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VIA ELECTRONIC AND HARD COPY SUBMITTAL

April 11, 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** - DRB22-0795 – Design Review
Approval for New Single-Family Residence at 4541 North
Bay Road, Miami Beach

Dear Michael:

This law firm represents 4541 NBR LLC (the "Applicant"), owner of the property located at 4541 North Bay 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 two-story home to replace an existing pre-1942 two-story residence.

Property Description. The Property is a non-waterfront lot located midblock along the east side of North Bay Road. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio No. 02-3222-011-0840. See Exhibit A, Property Appraiser Detailed Report. The Property is approximately 7,314 square feet in size and consists of a single platted lot within the Nautilus Subdivision recorded in Plat Book 8, at page 95 of the Public Records of Miami-Dade County. See Exhibit B, Plat.

The Property is located within the RS-4, Single Family Residential Zoning District, and not located in a local or national historic district. It should be noted that, along North Bay Road and located across the street from the

Property, there are a combination of single-family houses zoned RS-2 and RS-3. 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 Building Department, the home was built in 1928. See Exhibit C, Building Card. Notably, microfilm records indicate that an addition to the garage and a new balcony were added in 1931 and 1937, respectively, and interior renovations were made in 2001. Additionally, a swimming pool and pool deck were installed in 2001. See microfilm records included with the application materials.

Proposed Development. The Applicant proposes to construct a modern two-story residence designed by SAOTA. The estimated cost of construction, including demolition of the existing structure, is approximately \$1,000,000.00. The overall design expertly employs various materials including basalt stone, blackened steel, tiled limestone, timber slats, and gray venetian plaster at the first and second-story elevations to give character and texture to the home.

The entrance of the home is intricately designed to create an inviting and open front yard and entrance sequence for the centrally situated proposed home. The entrance includes masonry planters with stone veneer, a pedestrian gate and walkway. At the front of the home, the Applicant also proposes a concrete-paved circular drive accessing a two-car garage at the south side. The second level of the residence consists of bedrooms, a lounge, and outdoor terraces. The roof will only have centrally located mechanical equipment, and there will not be any roof deck. In the rear yard, a yoga deck, outdoor lounge, and reflection pool will provide peaceful enjoyment of the outdoors. The purposeful layout of the home facilitates an ease and natural flow of the living spaces, while simultaneously moving the massing towards the widest portion of the lot.

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. The Applicant does not request any waiver or variance. Specifically, the proposed development complies with all front, side, and rear setback requirements. Moreover, the proposed unit size is approximately 3,597 square feet (49%) where 3,657 square feet (50%) is the maximum, and the proposed lot coverage is 29.57% where a 30% maximum is permitted. Further, the proposed home provides 50% of the front yard as open space and provides 72% of the rear yard as open space in compliance with the Code.

The overall design sufficiently addresses the intent of the Code with the main massing centrally located and a variety of highly-designed, architectural articulations and materials, along with extensive plantings.

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 sea level rise projections by raising the first floor of the home to the base flood elevation of 8' NGVD plus 1'-6" 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 will permit the development of a compatible and resilient single-family home that will add value to the surrounding neighborhood. The home complies with height, open space, unit size, lot coverage, and required setbacks, and is centrally located with significant recesses and architectural

details. The modern design provides a centrally focused massing, a variety of openings, elegant materials, and the opportunity for lush landscaping throughout the site.

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

Attachments

cc: Shakeyla Flores, Esq.

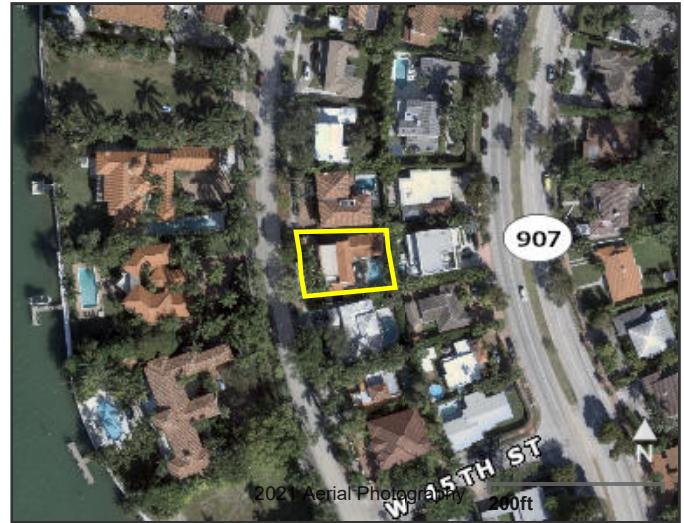


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 3/20/2022

Property Information	
Folio:	02-3222-011-0840
Property Address:	4541 N BAY RD Miami Beach, FL 33140-2860
Owner	4541 NBR LLC C/O TFMG ASSOCIATES LLC
Mailing Address	655 MADISON AVE 11 FLOOR NEW YORK, NY 10065 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	6 / 5 / 1
Floors	2
Living Units	1
Actual Area	4,548 Sq.Ft
Living Area	3,976 Sq.Ft
Adjusted Area	3,827 Sq.Ft
Lot Size	7,320 Sq.Ft
Year Built	1928



Assessment Information			
Year	2021	2020	2019
Land Value	\$914,915	\$1,024,680	\$1,024,680
Building Value	\$452,064	\$455,413	\$458,762
XF Value	\$28,021	\$28,362	\$28,703
Market Value	\$1,395,000	\$1,508,455	\$1,512,145
Assessed Value	\$1,027,274	\$1,013,091	\$990,314

Benefits Information				
Benefit	Type	2021	2020	2019
Save Our Homes Cap	Assessment Reduction	\$367,726	\$495,364	\$521,831
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
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	\$50,000	\$50,000	\$50,000
Taxable Value	\$977,274	\$963,091	\$940,314
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,002,274	\$988,091	\$965,314
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$977,274	\$963,091	\$940,314
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$977,274	\$963,091	\$940,314

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>

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Property Information

Folio: 02-3222-011-0840

Property Address: 4541 N BAY 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-R	0100	Front Ft.	73.20	\$914,915

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1928	4,548	3,976	3,827	\$452,064

Extra Features			
Description	Year Built	Units	Calc Value
Wood Fence	2002	20	\$269
Patio - Concrete Slab	2002	500	\$1,640
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2002	1	\$24,600
Wall - CBS unreinforced	2002	450	\$1,512

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Property Information

Folio: 02-3222-011-0840

Property Address: 4541 N BAY 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-R	0100	Front Ft.	73.20	\$1,024,680

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1928	4,548	3,976	3,827	\$455,413

Extra Features			
Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	2002	450	\$1,530
Patio - Concrete Slab	2002	500	\$1,660
Wood Fence	2002	20	\$272
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2002	1	\$24,900

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Property Information

Folio: 02-3222-011-0840

Property Address: 4541 N BAY RD Miami Beach, FL 33140-2860

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-R	0100	Front Ft.	73.20	\$1,024,680

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1928	4,548	3,976	3,827	\$458,762

Extra Features			
Description	Year Built	Units	Calc Value
Wood Fence	2002	20	\$275
Patio - Concrete Slab	2002	500	\$1,680
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2002	1	\$25,200
Wall - CBS unreinforced	2002	450	\$1,548

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Property Information

Folio: 02-3222-011-0840

Property Address: 4541 N BAY RD

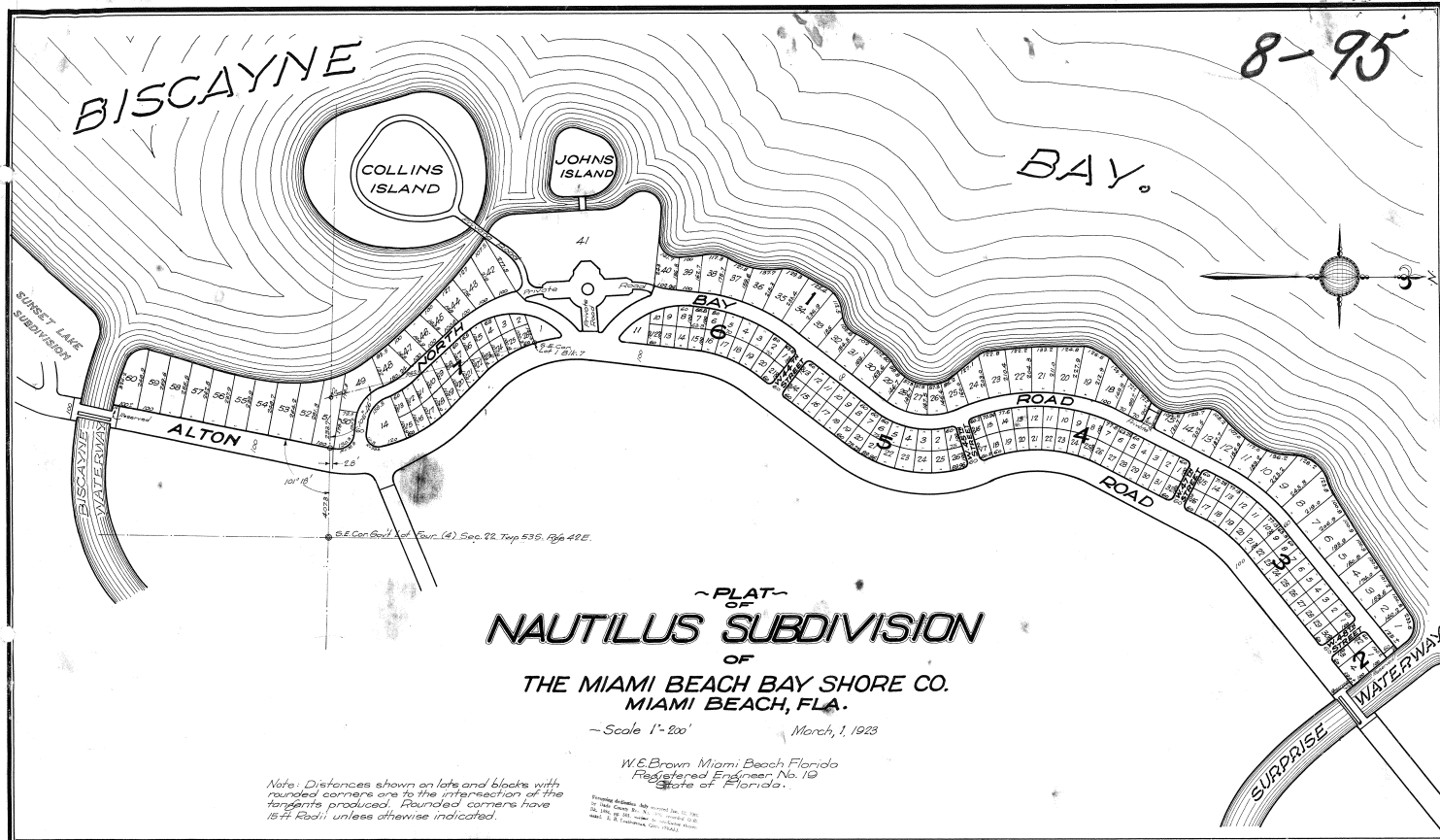
Full Legal Description
NAUTILUS SUB PB 8-95
LOT 13 BLK 4
LOT SIZE 73.200 X 100
OR 20559-0722 07 2002 1

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/06/2021	\$3,600,000	32746-4906	Qual by exam of deed
07/01/2002	\$800,000	20559-0722	Sales which are qualified
06/01/2001	\$400,000	19724-0652	Sales which are qualified
02/01/2000	\$350,000	18996-3585	Sales which are qualified
02/01/1996	\$0	17708-1612	Sales which are disqualified as a result of examination of the deed

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Version:

8-95



KNOW ALL MEN BY THESE PRESENTS:—

That The Miami Beach Bay Shore Company, a corporation duly organized and existing under the laws of the State of Florida, has caused to be made and hereby files the attached plat of the property to be known as the Nautilus Subdivision, being a subdivision of that property situate in Dade County, Florida, and more particularly described as follows, to-wit: A portion of the northwest quarter (NW 1/4) of the northeast quarter (NE 1/4), Government Lot One (1); portions of Government Lots Two (2), Three (3), and Four (4), all in Section Twenty-two (22) and a portion of Government Lot One (1), Section Twenty-seven (27), all in Township Fifty-Three (53) South, Range Forty-two (42) East.

That said avenues, streets, drives and ways shown marked and designated on said plat are hereby granted, reserved, limited and dedicated to the perpetual use and private use and enjoyment of the present or future owner or owners of any or all of the lots or islands in said Nautilus Subdivision, provided, however, that those certain ways designated on said plat as leading from those certain streets designated thereon as North Bay Road and Alton Road to the building now known as the Nautilus Hotel and to those islands now designated on said plat as Collins Island and Johns Island are hereby reserved and limited to the owner or owners of Lot Forty-one (41) of Block One (1) of said Subdivision of which lot the said hotel now stands and are also reserved and limited to the owner or owners of said Collins Island and to the owner or owners of said Johns Island which said ways shown as entrances to the said hotel grounds and to said islands are not included in the dedication of said avenues, streets, drives and ways of said Nautilus Subdivision to the private use of the present or future owner or owners of lots in said subdivision; it being hereby further expressly declared that no part of any of said avenues, streets, drives and ways is now dedicated or granted to the public use in any way, form or manner whatsoever.

The Miami Beach Bay Shore Company hereby reserves in and to itself, its successors and assigns all reversion, reversions, remainder

and remainders in and to those parts embraced in said avenues, streets, drives and ways, when said avenues, streets, drives and ways cease to be used for the purposes of this dedication, either by due process of law or otherwise.

In Witness Whereof: The Miami Beach Bay Shore Company, has caused its name to be signed by its President and its corporate seal to be affixed hereto by its Secretary this 31st day of December, A.D. 1923.

W.E. Brown
Secretary
The Miami Beach Bay Shore Co.
President

State of Florida ss
County of Dade
I hereby certify that on the 31st day of December, A.D. 1923, before me personally appeared Carl G. Fisher and C.W. Chase, Jr., President and Secretary, respectively, of The Miami Beach Bay Shore Company, a corporation duly organized and existing under the laws of the State of Florida, to the known to be the persons described herein and who executed the foregoing instrument and severally acknowledged the execution thereon to be their free act and deed as such officers and that they affixed thereto the official seal of said corporation and the said instrument is the act and deed of said corporation.

Witness my hand and official seal at Miami Beach, Florida the day and year above written.
Executed in the presence of:—
W.E. Brown
Notary Public, State of Florida
My Commission expires 12-31-24

This is to certify that the attached plat was made in conformity with a survey of the property, recently made by me and is accurate and correct to the best of my knowledge and belief.

W.E. Brown
Registered Eng. No. 19 State of Florida

Examined and approved for record

Hubert Oudree by *W.E. Brown*
County Clerk, Dade County, Florida

This plat approved by a vote passed and adopted by the City Council of Miami Beach, Florida.

J.H. Harrison
President, City Council, Pro Tem

Attest *Carl G. Fisher*
City Clerk

STATE OF FLORIDA
COUNTY OF DADE
31
December 1923
9-5-24
W.E. Brown
Notary Public

Owner Agnes C. Gano Mailing Address Permit No. 2530
 Lot 13 Block 4 Subdivision Nautilus No. 4541 Street Bay Road Date May 31, 1928
 General Contractor Clayton Sheppell
 Architect Owner 13077 Address 3222-11-084
 Front 73 Depth 61 Height Stories Use Residence
 Type of construction Frame Stucco Cost \$20,000/00 Foundation Spread Footing Roof

Plumbing Contractor A. L. Dulbs Address Date June 12, 1928
 No. fixtures 25 Rough approved by Date
 Plumbing Contractor A. L. Dulbs Address Date June 5, 1928
 No. fixtures set 1-Temporary Final approved by Date
 Sewer connection 1 Septic tank Make Date

Electrical Contractor Electric Construction Co., Inc. Address 231 5th St. M. B. Date July 9, 1928
 No. outlets 30 Heaters Stoves 1 Motors Fans Temporary service
 Rough approved by Date
 Electrical Contractor The Kandis Co. Address 1125 Lincoln Road Date Sept. 14, 1928
 Special Outlets 1 Ref. No. fixtures set 60 Final approved by Date
 Date of service

** # 10015- Addition of balcony- (Lester Preu, contractor) \$1,000.00- 6/26/1937
 Alterations or repairs Date

Plumbing permit # 11614- Brunson- 1 Gas ---- GAS OK JJ FARREY- Nov. 29th-1938 --- Dec. 1-1938
 Electrical permit-# 11992- Tropical Electric- moving heater- Dec. 3- 1938

BUILDING PERMIT # 4236... Addition to garage- (Frame stucco) Maine Delburn Co. contractor: \$ 2,000:....
 PLUMBING Southern Septic Tank Co. 1 Tank Jan. 13, 1926 Jan. 14, 1931

BUILDING PERMIT # 15774- WATERPROOFING - Tropical Waterproofing Company - \$ 400: June 9, 1941
 BUILDING PERMIT # 19408... Sidewalk .. day labor. \$ 200: Nov. 24, 1944

BUILDING PERMIT # 35066 Re-roofing -Giffen Industries, Inc., contr. \$ 235..... Feb. 2, 1951
46521 by owner...."For Sale" sign as per ordinance #1024...\$ 2.00... Dec. 1, 1954
#77658 Carruth Roofing Co.: Reroof 33½ squares - \$2692 - 1/9/67
#26407 1/11/85 - OWNER: LYNDON WEISSER - exterior painting \$600

PLUMBING PERMIT # 18370.. Alex. Orr.... 1 gas range.... July 12, 1945
18533 Giffen Roofing Co. 1 Solar water heater (\$318) Sept. 26, 1945
#44618 Peoples Gas: 1 dryer - 1/7/65

ELECTRICAL PERMITS: #48667 Astor Electric Serv., Inc: one motor October 5, 1956 OK Plaag 2/18/57

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.		BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	PERMIT NO.