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VIA ELECTRONIC SUBMITTAL AND HAND DELIVERY

August 2, 2021

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

Re: DRB21-0711 Design Review Board Approval for New Single-Family Residence at 4540 North Bay Road, Miami Beach, Florida

Dear Michael:

This firm represents 4540 NBR LLC (the "Applicant"), the owner of the property located at 4540 North Bay Road (the "Property") in the City of Miami Beach (the "City"). The Applicant intends to construct a new single-family home on the lot. The design includes a narrow front detached structure and a significantly setback two-story residence with an understory, a pool and covered outdoor living space. An exquisitely landscaped courtyard separates the two structures. Please allow this letter to serve as the letter of intent in connection with a request to the Design Review Board ("DRB") for design review and waiver.

Property. The Property is a slightly irregular wedge-shaped waterfront lot located north of the intersection of North Bay Road and W 45 Street and is surrounded by similar single-family homes, including 2-story residences on both adjacent properties. The Property is identified by Miami-Dade County Folio No. 02-3222-011-0190. The Property is approximately 22,885 square feet in size and is located within the RS-2, Single Family Residential Zoning District. The Property is currently developed with a single-family home built in 1990.

Description of Proposed Development. The Applicant proposes to construct a sleek and modern 2-story residence with an understory. The design features clean lines and large glass windows. The design expertly employs various materials such as basalt stone, blackened steel, tiled limestone, timber slats, plant materials and gray venetian plaster at the first and second story elevations to give character and texture to the home. These varying

treatments meld with lush landscaping and interesting water features to break up the home's massing.

The proposed home has narrow driveways at the north and south ends of the Property that access the understory. At the front of the home is an accessory building with guest rooms, gym and spa that is accentuated by a central pond waterfall feature and thoughtful landscaping. An exquisitely landscaped open courtyard with intricate water features separates the accessory structure from the main home, which is approximately 80' setback from the front property line. The rear of the home features a pool, hot tub and covered outdoor living space. Planters are incorporated in the elevations to further create a garden-like feel for the home that plays with the varying modern architectural treatments and further breaks up the home's massing. The combination of the entrance courtyard, understory, pool and water features results in a design that permits visibility through the home at several points.

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 proposed home has a unit size of 49.6% (11,369 square feet) when 50% (11,442 square feet) is permitted and a lot coverage of 29.9% when 30% is permitted. The home varies in height with the front accessory structure at 26' and the main residence at 28' feet when 28' feet is allowed. Further, the home complies with all setback requirements and provides at least 70% pervious open space in the front and rear yards. The Applicant does not request any variances and raising the first floor to the maximum freeboard with the open-air understory provides a resilient development. The Applicant anticipates construction costs of approximately \$2,850,000.

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 Applicant proposes a minimally longer second story length at the north elevation of 64'-5" on a lot that is around 207 feet long.

To significantly break up the home's massing, the Applicant provides an 8'-0' deep by 13'-10 ¼" long courtyard on the north elevation to the east, 108 square feet in size where 228 square feet required. This area is substantially open to the sky from grade, and notably separated by the 1-story dining room, then followed by a vast landscaped

courtyard that is open on both ends. This second story length is interrupted by a glass opening and is adorned with tiled limestone to create an aesthetically pleasing façade. In addition, the overall design also adequately addresses the intent of the Code by incorporating many architectural features, including large windows, water features, planters, and other materials and by separating the main home from the guest bedrooms with a large landscaped courtyard. These techniques are employed in a conscious effort to reduce the home's scale and massing while still realizing a beautiful and unique design. Together, these techniques eliminate any wall-like or monotonous 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 proposed home will feature hurricane impact windows.

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

The proposed home features outdoor covered living areas and operable windows. Further, the abundant landscaping will contribute to passive cooling.

(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 home to have a finished floor elevation of 14' NGVD, which includes the maximum 5' 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 14' 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.

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.

No habitable space will be 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 proposed home incorporates flagstone pavers and turf blocks set in sand.

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

The Applicant proposes cool pavement 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 and resilient. The design works to break up the home's massing and integrates great architectural interest that embraces the intent and purpose of the Code. The end result will be a beautiful 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: Cecilia Torres-Toledo, Esq.