OR 7.45' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0316 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, FLORIDA. MAP REVISED: SEPTEMBER 11, 2009.
7. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
8. THE PROPERTY SHOWN HEREON CONTAINS 0.24 ACRES (10,500 SQUARE FEET), MORE OR LESS.
9. ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
10. ORNAMENTAL PLANTS, WELLS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
11. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
12. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
13. THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 2 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

SURVEY NOTES: (CONT.):

14. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
15. THE ELEVATIONS SHOWN HEREON ARE BASED ON A MIAMI-DADE COUNTY BENCHMARK "D-172" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). THE MARK IS A PK NAIL AND BRASS WASHER SET IN CONCRETE SIDEWALK AND IS LOCATED 18 FEET SOUTH OF THE CENTERLINE OF VENETIAN CAUSEWAY, EAST BRIDGE OF SAN MARINO ISLAND. ELEVATION=6.23' (NAVD 88) OR 7.78' (NGVD 29). THE BENCHMARK ELEVATION SHOWN HEREON WAS CONVERTED TO NAVD 88 FROM NGVD 29 BY SUBTRACTING A FACTOR OF 1.55' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.

THIS SURVEY IS CERTIFIED TO:

STEVEN STARKER; BASS KIDS PROPERTIES LLC;
FIRST AMERICAN TITLE INSURANCE COMPANY; MELAND BUDWICK. P.A.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY AND (LIMITED) TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL: JAVIER@ECSSURVEYORS.COM

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

**LOT 9, BLOCK 1
SAN MARINO**

PLAT BOOK 9, PAGE 22, M.D.C.R.

114 W. SAN MARINO DRIVE, MIAMI BEACH, FL. 33139

BASS KIDS
CLIENT: PROPERTIES, LLC

DATE: 07/02/21

DRWN BY: J.E.C.

CHK'D BY: JDLR

LAST FIELD DATE: 06/25/21

REVISIONS

JOB NO.
ECS2641

SHEET NO.
01

OF

01

L.B. 7551
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414