



ARCHITECTURE INTERIOR DESIGN PLANNING

VIA ELECTRONIC SUBMITTAL

November 08 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: **DRB21-0659** – Design Review Approval for the Property Located at 92 La Gorce Circle, Miami Beach, Florida

Dear Michael:

Please find this application on behalf of Larry & Minoush Kuppin (the "Applicants"), the owners and contract purchasers of the property located at 92 La Gorce Circle (collectively the "Property") in the City of Miami Beach (the "City"). The Applicants' goal is to build a beautifully designed single-family home with amenities for their family. 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. 02-3211-005-0050. See Exhibit A, Property Appraiser Summary Reports. The Property is a slight pie shaped lot comprised of approximately 42,749 square feet.

Located on La Gorce Island 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 92 La Gorce Circle was built in 1939 with additions and renovations in 1992 and 2004. From minimal inspection of the homes it is evident that changes and updates at these times, as well as others, have been made. The house is below Base Flood Elevation ("BFE") and therefore does not comply with the minimum

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elevation requirements of BFE plus one foot freeboard. The existing home is functionally obsolete, 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 flanking (2) two car garages on the north and south sides of the property which opens a large center motor court that leads to the centrally located entry foyer allowing views to the rear water front. The second floor façade steps further back than the first at the front façade to reduce the home's scale and massing from the street view. Linear bands and balconies continue a horizontality throughout the project the continues along the rear water front façade.

The project locates the one-story masses of the garages at the front of the property to minimize the scale of the project form the street. The garages were also designed to have their respective motor courts and garage doors to not face the street to minimize impact on the front architectural façade. Along the side elevations the project features varying projections and carve out of the facades in addition to setting the side facades further back than the required setback to minimize impact on the north and south side neighboring lots. 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.

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 15,709 SF (only 37% of the lot size), which is below the allowable 50%-unit size limit. The proposed lot coverage is within the 30%-maximum permitted at approximately 25%. 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:



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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.

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.

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.

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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.

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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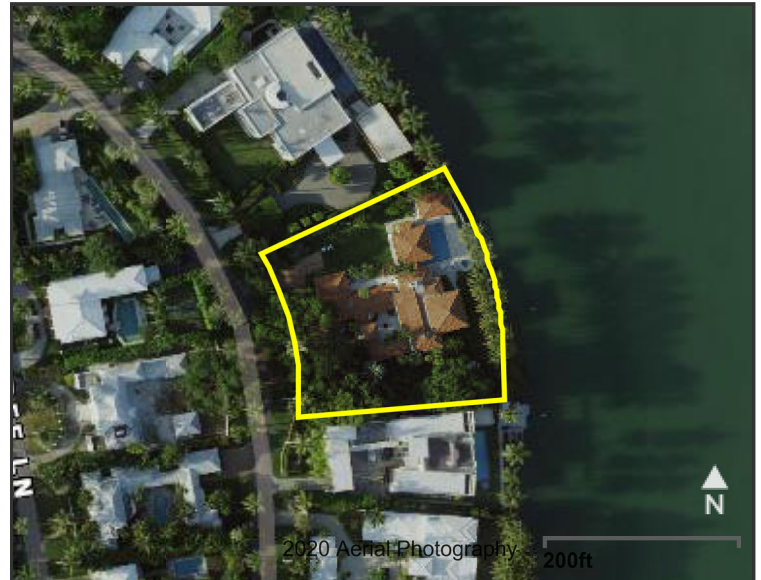


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 4/19/2021

Property Information	
Folio:	02-3211-005-0050
Property Address:	92 LA GORCE CIR Miami Beach, FL 33141-4520
Owner	LARRY LEE KUPPIN MINOUSH KUPPIN
Mailing Address	92 LA GORCE CIR MIAMI BEACH, FL 33141 USA
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	6 / 8 / 1
Floors	2
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	9,719 Sq.Ft
Lot Size	42,749.9 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2020	2019	2018
Land Value	\$8,977,755	\$8,977,755	\$8,977,755
Building Value	\$2,433,729	\$2,462,361	\$2,490,993
XF Value	\$70,553	\$71,466	\$72,384
Market Value	\$11,482,037	\$11,511,582	\$11,541,132
Assessed Value	\$11,482,037	\$11,511,582	\$11,541,132

Benefits Information				
Benefit	Type	2020	2019	2018
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).				

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$11,432,037	\$11,461,582	\$11,491,132
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$11,457,037	\$11,486,582	\$11,516,132
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$11,432,037	\$11,461,582	\$11,491,132
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$11,432,037	\$11,461,582	\$11,491,132

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Property Information

Folio: 02-3211-005-0050

Property Address: 92 LA GORCE CIR

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	Front Ft.	166.85	\$7,147,949
GENERAL	RS-2	2100	Front Ft.	42.50	\$1,829,806

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1939			6,287	\$1,603,185
1	2	1992			1,868	\$476,340
1	3	2004			1,202	\$306,510
2	1	2004			362	\$47,694

Extra Features			
Description	Year Built	Units	Calc Value
Aluminum Modular Fence	2012	360	\$11,628
Wood Fence	2012	40	\$608
Jacuzzi	1995	36	\$3,283
Dock - Wood Girders on Concrete Pilings	1995	450	\$10,530
Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf	1992	1	\$29,200
Patio - Marble	1992	805	\$7,052
Wall - CBS 4 to 8 in, reinforced	1992	730	\$4,380
Patio - Marble	1939	442	\$3,872

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Property Information

Folio: 02-3211-005-0050

Property Address: 92 LA GORCE CIR

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	2100	Front Ft.	166.85	\$7,147,949
GENERAL	RS-2	2100	Front Ft.	42.50	\$1,829,806

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1939			6,287	\$1,622,046
1	2	1992			1,868	\$481,944
1	3	2004			1,202	\$310,116
2	1	2004			362	\$48,255

Extra Features			
Description	Year Built	Units	Calc Value
Wood Fence	2012	40	\$614
Aluminum Modular Fence	2012	360	\$11,750
Dock - Wood Girders on Concrete Pilings	1995	450	\$10,665
Jacuzzi	1995	36	\$3,326
Wall - CBS 4 to 8 in, reinforced	1992	730	\$4,438
Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf	1992	1	\$29,600
Patio - Marble	1992	805	\$7,148
Patio - Marble	1939	442	\$3,925

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Property Information

Folio: 02-3211-005-0050

Property Address: 92 LA GORCE CIR Miami Beach, FL 33141-4520

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	2100	Front Ft.	166.85	\$7,147,949
GENERAL	RS-2	2100	Front Ft.	42.50	\$1,829,806

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1939			6,287	\$1,640,907
1	2	1992			1,868	\$487,548
1	3	2004			1,202	\$313,722
2	1	2004			362	\$48,816

Extra Features			
Description	Year Built	Units	Calc Value
Wood Fence	2012	40	\$621
Aluminum Modular Fence	2012	360	\$11,873
Jacuzzi	1995	36	\$3,370
Dock - Wood Girders on Concrete Pilings	1995	450	\$10,800
Patio - Marble	1992	805	\$7,245
Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf	1992	1	\$30,000
Wall - CBS 4 to 8 in, reinforced	1992	730	\$4,497
Patio - Marble	1939	442	\$3,978

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Property Information

Folio: 02-3211-005-0050

Property Address: 92 LA GORCE CIR

Full Legal Description

LA GORCE ISLAND
PB 40-7
LOT 6 LESS N40FT & ALL OF LOT 7
BLK 4 & LOT 1 LESS BEG SW COR
TH E204.40FT NLY65FT WLY205.03FT
SLY40FT TO POB BLK 5 OF LA GORCE
ISLAND OF PB 44-56
LOT SIZE 42750 SQ FT
OR 18723-2032 06 1999 1
COC 23103-2245 02 2005 1

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
08/15/2014	\$14,500,000	29274-2904	Qual by exam of deed
01/25/2010	\$9,500,000	27164-1301	Qual by exam of deed
02/01/2005	\$11,540,000	23103-2245	Sales which are qualified
06/01/1999	\$3,080,000	18723-2032	Sales which are qualified
05/01/1993	\$2,600,000	15932-2369	Sales which are qualified
10/01/1991	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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