

January 3, 2022

VIA ELECTRONIC SUBMISSION

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

Re: DRB 21-0767 - Design Review Approval and Waiver for the Property Located at 253 North Coconut Lane, Miami Beach, Florida 33139

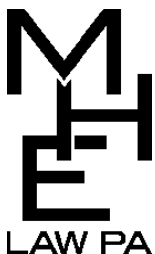
Dear Michael:

AS you know this law firm represents Sobe Property, LLC (the “Applicant”), the contract purchaser of the property located at 253 N. Coconut Lane, Miami Beach, Florida (the “Property”). 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 for a single-family home on the Property.

The Property. The Property is located on Palm Island, on Coconut Lane, backing-up to Biscayne Bay. It is identified by Miami-Dade County Folio No. 02-4205-002-0160 and is located within the RS-2 Single-Family Residential zoning district. The Property amasses approximately 7000 square feet. Currently, an approximately 2,624 square foot house is located on the site.

Description of Proposed Development. The Applicant is seeking to build a beautifully-designed two-story single family home on the Property, surrounded by lush landscaping. The proposed home has a minimal modern design finished with soft white tones and complementary wood accents. The design incorporates reflective curtain wall features at both along the rear facade of the home, creating a unique element that showcases the beauty of the Miami skyline. Dramatic overhangs with a tapered bottom detail create various shaded outdoor areas. The ample glass throughout provides unobstructed incredible views to the bay and the sliding door systems will allow for an outdoor/indoor living experience. The flat roof will incorporate a sun deck recessed from the edge of the structure, according to Code requirements. The landscape design will complement the architecture and blend in with the surroundings. The side yards include generous planting for privacy.

The footprint of the proposed home is scaled to be compatible with other homes in the neighborhood. No variances or waivers are requested in the design of this home. Rather, the intent of the design is to work with what is permitted under the existing Code and to be compatible, even of on the smaller scale, to other homes in the area.



Waiver Requests. The Applicant respectfully requests a waiver pursuant to Code Section 142-106(2)b.3.d which requires open spaces for every sixty (60) linear feet of a single family home. Those open spaces are required to be landscaped or sodded. The intent of the regulation is to break-up long expanses of uninterrupted two-story volumes adjacent to a property line. In this instance the Applicant is proposing to provide even larger breaks than what are required under the Code. However, rather than providing landscaping or sod in the area, the Applicant proposes delicate water features which create a Zen type environment. This application meets the intent of the Code, which is to break up the two-story structure, but rather than mere sod, which can brown and weed in the environment, it proposes an elegant water features. The intent and objective of the Code are satisfied as designed.

Sea Level Rise and Resiliency Criteria. The proposed single-family home will advance 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 Applicant proposes hurricane impact windows.

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

Operable windows will be provided.

(4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

The Applicant will provide appropriate landscaping at the Property. Proposed species include native and Florida-friendly plants appropriate for the area, including salt tolerant species.

(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 Applicant has considered the elevation of the right-of-way and surrounding properties, and plans to grade the front and side yards appropriately to remain compatible with the existing conditions, while slowly sloping-up as you get closer to the home in order to adapt to future raised elevations. The property will slope from the existing front yard elevation and gradually arrive at the first-floor slab. The Applicant will work with the Public Works Department to further address sea level rise projections with respect to the right-of-way connections.

- (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 Applicant has taken into consideration the raising of public rights-of-ways and has designed the proposed home accordingly.

- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located 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 be, where reasonably feasible and appropriate, elevated to the base flood elevation.**

This requirement will not be applicable in light of the new design.

- (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 wet or dry flood proofing will be necessary as all habitable space will be located above base flood elevation.

- (10) Where feasible and appropriate, water retention systems shall be provided.**

At time of permitting, the Applicant will engage the services of a civil engineer to analyze and provide the subsurface drainage design.

Conclusion. Granting this design review application will permit the development of a beautifully-designed modern single-family home that is compatible with the surrounding neighborhood. We look forward to your favorable review of the application. If you have any questions or comments in the interim, please do not hesitate to contact me

Sincerely,
MHE LAW PA



Monika H. Entin

MHE