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VIA ELECTRONIC SUBMITTAL & HAND-DELIVERY

May 9, 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: **DRB22-0824** – Letter of Intent – Design Review of Proposed
Comprehensive Landscaping located at 5757 La Gorce Drive,
Miami Beach, Florida

Dear Michael:

This law firm represents 5757 La Gorce Drive LLC (the "Applicant") in their application for design review of comprehensive landscaping of the entire lot to replace an existing pre-1942 single family home located at 5757 La Gorce Drive in the City of Miami Beach (the "City") and identified by Miami-Dade County Folio No. 02-3214-003-0540 (the "Property"). See Exhibit A, Property Appraiser Summary Report. This letter serves as the required letter of intent for design review of the proposed landscaping. The Applicant does not request any waiver or variance.

Property Description. The Property is a non-waterfront parcel approximately 7,584 square feet (0.17 acres) in size. The Property is improved with a one-story single-family home originally constructed in 1936. See Exhibit B, Building Card. 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-4").

Adjacent Parcels Owned by Applicant. The Applicant also owns two adjacent properties to the north located at 5774 Pine Tree Drive and 5765 La Gorce Drive, as indicated on the submitted architectural plans. See Architectural Plans, Sheet A-014. The property at 5774 Pine Tree Drive is composed of the Applicant's primary residence and the adjacent property at 5765 La Gorce Drive has been beautified with lush landscaping.

Property Condition. The Applicant acquired the subject Property in 2021 and initially planned to renovate the existing home. However, the existing home is in very poor condition and contains various structural issues. Specifically, almost all of the tie columns and beams exhibit extensive concrete spalling, cracking, and deterioration. Additionally, there is extensive rot damage of wood, deterioration at the base of the walls, and these poor conditions have only been worsened by termite damage. See Exhibit C, Structural Condition Assessment Report prepared by Youssef Hachem Consulting Engineering (the "Structural Report").

Ultimately, the Structural Report concluded that the cost of repair and upgrading of the structural members including foundations, columns, beams, roof and other wood elements, in addition to the mechanical, electrical, and plumbing systems, will most likely exceed 50% of the value of the existing building, which the Applicant's development team has confirmed. Therefore, the Structural Report concludes that the building elements should not be repaired and the building should instead be demolished. Additionally, due to the low elevation and original means of construction, the existing house cannot be raised as required. Moreover, the cost estimate for renovating the existing house in order to comply with the current Florida Building Code is \$768,327. See Exhibit D, Preliminary Budget prepared by CI Construction Management Services, Inc.

Due to these conditions, the Applicant believes that removal of the residence now and redevelopment of the Property with comprehensive landscaping will prevent worsening the condition of the home and avoid unsafe structure issues. Further, the landscaping will make the Property compatible with the two other parcels at 5774 Pine Tree Drive and 5765 La Gorce Drive as well as the entire neighborhood.

Proposed Landscaping. The proposed comprehensive landscaping would be compatible with the adjacent parcels owned by the Applicant and also serve to beautify the neighborhood. The Applicant proposes to include fifteen (15) trees, such as seagrape and green buttonwood trees, along the north and south elevations of the Property. The Applicant also proposes to have coconut palms, cabbage palms, and compatible hedges including green buttonwood, yaupon holly, and podocarpus maki. The ground covers will include perennial peanut and frogfruit species and the central landscaping of the Property will be primarily comprised of empire grass. The proposed landscaping will also be complimented by a beautifully, landscaped wall and gate at the front entrance of the Property. All landscape areas are to be provided with an automatic sprinkler system which will provide 100% coverage. All plants will be top dressed with a minimum 3-inch layer of Melaleuca mulch, Eucalyptus mulch, or equal. Overall, the proposed landscaping

masterfully beautifies the Property and is compatible with the adjacent lots and surrounding neighborhood.

Conceptual Future Single-Family Home. Presently, the Applicant only proposes to replace the existing residence with comprehensive landscaping. However, in the future, the Applicant would like to retain the opportunity to develop a simple, single family home. Any proposed single-family home would comply with the RS-4 development regulations, and therefore, the unit size would not exceed 50% of the lot area, the lot coverage would not exceed 30% of the lot area for 2-story or 50% for 1-story home, and the minimum unit size would be 1,800 square feet. In the architectural plans included with the application materials, the Applicant provides conceptual plans for a diminutive new one-story home that is at only 32% unit size and 32% lot coverage, where 50% is permitted for both, and would be well below the maximum size allotted for the Property. These plans are completely illustrative and not for approval at this time. The Applicant will return to the DRB for approval of any future home on the Property.

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 Applicant will provide a recycling or salvage plan during permitting.

(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

There is no enclosed structure as the Applicant only proposes landscaping; however, any future proposed home will feature hurricane impact windows.

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

Any future, proposed home will feature passive cooling systems such as operable windows.

(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 landscaping will not include any new construction. However, any future, proposed home will be raised at minimum to the base flood elevation of 8' NGVD plus 1' 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 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 proposed landscaping will not include any new construction. However, any future, proposed home will be adaptable to the raising of public rights-of-ways and adjacent land.

(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.

The proposed landscaping will not include any new construction. However, in the event of any future, proposed home, 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.

As described in the Structural Report, it is not reasonably feasible to elevate the existing home.

(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 proposed landscaping will not include any new construction.

(10) As applicable to all new construction, water retention systems shall be provided.

The proposed landscaping will not include any new construction. However, the landscaping design will contain appropriate water retention and any future, proposed home will also retain all stormwater on-site.

(11) Cool pavement material or porous pavement materials shall be utilized.

The Applicant proposes a substantial increase in cool and/or porous pavement materials than exist today and a significant reduction in hardscape.

(12) The design of each project shall minimize the potential for heat island effects on-site.

The proposed landscaping will not include any new construction and there is a substantial decrease in impervious areas. Any future, proposed home will also include abundant landscaping to minimize heat island effects.

Conclusion. The Applicant's proposed project offers a beautifully designed landscape without need for waivers or variances. Ultimately, the proposed landscaping pleasantly compliments the surrounding area, is consistent with the Code in all respects, and improves the resiliency of the Property. We therefore respectfully request your favorable review and recommendation. If you have any questions or comments, please call me at 305-377-6236.

Sincerely,



Matthew Amster

Attachments

cc: Shakeyla Flores, Esq.



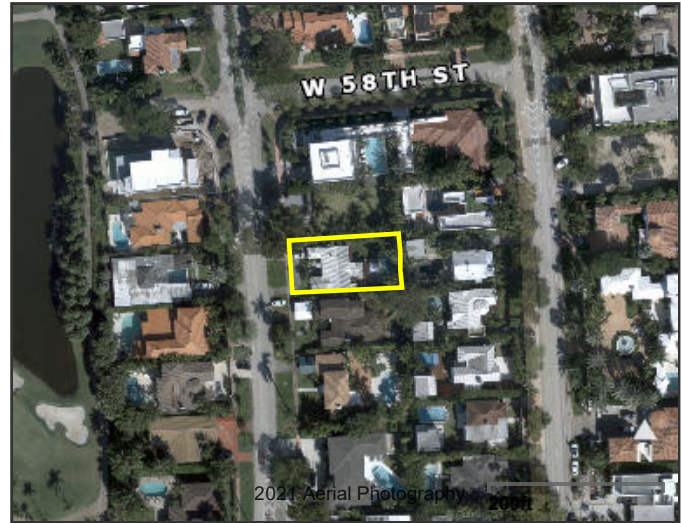
OFFICE OF THE PROPERTY APPRAISER

EXHIBIT A

Summary Report

Generated On : 4/17/2022

Property Information	
Folio:	02-3214-003-0540
Property Address:	5757 LA GORCE DR Miami Beach, FL 33140-2141
Owner	5757 LAGORCE DRIVE LLC
Mailing Address	2525 PONCE DE LEON BLVD 4FL CORAL GABLES, FL 33134 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 3 / 0
Floors	1
Living Units	1
Actual Area	2,034 Sq.Ft
Living Area	1,728 Sq.Ft
Adjusted Area	1,881 Sq.Ft
Lot Size	7,583.75 Sq.Ft
Year Built	1936



Assessment Information			
Year	2021	2020	2019
Land Value	\$836,427	\$644,922	\$644,922
Building Value	\$174,933	\$174,933	\$174,933
XF Value	\$18,882	\$19,135	\$19,389
Market Value	\$1,030,242	\$838,990	\$839,244
Assessed Value	\$400,710	\$395,178	\$386,294

Benefits Information				
Benefit	Type	2021	2020	2019
Save Our Homes Cap	Assessment Reduction	\$629,532	\$443,812	\$452,950
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).				

Short Legal Description	
14 53 42	
BEACH VIEW PB 9-158	
LOT 11 BLK 2	
LOT SIZE 60.670 X 125	
OR 15864-4695 1292 4	

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$350,710	\$345,178	\$336,294
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$375,710	\$370,178	\$361,294
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$350,710	\$345,178	\$336,294
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$350,710	\$345,178	\$336,294

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/11/2021	\$725,000	32437-3238	Forced sale; under duress; foreclosure prevention
07/01/2004	\$0	22552-3601	Sales which are disqualified as a result of examination of the deed
03/01/2004	\$0	22112-0828	Sales which are disqualified as a result of examination of the deed
12/01/1992	\$0	15864-4695	Sales which are disqualified as a result of examination of the deed

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>

Version:

EXHIBIT B

Owner JOHN A. KAPP

Mailing Address

Permit No. 8952

Lot 11 Block 2

Subdivision Beach View SUB No. 5757 Street La Gorce Drive

Date Oct. 27-1936

General Contractor owner

16053

Address

Architect V. H. Nellenbogen

Address

3214-03-0540

Front 49-10 Depth 43-5

Height

Stories 1

Use Residence & garage

Type of construction c-b-s-

Cost \$ 8,500.00

Foundation Reinf. concrete Roof Tile

Plumbing Contractor Brunson

9568

Address

Date Nov. 3-1936

No. fixtures 13

Rough approved by

gas o.k. J.J. Farrey

Date
Nov. 3-1936No. Receptacles Gas stove 1
gas heater 1

Plumbing Contractor

Address

Date

No. fixtures set

Final approved by

Date

Sewer connection -- 1 --

Septic tank

Make

Date

Electrical Contractor Bankier Bros # 7644

Address

Date Nov. 21-1926

No. outlets ¹⁹/₁₇ Heaters Stoves 1 Motors

Fans Temporary service

Rough approved by Receptacles 13
Refrigerator 1
Space heaters 2

Date

Electrical Contractor

Address

Date

No. fixtures set 17

Final approved by

Date

Date of service Feb. 20-1937

Alterations or repairs # 13437- Addition to rear porch: P.J. Davis Constr. Co. \$1,000. Date Dec. 9-1939

ELECTRICAL PERMIT # 38383 Astor Elec Serv: 2 Receptacles, 1 Fixture: Dec 22, 1952 OK, Meginniss, /
#76230 Dan Inc. 3½ ton A.C. 4-17-80

Feb 25, 1953

BUILDING PERMITS

#63312 Maxie Ostrow & Son: New Roof - \$950.00 - Oct. 24, 1960

#63942 Allied Paving Co: Circular driveway rock & asphalt - \$300 - Dec. 21, 1960

#65916 Owner, B. J. Morrison: Exterior Painting - \$125. - 9/21/61

#81536 Carruth Roofing Co., Inc. Re-roof job 23½ squares \$2048.00 12/10/68

#86585 - Casino Fence - chain link fence \$150.00 4/30/71

#10425-Hugh Stewart-Roof painting, house painting-\$900-12-14-76

#MO 4623 Apex Air Inc. 3½ ton A.C. & heat 4-7-80

STRUCTURAL CONDITION ASSESSMENT
5757 La Gorce Dr
Miami Beach, Florida.

Prepared for
MAKWorks INC

April 1, 2022

PREPARED BY



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STRUCTURAL CONDITION ASSESSMENT for
5757 La Gorce Dr
Miami Beach, Florida

I. INTRODUCTION

General

Per the request of MAKWorks INC., YHCE Office has conducted a visual structural condition assessment on the existing structure located at 5757 La Gorce Dr. in Miami Beach, Florida.

The purpose of the inspection is to assess the structural condition of the residence to determine the feasibility of the development of the structure.

Structural System

The Structure is a one-story masonry house. The Building Structural System is as follows:

- First Floor:
 - Elevated wood floor framing, with wood planking
 - Exterior masonry bearing walls, with concrete tie beams and columns.
 - Interior wood load bearing stud walls

The structure was built in 1936 based on Miami Dade County tax records and with an area of 2,034 square feet.

The components and cladding of the house, such as doors, windows and roof waterproofing are not addressed in this report, but are referenced due to the close proximity of these elements to the structural components. Also, other mechanical, Electrical, Plumbing and any other system not related to structural have not been addressed in this report. Moreover, if the owner wishes to keep the building it is advisable to perform termite and asbestos testing on the building.

II. METHODOLOGY

This inspection was visual in nature from the exterior and interior of the building. Our office did not perform any destructive or non-destructive testing; however, the owner may consider, if they wish to repair and upgrade the building, to engage a company of their choosing to perform concrete core samples to test for:

- 1- Concrete compressive strength
- 2- Extent of Carbonation
- 3- Chloride Content

Currently, there are several locations in the building that has decayed wood framing which made a full inspection in parts of the building challenging. Every attempt was made to access all portions of the building to observe any signs of distress in the structural members of the building, which includes masonry, wood, and concrete beams, columns and foundations. Distress signs are normally considered to concrete cracking, spalling, water penetrations and damage, and termite caused damage to the wooden joists across the building.

No structural analysis was performed on the building to determine the capacity of the structural systems. It's very clear that the existing structural system of the building does not comply Florida Building Code 2020, HVHZ (High Velocity Hurricane Zone) edition. And any attempt to upgrade the building will have to comply with the current Florida Building Code.

III. STRUCTURAL SYSTEMS

Based on Miami Dade County tax records, the structure was built in 1936 with an area of 2,034 square feet. The house is approximately 42 feet long (East-West direction) by 38 feet wide (North-South direction). The building has a partial crawl space. The building's structural members are as follows:

Foundations: The building is built on shallow foundations about 18" wide x 12" thick. The foundations support a concrete stem wall (interior and exterior). The interior stem walls support the interior wood stud walls and the exterior stem walls support the exterior masonry walls.

Exterior Walls: The exterior walls of the building are concrete masonry unit (CMU) block bearing walls. The CMU block is the three-cell block, which was typical at the time of construction of the building. The exterior walls do have concrete tie columns and beams. The columns are 8" thick x 16" wide, and are spaced about

15' on center. The concrete tie beams are 8" thick x 16" deep, and are located just under the floor joists for the floors.

Interior Walls: There are two types of interior walls, load bearing and non-load bearing. Both types are wood 2"x4" stud walls. The load bearing walls support the floor joists system extending from the exterior walls. These stud walls are in turn supported by the concrete stem walls and foundations.

Floors: The wood floor joists are 2"x8" spaced at 16" on center and spanning North-South from the exterior CMU wall over the interior load bearing wood stud walls (running East-West). The joists system is supporting 1"x 6" wood planks making up the floor system. The first floor over the basement is a cast in place concrete slab. All wood joists are "Fire Cut" into the CMU wall, meaning the wood joists are resting in openings in the CMU wall and are not connected to the walls via strapping or any other mechanism. These types of connections render the building unsafe under the Florida Building Code 2202 - HVHZ (High Velocity Hurricane Zone) edition.

Roof: Typical construction of the time the actual roof deck is 2"x8" wood joists supporting 1"x6" wood planks. The roof deck is supported by wood knee wall made up of 2"x4" vertical studs. The knee wall in turn is supported by 2"x8" wood joists. The Knee wall system is used to slope the actual roof deck for stormwater drainage.

IV. SITE OBSERVATIONS

We have inspected the structure on several occasions, and our summary of the evaluation of the existing conditions of the structural components are as follows:

Concrete members; which are the tie columns, tie beams, and foundations have variable levels of deterioration. Almost all the tie columns and beams exhibit concrete spalling, cracking, and deterioration (please see photos). There are several members with exposed reinforcing rebars where the concrete has completely spalled off the members. Reinforcing rebars are corroded in multiple locations. Concrete deterioration is evident in concrete beams to have occurred at full width of beams.

Wood members; The roof of the structure has failed in multiple locations, and the termite damages have caused severe and extensive damage to all the wood members of the building (please see photos). There is rot damage of wood, that

has caused wood members to deflect, sag and failed. The fact that the building had been vacant for some time now, created a favorable atmosphere to the termite and allowed the termite damage the roof and floors to deteriorate even more.

Masonry members; which comprise the exterior walls of the building, the external face seems to be in fair condition for the most part because stucco has been applied to cover the spalling and the cracks, however the inside face of the external walls tells us another story, it is really in bad shape both from severe cracking as well as severe concrete spalling on all the concrete elements inside the wall. There are several hairline and more severe cracks in the masonry that are attributed to age, exposure to the elements, and settlement of the shallow foundations. As well as major cracks, spalling & deterioration on other areas of the building.

The components and cladding elements of the building and accessories such as doors, windows, louvers, rails, are all in poor condition. Moreover, the roof waterproofing membrane is also in a poor condition (please see photos).

V. STRUCTURAL EVALUATION

There are several factors to be considered in the structural evaluation of this building;

Initial Construction:

Building construction and standards of the 1930's is considered deficient in today's standards. This applies to this structure and other structures built in the 1930's. This building under current building code is deemed deficient. The structure's roof connections for wind uplift forces, and for wind lateral resistance are non-existent. Moreover, openings protection, and CMU reinforcing is also non-existent. To develop this building, it has to undergo level III alteration of the Florida Building Code 2020 for existing structures. This means that the building has to be strengthened to comply with the current Florida Building Code. Which means that the roof connection tie downs have to be implemented to strengthen the roof, and lateral load structural systems have to be installed in the form of shear walls or some other structural system. Wall openings such as doors and windows and the exterior CMU walls have to be reinforced and be made hurricane resistant. Hence, the foundations also have to be strengthened to resist such lateral loads.

Materials Status:

Site Conditions

Based on the visual observation in the field, all the wood members of the house such as the roof, floor joists on all floors, and interior stud walls are in very poor and failing condition. Most concrete members of the house such as beams and columns are cracked, and spalled. Moreover, reinforcing rebars of the concrete members also exhibiting rust and swelling and are considered in poor condition.

VI. RECOMMENDATIONS

Based on the site observations of the existing conditions of the structural members of the building and level III alteration required to bring the building in compliance with the 2020 Florida Building Code. From a pure monetary point of view, the cost of repair and upgrading of the structural members including foundations, columns, beams, roof and other wood elements, and the external CMU walls of the building, in addition to the Mechanical, Electrical, & Plumbing systems will most likely exceed 50% of the value of the existing building and as such the building elements should not be repaired and the building need to be demolished.

APPENDIX A

PHOTOS



Front Elevation of the Building



Delaminated Stucco and Spalling Concrete



Side View of the External Walls



Delaminated Stucco on External Walls



Delaminated Stucco and loose Electrical Connections



Deterioration at the Base of the Wall



Cracks and loose Entrance Steps



Crawl Space in poor condition due to Termites



Spalling Concrete @ the Beam



Spalling Concrete at top & bottom of Wall



Excessive Concrete Spalling at the Beam



Excessive Concrete Spalling and Rebar Rusting



Cold Joints and excessive cracking and spalling



Wood Joists attacked by Termites



Excessive Beam Cracking and Spalling



Interior Spalled Door Jam



Excessive concrete spalling and wood Joist damage



Severe Cracking, Concrete Spalling and wooden planks in the wrong place



Internal Severe Wall Cracking



Severe Termite Attack at the wooden Joists

CI Construction Management Services, Inc.

1521 Alton Road, STE 441

Miami Beach, Florida 33139

info@jeffreychristo.com Office 305.868.9258



Bungalow House

Preliminary Budget

5757 La Gorce Drive, Miami Beach, Florida 33141

GENERAL BUDGET

Description	Quantity	Unit Price	Cost
Demolition Work	Allowance		\$ 50,000
Structural Work	Allowance		\$ 50,000
Roofing & Gutter Work	Allowance		\$ 35,000
Plumbing Work	Allowance		\$ 40,000
Electrical Work			\$ 60,000
- Generac 36KW gas generator	1	\$ 22,000	
- Electrical Work	1	\$ 38,000	
AV Work			
Mechanical Work	1		\$ 22,000
- Carrier 5 ton unit with 3 zone thermostat system			
Drywall & Plaster Work	Allowance		\$ 50,000
Window & Exterior Door Work Work	Allowance		\$ 65,000

CI Construction Management Services, Inc.

Description	Quantity	Unit Price	Cost
Painting Work	Allowance		\$ 30,000
Carpentry Work	Allowance		\$ 20,000
Landscape & Irrigation Work	Allowance		\$ 20,000
Millwork & Cabinetry Work	Allowance		\$ 50,000
Stone Flooring, Bath Tile & Counter Work			\$ 23,827
- Install main flooring	1,395 SF	\$ 11,857	
- Install bath flooring	180 SF	\$ 1,530	
- Install bath walls	640 SF	\$ 5,440	
- Counter fabrication & install	Allowance	\$ 5,000	
SubTotal			\$ 515,827
Overhead 8%			\$ 43,200
Profit 12%			\$ 64,800

CI Construction Management Services, Inc.

Description	Quantity	Unit Price	Cost
Fixtures & Materials Costs	Allowances		\$ 72,000
- Lighting Fixtures	\$ 5,000		
- Plumbing Fixtures	\$ 5,000		
- Door Hardware	\$ 2,000		
- Flooring & Wall Tile	\$ 20,000		
- Counter Material	\$ 5,000		
- Appliances	\$ 35,000		
General Conditions			\$ 72,500
- Project Management & Site Supervisor	1	\$ 48,000	
- Debris Removal Container	1	\$ 10,000	
- Temporary Sanitary Facility	1	\$ 1,000	
- Common area protections & interior protections	1	\$ 2,000	
- Temporary AC	1	\$ 1,500	
- Final Project Cleaning	1	\$ 2,500	
- Permit Fees	Allowance	\$ 5,000	
- Expediter	Allowance	\$ 2,500	
Total Project Cost			\$ 768,327
Contingency	Allowance		\$ 54,000

CI Construction Management Services, Inc.

Jeffrey P Christo
CI Construction Management