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VIA ONLINE SUBMITTAL & HAND DELIVERY

August 8, 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: **DRB22–0856 - Letter of Intent -** Request for Design Review Approval of Proposed Single-Family Residence located at 1415 Marseille Drive – Lot 10, Miami Beach, Florida

Dear Mr. Belush:

This law firm represents Maria Caiola (the "Applicant"), the owner of 1415 Marseilles Drive. This letter serves as the required letter of intent in support of a proposed new single-family residence on Lot 10 of 1415 Marseilles Drive (the "Property"), which was recently created pursuant to a Lot Split Order under File No. PB21-0420 (the "Approved Lot Split").

Property. The Property is a portion of the lot identified by Miami-Dade County Folio No. 02-3210-010-0050 and is located within the RS-4 Single-Family Residential zoning district. The Property is situated along the north side of Marseille Drive fronting the Normandy Waterway. The Property is platted as Lot 10 of the Plat of the Normandy Waterways Subdivision, recorded in Plat Book 40, Page 60 of the Public Records of Miami-Dade County. According to a survey prepared by Blanco Surveyors Inc. dated March 16, 2021, the size of the Property is approximately 7,974.6 square feet (0.18 acres) in size, with a lot width of approximately 62.5'. The Property is developed with an existing single-family home constructed in 1941 with a finished floor elevation of only 6.03' NGVD. The finished floor elevation of the existing home is below FEMA Base Flood Elevation, which is 8.0' NGVD, and creates a significant risk of loss due to flooding.

The Property is the subject of an approved lot split order under Planning Board File No. PB21-0420 ("Approved Lot Split"). The Approved Lot Split permits the Property to be developed as a single-family residence with up to 25% lot coverage and 40% unit size.

Proposed Home. The Applicant proposes the third and final home to implement the Approved Lot Split. To replace the vulnerable existing home, the Applicant propose a unique and interesting design that fully complies with the City's Land Development Regulations (the "Proposed Home"). The Proposed Home complies with the Approved Lot Split with respect to maximum unit size (40%) and lot coverage (25%), and complies with the Code in terms of height, setbacks, open space, and flood elevation. In order to provide a resilient design, the Proposed Home is elevated to BFE + 1' of freeboard, or 9' NGVD. Notably, the Proposed Home requires no waivers or variances.

The design of the Proposed Home uses a pitched roof to as a reference and nod to the design of the existing home. The massing of the Proposed Home is centrally located on the Property, with the two-story portion of the Proposed Home flanked on all sides with lower-scale one-story structures. The design appropriately blends the old with the new by using unique wood-like cladding on the front and side elevations in combination with abundant glazing on the waterfront elevation. The Proposed Home features a large outdoor patio and appropriately scaled balcony facing the rear yard and Normandy Waterway. The side elevations provide horizontal movement in the form of large recessed courtyards, as well as vertical movement with white micro-cement banding over the wood-look fiber cement paneling. Overall, the Proposed Home is compatible with the existing neighborhood context with respect to massing, overall size, and aesthetics. Therefore. The proposed design is consistent with the Design Review Criteria.

In addition, the Proposed Home will be lushly landscaped with native and drought tolerant vegetation that compliments the thoughtful design. In sum, the Proposed Home is elegant and resiliently designed, fully complies with the Code, and positively contributes to the existing architectural mosaic found within the Normandy North neighborhood.

Cost Estimate. The estimated cost to construct the Proposed Home is approximately $1,100,000.00

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.

The Proposed Home will feature hurricane impact windows.

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

The design of the Proposed Home features large outdoor covered living areas and proposes to include operable windows where appropriate. Further, the abundant landscaping and permeable materials contribute to passive cooling, which represents a significant improvement from the existing condition.

(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 Home features no residentially habitable space below base flood elevation. The finished floor elevation of 9' NGVD is provides flood and sea level rise protection, and is significantly higher than the existing home.

(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 driveways and garage are designed with future roadway elevation projects in mind. In addition, the increased Finished Floor Elevation of the Proposed Home from the existing condition makes the Property more adaptable to future road raising projects.

(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.

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.

Not applicable, as the existing home is being demolished.

(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 design of the Proposed Home does not feature any habitable space below base flood elevation plus Freeboard.

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

The Proposed Home will retain all stormwater on-site. Notably, the Proposed Home features permeable pavers and abundant landscaped open space to ensure stormwater retention.

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

The Applicants propose a substantial increase in cool and/or porous pavement materials.

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

The Applicants propose a roof terrace with abundant landscaping to reduce potential for heat island effect on the Property.

Conclusion. The Applicant's proposed design is appropriately scaled for the neighborhood and consistent with the City Code and Design Review Criteria. We therefore respectfully request your favorable review and recommendation. If you have any questions or comments, please call me at 305-377-6238.

Sincerely,

Mickey Marrero

Attachments

cc: Maria Caiola
Nicholas Rodriguez, Esq.