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VIA ELECTRONIC SUBMITTAL AND HAND DELIVERY

July 1, 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: DRB21-0695 – Design Review for the Property Located at
2702 Alton Road, Miami Beach, Florida

Dear Michael:

This law firm represents Mariella Isaias (the "Applicant"), the owner of the property located at 2702 Alton Road (the "Property") in the City of Miami Beach (the "City"). The Applicant intends to construct a new home for her family. The design is an elegant and modestly-sized two-story residence with garage, outdoor covered terrace, and pool. 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.

Property Description. The Property consists of two lots located at the northwest corner of W 27 Street and Alton Road and further bounded by a vacant lot to the north and a single-family home to the west. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio No. 02-3227-008-0600. See Exhibit A, Property Appraiser Summary Report. The Property is approximately 15,947 square feet in size and is located within the RS-4, Single Family Residential Zoning District.

Existing Conditions. The Property contains an existing 3-story home and 1-story garage. The existing single-family home was originally built in 1926. See Exhibit B, Building Card and Exhibit C, Property Appraiser Tax Jacket Photos. A comparison of the Property Appraiser's photographs and contemporary photographs shows that the structure remains relatively intact. However, contemporary photographs also show that previous

owners let the structure fall into disrepair, making the home an eyesore. The streets and current elevation of the Property are extremely low in this area, approximately 3' NGVD and 4' NGVD, respectively. Further, the existing home is only at 5.87' NGVD, where current minimum elevation is 9' NGVD. The extremely low elevation of the home and the surrounding intersection put the existing home at grave risk of flooding and further deterioration. Notably, there are two very large existing trees in the rear yard, as well as along the eastern right of way that the Applicant will preserve in place.

Proposed Development. The Applicant proposes to construct a beautiful two-story residence that at 9' NGVD will be over 3' above the existing home and much more resilient. The proposed home is modest in size and centrally located on the lot. The massing of the second-story is purposefully concentrated on the Alton Road frontage so as to limit impacts on the future residential neighbor to the north and the existing neighbor to the west. The architect has consciously oriented the home so as to not only preserve the existing tree resources on the Property, but celebrate them. New lush landscaping will be added to complement the long-standing trees.

The home features beautifully adorned dual driveways on W 27 Street, with the eastern driveway leading up to a one-story garage which connects to the home. At the north end of the home, a breezeway connects the main structure to a wing with a guest bedroom and studio. The second-story of the home is concentrated on the east side of the Property away from the west neighbor and with a setback of 20' from the future residential neighbor to the north. The home also features a covered porch, an expansive open terrace and a pool that due to preservation of the trees in the rear yard is located much further from side and rear yards as would otherwise be allowed.

The Applicant has worked extensively with design professionals to present an elegant home that fits into the character of the neighborhood and gives a nod some of the architectural elements of the existing home. The façades incorporate large French style windows, arched doorways, and decorative louvers. The home features a flat roof in the first-story portion of the home and a sloped roof adorned with concrete roof tiles at the second-story portion of the home. The smooth light stucco walls play beautifully with rough stone finishes on accent walls and the concrete tiles on the pitched roof. To break up massing, the design incorporates railed balconies and bay windows on the second-story elevation and a courtyard facing Alton Road. Perhaps the most interesting architectural features of the home, are the concrete non-structural ornamental wing walls that extend out and can be appreciated from the east, south and north elevations. Combined, these elements create a unique, elegant and timeless design that is compatible with the surrounding area.

The Applicant is not requesting any waivers or variances and does not intend to maximize the Property's development potential. The proposed unit size is 33.1% (5,276 square feet)¹ when 50% (7,974 square feet) is allowed as of right. Similarly, the Applicant proposes a lot coverage of only 24.9% (3,982 square feet) when 30% (4,784 square feet) is allowed. Further, the home complies with the allowable height of 27 feet for sloped roofs. To ensure that the home is pushed towards the center of the lot and minimize any potential impacts on the neighboring lots, the Applicant has exceeded the front setback requirements providing a 30'-2" front setback to the first-story when could be located at 20'-0" and a 31'-2" to the second-story when 30'-0" is required. The Applicant has complied with Code and provided a 20'-0" rear setback, a 15'-9" interior side setback and a 15'-0" side facing a street setback. Additionally, the sum of the interior side setbacks is 30'-9" as required.

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 features outdoor covered living areas, and proposes to include operable windows. Further, the abundant landscaping and permeable materials contribute to passive cooling, which represents a significant improvement from the existing condition.

(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 has worked with a landscape architect to preserve the existing trees and to further provide landscaping that is appropriate for the Property, with plant species that are

¹ Unit size calculations exclude 500 square feet for the garage. The total square footage of the Proposed Development is 5,776 square feet.

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.

Unlike the existing home, located at 5.91' NGVD, the proposed home does not have any residentially-habitable space below base flood elevation and will have a Finished Floor Elevation of 9' NGVD, over 3' higher than existing conditions.

(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 dual 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 well 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.

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

The Applicant proposes a substantial increase in cool and/or porous pavement materials, including a permeable driveway in the front yard.

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

The Applicant proposes a home with a modest footprint, only 24.9% lot coverage and will preserve existing trees on the Property and provide additional lush landscaping throughout the Property to effectively prevent heat island effects.

Conclusion. Granting this design review application will permit the development of an elegant, but modestly sized residence that is compatible with the surrounding neighborhood. The design, which is a marked and welcome departure from many modern homes, effectively breaks up massing on the Property, does not maximize the size, and integrates great architectural features that embrace 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. If you have any questions or comments, please give me a call at 305-377-6236.

Sincerely,



Matthew Amster

Attachments

cc: Mariella Isaias
Cecilia Torres-Toledo, Esq.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/3/2021

Property Information	
Folio:	02-3227-008-0600
Property Address:	2702 ALTON RD Miami Beach, FL 33140-4259
Owner	MARIELLA ISAIAS
Mailing Address	2702 ALTON RD MIAMI, FL 33140 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
Beds / Baths / Half	10 / 8 / 0
Floors	1
Living Units	2
Actual Area	8,066 Sq.Ft
Living Area	5,372 Sq.Ft
Adjusted Area	5,476 Sq.Ft
Lot Size	15,982 Sq.Ft
Year Built	1926



Assessment Information			
Year	2020	2019	2018
Land Value	\$1,199,121	\$1,199,121	\$1,438,687
Building Value	\$270,739	\$270,739	\$270,739
XF Value	\$6,609	\$6,621	\$6,633
Market Value	\$1,476,469	\$1,476,481	\$1,716,059
Assessed Value	\$797,540	\$779,609	\$765,073

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction	\$678,929	\$696,872	\$950,986
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

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

Short Legal Description
AMD PLAT OF SUNSET LAKE SUB PB 8-52 LOTS 1 & 2 BLK 11 LOT SIZE SITE VALUE OR 16933-2921 0995 1

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$747,540	\$729,609	\$715,073
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$772,540	\$754,609	\$740,073
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$747,540	\$729,609	\$715,073
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$747,540	\$729,609	\$715,073

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/25/2021	\$1,662,500	32318-2863	Qual by exam of deed
01/22/2020	\$1,009,100	31795-3902	Federal, state or local government agency
09/01/1995	\$335,000	16933-2921	Sales which are qualified
06/01/1992	\$0	15684-2834	Sales which are disqualified as a result of examination of the deed

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>

Version:

Owner GEO. H. EARLE, Jr.

Mailing Address

Permit No. 2041

Date Dec. 13-1926

Lot 1 & 2 Block 11

Subdivision Sunset Lake

Address 2702 - Alton Road

General Contractor Owner

8191
Bond # 460-

Address

Architect Owner

Address

3227-08-060

Front 50'-0" Depth 40'-0"

Height

Stories

Use Residence & Garage

Type of construction c-b-s-

Cost \$ 12,000.00

Foundation Pile & Reinf. conc.

Roof Tile

Plumbing Contractor John Stolpman

Address

Date Feb. 7-1928

Plumbing Fixtures 22

Rough approved by

Date

Gas Stoves

Gas Heaters

Address

Date

John Stolpman
Feb. 25-1927

Final approved by

Date

Sewer connection-1-

Septic tank

Make

Date

Electrical Contractor

Address

Date

Switch
OUTLETS Light
Receptacles

Range Motors
HEATERS Water
Space

Fans Temporary service

Centers of Distribution

Electrical Contractor Lowrey Electric

Address

Date Jan. 20-1930

No. fixtures set 38

Final approved by

Date

Date of service

Alterations or repairs # 4306- Garden wall, alterations & repairs-
John C. Gaffney, contractor-

\$ 2,500.00

Date Mar. 13-1931

#12343 - Painting and waterproofing- owner-

\$ 300.00

April 1-1939

BUILDING PERMIT: #52068 For Sale Sign: Owner: \$5.00

November 13, 1956

ALTERATIONS & ADDITIONS

Building Permits:

#15273-B & K Chattahoochee-Pour patio and walkways, repairs walks-Set chatt.stones-\$1000-7-3-79

#M04946 J&T Air Codditioning/1 wind air conditioning/11-26-80

#91530 6/5/95 James M. McGrath - swimming pool only c/1 fence \$27,000.

Plumbing Permits:

#45679 Peoples Gas System: 1 gas range - 12/16/66

Electrical Permits:

Exhibit C









