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ZONING, LAND USE AND
ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6236 office
305.377.6222 fax
mamster@brzoninglaw.com

VIA ELECTRONIC SUBMITTAL

March 7, 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: **Letter of Intent** - DRB22-0782 – Design Review Approval for New Single-Family Residence at 6525 Allison Road, Miami Beach

Dear Michael:

This law firm represents the City National Bank of Florida Trust – Land Trust No 2401 3380 00 (the "Applicant"), owner of the property located at 6525 Allison Road, (the "Property") in the City of Miami Beach (the "City"). The Applicant intends to build a new single-family home that will complement the existing neighborhood context. This serves as the required letter of intent in connection with a request to the Design Review Board ("DRB") for design review approval of a new home to replace an existing pre-1942 two-story residence, including waivers for north side yard open space and height.

Property Description. The Property is a waterfront lot located on the northeastern portion of Allison Island. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio No. 02-3211-003-0160. The Property is approximately 16,290 square feet in size and consists of a single platted lot within the Indian Creek Subdivision recorded in Plat Book 31, at page 75 of the Public Records of Miami-Dade County. The existing home is located in a low-lying area of the City, with a grade elevation of only 4.96' NGVD.

The Property is located within the RS-3, Single Family Residential Zoning District, and not located in a local or national historic district. It should be noted that, just four (4) houses to the north Allison Island transitions into a more intense RS-2 Zoning District. Further, the property to the south recently combined two lots with the development of a new residence. As a result, the surrounding neighborhood contains varying lot sizes, and single-family homes with varying heights, setbacks, and styles.

Existing Home. According to the Building Card, on file with the City and included in application materials, the existing home was constructed in 1940. Notably, however, microfilm records indicate that a maid's quarters was added to the home in 1952, and a second story addition was developed in 2000 on the south side of the main home. In addition, the existing home is abnormally pushed towards the rear of the Property, with a setback of over 60' to the one-story garage structure at the front. The primary massing of the existing home is over 80' from the front property line. As a result, the only location for a possible addition to the existing home would be the front yard. Such an addition would completely obscure any portion of the structure that may be considered architecturally significant. Accordingly, the Applicant proposes to replace the existing home with a home that suits the family's needs, is elevated to base flood elevation plus 2' freeboard, and is more centrally located on the Property.

Proposed Home. The Applicant proposes to construct an elegant two-story residence that mimics the massing of the existing home and is inspired by the City's tropical climate (the "Proposed Home"). At the front, the Applicant proposes a central motor court with a three-car garage at the north. The second level of the garage structure serves as a home gym and guest quarters. The two-story garage structure is skillfully linked to the primary massing of the Proposed Home by a one-story structure with an outdoor terrace and garden on its roof. The one-story transition from the two-story garage structure at the front of the Property to the two-story main home serves to break up the massing of the north elevation consistent with the intent of the Code.

At the main entrance to the Proposed Home, a partially covered loggia traverses a landscaped water feature to create a sense of arrival within a tropical oasis. The Proposed Home features abundant natural materials such as wood pergolas, wood louvers, and tastefully placed keystone cladding throughout the first level. The use of these elegant natural materials provides movement and architectural interest throughout all facades of the Proposed Home.

The additional front setback creates an inviting and open front yard and entrance sequence for the centrally situated proposed home. As a homage to the abundant

keystone pavers featured in the front yard of the existing home, the entrance of the proposed home features keystone cladding that wraps around the entire first level of the home. The abundant natural materials and transitions between one and two-story structures results in an interesting and sensitively designed home with a cohesive tropical theme. The north elevation, where the one-story transitions between the garage structure and main home is located, provides substantial fenestration to break up the mass of the Proposed Home's north elevation. The fully compliant south elevation provides fenestration and changes in plane to create additional movement and architectural interest. In the rear yard, the Proposed Home features a waterfront balcony on the second floor, a covered terrace on the first floor, and an accessory outdoor kitchen that is clad in keystone and covered by a wood pergola consistent with the design and materiality of the main home.

The design complies with the City of Miami Beach Code of Ordinances (the "Code") requirements with regard to setbacks, unit size, lot coverage, and open space. This ensures minimal impact on the abutting neighbors. The Applicant proposes a two-story front setback of 30' only with respect to the two-story garage/guest quarters, with the main home setback more than 60' from the front property line. Further, the proposed rear setback is 41'-2" which is greater than the minimum required rear setback of 32'-7". The proposed unit size is approximately 7,519 square feet (46.15%) where 8,145 square feet (50%) is the maximum, and proposed lot coverage is 29.97% where a 30% maximum is permitted. Further, the proposed home provides 78.26% of the front yard as open space where 50% is required, and provides 70.09% of the rear yard as open space in compliance with the Code. To address chronic flooding and sea level rise, the applicant proposes a finished floor elevation of 10' NGVD, utilizing 2' of freeboard, which is a significant improvement from the existing finished floor elevation of 8.00' NGVD (1' below minimum required flood elevation of 9' NGVD).

Lastly, the proposed home will be lushly landscaped with native and drought tolerant vegetation that complements the tropical design. The overall design satisfies the intent of the Code by creatively breaking up the massing with a combination of one and two-story structures, as well as using of a variety of architectural articulations and sophisticated materials.

Cost Estimate. The estimated cost of construction for the Proposed Home is approximately $3,800,000.00.

Waiver Requests. The Applicant respectfully requests Design Review Board approval of the following waivers:

1. To waive the additional required open space of the two-story north side elevation located parallel to the north side property line exceeding 50% of the lot depth or 60 feet pursuant to Code Section 142-106(2)(d); and

2. To permit an increased height of 3'-4''. up 27'-4'',for a portion of a flat roof as would be permitted in the RS-2 District pursuant to Code Section 142-105(b)(1).

North Elevation. The massing of the north elevation is sensitively designed to meet the intent of the Code by using a one-story transitional structure to connect the garage/guest quarters to the main home and additional setback areas on the two-story portion. Further, the one-story transition and outdoor terrace provides abundant fenestration to allow light to pass through the narrow structure and soften its impact on neighboring properties. Notably, there is no two-story side elevation of the Proposed Home that exceeds sixty (60') feet in length due to the use of the one-story transition structure. The proposed design provides a total of 114.39 square feet of additional open space (0.7% of lot area), where 162.9 square feet (1% of lot area) required. The intent of the Code is to reduce the scale and massing of the second story portion of homes against the neighboring properties, which is successfully accomplished by the use of a one-story transition between two story elevations, as well as variation in planes, materials and appropriate fenestration.

Height. The Applicant seeks a 3'-4'' waiver to allow for increased height on the centrally located main home for a modest roof deck and elevator shaft. The increased height does not apply to the two-story garage/guest quarters at the front of the Property, which is 24'-10'' tall, 2'-2'' less than the maximum permitted height for that structure. The requested additional height only applies to the central portion of the main home where the fully complaint roof deck is located, which is setback over 60' from the front property line and is mainly obscured by the sloped roof the modest proposed roof deck only occupies an area equivalent to 16.2% of the floor below, where a maximum of 25% is permitted. The additional height is needed to accommodate a flat roof deck and elevator access for the sloped roof design; it is not for additional height in the interior floors below. Further, the Property is located just four lots south of an RS-2 District, which permits heights of 28' for flat roofs, and 31' for sloped roofs. Thus, the existing built context of the immediately surrounding neighborhood includes homes that are taller than 27' in height. We further note that the one-story home to the south of the Property, located at 6505 Allison Road, was recently demolished and combined with the property located at 6493 Allison Road. Thus, any future neighboring home to the south of the Proposed

Home will be developed at BFE + minim freeboard and need to adhere to much wider side setbacks as a double lot. In light of the additional height being limited to portions of the centrally located main home, and the fact that there are existing properties in the neighborhood with comparably tall homes, the requested additional height is consistent with the Design Review Criteria.

Further, the Applicant proposes to actively address sea level rise and construct the proposed finished floor of the new home at base flood elevation plus two (2) foot of freeboard. The Applicant is looking to maximize the longevity and resiliency for the newly designed home, while retaining characteristics of the existing home within the proposed design. Overall, the proposed height is sensitive and compatible with the surrounding homes.

Sea Level Rise and Resiliency Criteria. The new home advances the sea level rise and resiliency criteria in Section 133-50(a) of the 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 home 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 Applicant will provide, where feasible, passive cooling systems.

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

All 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 Applicant is proactively addressing seal level rise projections by raising the first floor of the home to the base flood elevation of 8' NGVD and 2' of 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.

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 a number of shaded open spaces and non-air-conditioned shaded living spaces to strategically minimize the potential for heat island effects on site. The Applicant is also providing significant plantings and water features on the site to provide shade and reduce heat island effects.

Conclusion. Granting this design review application, with associated waivers, will permit the development of a beautiful and resilient single-family home that will be compatible with the surrounding homes and neighborhood. The tropical design design provides a centrally focused massing, a variety of openings, elegant materials, and the opportunity for lush landscaping throughout the site. Additionally, the home complies with unit size, lot coverage, required setbacks, and open space, ensuring a minimal impact on abutting neighbors.

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 305-377-6236.

Sincerely,

Matthew Amster

cc: Daniel Puente, Esq.
Nicholas Rodriguez, Esq.