



ARCHITECTURE INTERIOR DESIGN PLANNING

VIA ELECTRONIC SUBMITTAL

October 18th, 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: **DRB21-0736** – Design Review Approval for the Property Located at:
1255 N Biscayne Point Rd., Miami Beach, FL 33141

Dear Michael:

Please find this application on behalf of (the "Applicants"), the owners and contract purchasers of the property located at 1255 N Biscayne Point Rd., (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. 02-3203-001-2410. See Exhibit A, Property Appraiser Summary Reports. The Property is a waterfront lot comprised of approximately 10,844 square feet.

Located along N Biscayne Point Rd., in the RS-3, 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 is currently vacant.

Proposed Development. The Applicants propose to construct an exquisitely designed, modern two-story residence with under story parking. The home features a



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welcoming front façade by gradually grades up to the front door from the street with winding steps and a cascading water feature. The project has successfully created an open air under story with side approach 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 a modern cube design, with accentuated perforated sides to provide privacy to the inhabitants while allowing natural light and wind to pass through. In addition, the façade is proposed to receive wood cladding at the highlighted areas.

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 24', which is within the maximum permitted height for flat roof structures. The size of the proposed home is approximately 5,422 SF , which is below the allowable 50%-unit size limit. The proposed lot coverage is within the 30%-maximum permitted. 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.

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.



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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 8.0' + 2.0' 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.

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.

2915 BISCAYNE BOULEVARD.SUITE 200.MIAMI, FL 33137

O: 305.573.1818 F: 305.573.3766

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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.

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 : 10/18/2021

Property Information	
Folio:	02-3203-001-2410
Property Address:	1255 N BISCAYNE POINT RD Miami Beach, FL 33141-1703
Owner	DRAGAN STOJKOVIC TRS DAMAS TRUST SNEZANA STOJKOVIC TRS
Mailing Address	1255 N BISCAYNE POINT RD MIAMI BEACH, FL 33141-1703
PA Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0066 VACANT RESIDENTIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	11,250 Sq.Ft
Year Built	0



Assessment Information				
Year	2021	2020	2019	
Land Value	\$1,350,053	\$1,293,768	\$1,293,768	
Building Value	\$0	\$0	\$1,647	
XF Value	\$2,640	\$2,640	\$4,620	
Market Value	\$1,352,693	\$1,296,408	\$1,300,035	
Assessed Value	\$1,352,693	\$1,296,408	\$1,300,035	

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	\$1,352,693	\$1,296,408	\$1,300,035
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,352,693	\$1,296,408	\$1,300,035
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,352,693	\$1,296,408	\$1,300,035
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,352,693	\$1,296,408	\$1,300,035

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:



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Generated On : 10/18/2021

Property Information

Folio: 02-3203-001-2410

Property Address: 1255 N BISCAYNE POINT RD

Roll Year **2021** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-3	0800	Front Ft.	75.00	\$1,350,053

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value
Dock - Wood on Light Posts	1956	192	\$2,640

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Property Information

Folio: 02-3203-001-2410

Property Address: 1255 N BISCAYNE POINT RD

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-3	0800	Front Ft.	75.00	\$1,293,768

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value
Dock - Wood on Light Posts	1956	192	\$2,640

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Property Information

Folio: 02-3203-001-2410

Property Address: 1255 N BISCAYNE POINT RD Miami Beach, FL 33141-1703

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-3	0800	Front Ft.	75.00	\$1,293,768

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1956	2,837	2,785	2,639	\$1,647

Extra Features			
Description	Year Built	Units	Calc Value
Patio - Concrete Slab w/Roof Aluminum or Fiber	1971	252	\$1,395
Patio - Screened over Concrete Slab	1971	119	\$585
Dock - Wood on Light Posts	1956	192	\$2,640

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Property Information

Folio: 02-3203-001-2410

Property Address: 1255 N BISCAYNE POINT RD

Full Legal Description

BISCAYNE POINT PB 14-35

LOT 27 BLK 10

LOT SIZE 75.000 X 150

OR 20913-0310 12 2002 5

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
03/09/2018	\$1,610,000	30902-4870	Qual by exam of deed
12/01/2002	\$0	20913-0310	Sales which are disqualified as a result of examination of the deed

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Estimated Construction Cost

The estimated construction cost for this project is \$675,000.