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VIA ELECTRONIC & HARD COPY SUBMITTAL

January 3, 2022

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

RE: **DRB21-0760** – Letter of Intent – Design Review of Proposed
New Single-Family Home Located at 2444 Prairie Avenue,
Miami Beach, Florida

Dear Mr. Belush:

This law firm represents John Enright and Renee Manganaro-Enright (the "Applicants") in their application for design review of a new single-family home located at 2444 Prairie Avenue in the City of Miami Beach (the "City") and identified by Miami-Dade County Folio No. 02-3227-006-0390 (the "Property"). Please consider this the Applicant's letter of intent in support of a request to the Design Review Board ("DRB") for design review and waiver for a new single-family home.

Property Description. The Property is made up one parcel that is approximately 10,400 square feet (0.23 acres) in size. See Exhibit A, Property Appraiser Summary. The Property is currently improved with 2-story home and swimming pool constructed in 1925. 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").

Description of Proposed Development. The Applicants propose to construct an elegant, integrated designed 2-story residence (the "Proposed Home"). The Proposed Home emphasizes small, intimate areas, that are cohesive with the lush landscaping such as, internal courtyards, a mix of 1-and 2-story living spaces, and a terrace located at the rear that is open to the sky. The Proposed Home is centrally located on the 160' lot, which allows for ample ground floor green and open space at the entrance and rear of the Proposed Home. In the rear yard, there is

a landscaped backyard with a small covered dining area, lounge, and barbeque area, as well as a pool with adjacent 1-story gym.

The Proposed Home complies with the requirements of the RS-3 Zoning District with respect to lot coverage, unit size, setbacks, and elevation, and notably is well-below the maximum for unit size. Specifically, the Proposed Home provides:

- Lot coverage of 29% where 30% lot coverage is permitted;
- Unit size of 4,440 square feet (43%) where 5,200 square feet (50%) is permitted;
- Front Yard open space of 51% where 50% is required; and
- Rear Yard open space of 70% where 70% is required.

Cost Evaluation. Construction of the Proposed Home is estimated to cost approximately \$2,000,000.00.

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 Applicants 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 multiple courtyards, and outdoor covered living area, and proposes to include operable windows where appropriate.

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 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. The finished floor elevation of 9' NGVD is 1' higher than BFE to provide even greater flood and sea level rise protection.

(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.

There are no existing buildings.

(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.

(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, including a 100% permeable driveway in the front yard.

(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 an extensive lawn at the rear of the home. These features serve to minimize heat island effect.

Conclusion. The Applicants' proposed design offers a beautiful, modular designed home. The Proposed Home, centrally located on the Property, complements the existing mosaic of architectural styles on Prairie Avenue, is consistent with the intent of 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 305-377-6238.

Sincerely,

A handwritten signature in blue ink, appearing to be 'MJM' with a stylized flourish at the end.

Michael J. Marrero

CC: David Butter

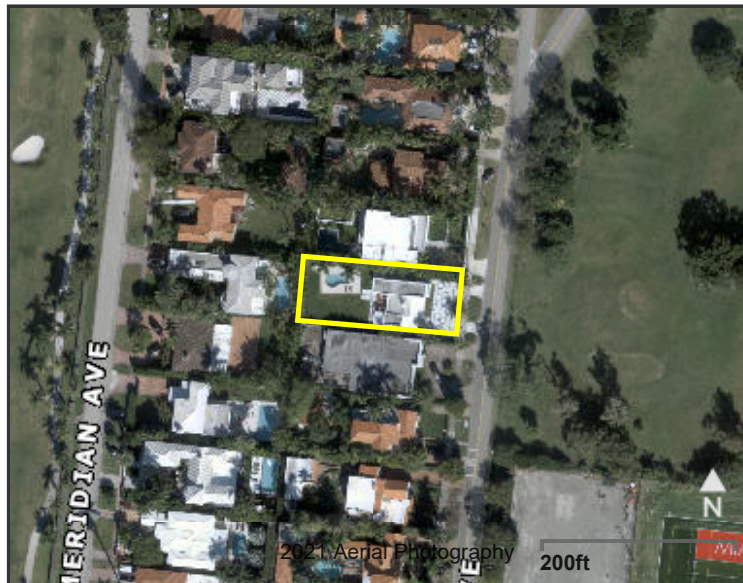


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/13/2021

Property Information	
Folio:	02-3227-006-0390
Property Address:	2444 PRAIRIE AVE Miami Beach, FL 33140-3405
Owner	JOHN ENRIGHT RENEE MANGANARO ENRIGHT
Mailing Address	2179 MERIDIAN AVE MIAMI BEACH, FL 33139 USA
PA Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0102 RESIDENTIAL - SINGLE FAMILY : ADDITIONAL LIVING QUARTERS
Beds / Baths / Half	4 / 3 / 1
Floors	2
Living Units	2
Actual Area	2,704 Sq.Ft
Living Area	2,704 Sq.Ft
Adjusted Area	2,516 Sq.Ft
Lot Size	10,400 Sq.Ft
Year Built	1925



Assessment Information				
Year	2021	2020	2019	
Land Value	\$793,984	\$749,042	\$749,042	
Building Value	\$171,717	\$171,717	\$171,717	
XF Value	\$41,953	\$42,385	\$42,820	
Market Value	\$1,007,654	\$963,144	\$963,579	
Assessed Value	\$1,007,654	\$963,144	\$963,579	

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
MID GOLF SUB PB 4-200 LOT 14 BLK 2 LOT SIZE 65.000 X 160 OR 15324-1845 1291 1	

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,007,654	\$963,144	\$963,579
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,007,654	\$963,144	\$963,579
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,007,654	\$963,144	\$963,579
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,007,654	\$963,144	\$963,579

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/28/2021	\$2,000,000	32772-4337	Qual by exam of deed
08/30/2018	\$950,000	31151-2910	Qual on DOS, but significant phy change since time of transfer
06/11/2018	\$60,000	31029-1378	Corrective, tax or QCD; min consideration
03/11/2016	\$422,200	30002-4961	Corrective, tax or QCD; min consideration

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Version: