



ARCHITECTURE INTERIOR DESIGN PLANNING

***VIA ELECTRONIC SUBMITTAL***

*March 21<sup>st</sup>, 2022*

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

Re: **DRB22-0811** – Design Review Approval for the Property Located at:  
16 W Dilido Drive, Miami Beach, FL 33139.

Dear Michael:

Please find this application on behalf of (the "Applicants"), the owners and contract purchasers of the property located at 16 W Dilido Drive, (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 pre-1942 single-family home on the Property. The proposed residence is also seeking an additional 4' of height per waiver as allowed for RS-3 properties.

Property Description. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio Nos. 02-3232-011-0080. See Exhibit A, Property Appraiser Summary Reports. The Property is a waterfront lot comprised of approximately 17,780 square feet.

Located along W Dilido Drive 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, and lush landscaping.

The Property contains a two-story, single-family home. According to the Property Appraiser, the home at 16 W Dilido Drive was built in 1941. The house is below Base Flood Elevation ("BFE") and therefore does not comply with the minimum elevation requirements of BFE plus one foot freeboard. The existing home is functionally obsolete,

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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 one-story garage volume at the front of the property, and the main two-story residence set significantly back from the street in the middle of the property. The rear of the house features a large overhang for covered outdoor space that runs the length of the façade, as well as a detached trellis canopy for outdoor dining and cooking. The property will feature lush vegetation along the aides of the property to create privacy between the neighbors.

The proposed residence will feature high quality materials such as varying types of stone, metal, wood, and built in planters with landscaping to create a high quality façade. There is also a large water feature that wraps around the front and side of the residence.

Notably, the Applicants are not seeking any variances. The new home embraces the character of the surrounding neighborhood and complies with the Code requirements for allowable height request, setbacks, unit size, and lot coverage. The height of the main home with a flat roof is being requested to be at 28', which is requesting an additional 4' of height waiver as allowed in the RS-3 zoning districts. The size of the proposed home is approximately 8,769 SF (49%), which is just 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.**

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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 10.5' NGVD (BFE 9.0' + 1.5' 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.



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**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.

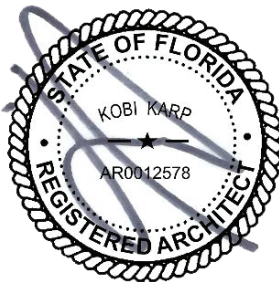


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Conclusion. The Applicants' goal is to develop a dream single-family home with beautiful architecture, fully compliant with the Code, and sensitive amenities that minimize any impact on the neighboring lots to the East and West and the surrounding 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

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EXHIBIT A

**LEGAL DESCRIPTION:**

Lot 9, Block 1, DI LIDO, an island in Biscayne Bay, as per Plat thereof recorded in Plat Book 8, Page 36, of the Public Records of Dade County, Florida; together with an eight (8) foot strip adjoining said lot, which eight (8) foot strip is bounded as follows: On the Southerly side by Biscayne Bay, on the Northerly side by the southerly line of Lot 9, Block 1, DI LIDO, on the Westerly side by the Westerly line of Lot 9, Block 1, DI LIDO, produced in a Southerly direction on the East by the Easterly line of Lot 9, Block 1, DI LIDO produced in a Southerly direction, AND ALSO the Westerly quarter of Lot 8 of Block 1, DI LIDO according to Plat Book 8, Page 36 of the Public Records of Dade County, Florida, described as follows: Beginning at a point where the dividing line of lots 8 and 9, Block 1, DI LIDO intersects the Southerly line of West Di Lido Island Drive; thence in a Southwesterly direction along said dividing line of said Lots 8 and 9, to the Southwest corner of said Lot 8; thence Easterly along the Southerly line of said Lot 8 a distance of 25.989 feet to a point; thence Northerly along a line to 12.2445 feet Easterly from the point of beginning measured along the Southerly boundary of West Di Lido Island Drive thence Westerly along the Southerly line of West Di Lido Drive, a distance of 12.2445 feet to the point of beginning; and also that part of an eight (8) foot strip of land conveyed by the trustees of the Internal Improvement Fund to the Bay Biscayne Improvement Company by deed dated December 15, 1930 and recorded in Deed Book 1416, Page 77 of the Public Records of Dade County, Florida, which lies Southerly and continuous to the Southerly boundary line and between the Westerly and Easterly boundary lines of the above described property extended Southerly.