



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

www.brzoninglaw.com

305.377.6231 office

305.377.6222 fax

mlarkin@brzoninglaw.com

VIA ELECTRONIC AND HARD-COPY SUBMITTAL

September 6, 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: **DRB22-0874** – Design Review Approval for the
Property Located at 1610 Bay Drive, Miami Beach, Florida

Dear Mr. Belush,

This law firm represents Malisa Miami LLC (the "Applicant"), the owner of the property located at 1610 Bay Drive (the "Property") in the City of Miami Beach (the "City"). The Applicant intends to build a new Modern style single-family home. Please allow this letter to serve as the letter of intent in connection with a request to the Design Review Board ("DRB") for design review of the proposed new home with waiver relating to additional required open space within the east side yard.

Property Description. The Property is a waterfront lot located on the southern side of Normandy Isle. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio No. 02-3210-001-1020. See Exhibit A, Property Appraiser Summary Report. The vacant lot is approximately 13,555 square feet in size according to the survey prepared by Efrain Lopez, PSM, included in the application materials. The Property is located within the RS-4, Single Family Residential Zoning District. Additionally, Normandy Isle contains varying sized and styles of single-family homes.

Proposed Development. The Applicant proposes to construct an exquisitely designed, Modern two-story residence. The Applicant's goal is to improve the vacant

site with a beautiful new home and lush landscaping that will contribute to the architectural integrity of the island. The front façade strategically minimizes the massing with the one-story garage centrally located and the two-story portion setback over 57' from the front property line. The unique MiMo-inspired, variety of overhang elements, eyebrows, and articulations continues to the side elevations and rear of the home. Both side elevations contain a variety of additional open space moments with sufficient movement that effectively reduce the scale of the home. The west side yard includes a courtyard that is approximately 17' by 13'. The east side yard includes a beautiful planter feature on the first floor and a balcony on the second floor. Additionally, the home steps back from the non-parallel east side property line, adding further interest and minimizing the new massing. The rear of the home is softened with a covered terrace area and pool is centrally located in the rear yard. The unique design, purposeful layout of the home, with varying projections, cut-outs, window shapes, and overhangs, ensures minimal impact on the abutting residents.

The Applicant's design complies with the current City of Miami Beach Code of Ordinances (the "Code") requirements for all setbacks, height, unit size, lot coverage, and understories. This ensures the new home is compatible with the neighborhood and has a minimal impact on the abutting neighbors. The Applicant proposes a first level front setbacks of 20' and an increased second level front setback of 57'. Also, the proposed rear setback is 48'-3", which is significantly greater than the minimum required 26'-3" rear setback, and is not proposing any accessory structures. The size of the proposed home is approximately 6,549 square feet (48.31% of the lot size), which is well within the allowable 50% unit size limit. The proposed lot coverage is also within the 30% maximum permitted at approximately 29.84%.

The overall design sufficiently addresses the intent of the Code with the main massing centrally located and a variety of architectural articulations and materials, along with extensive plantings. The Applicant is not seeking any variances of the Code.

Waiver Request. The Applicant respectfully requests Design Review Board approval of a waiver pursuant to Code Section 142-106(2)(d), to waive the additional required open space of the two-story side elevation located parallel to the east side property line exceeding 50% of the lot depth or 60 feet.

The intent of the Code is to reduce the scale and massing of the second story portion of homes against the neighboring properties. The proposed two-story side elevation on the east is approximately 69'-2". However, no portion of the elevation touches the 10' side setback line and steps back, following the non-parallel property line.

Additionally, the two-story portion begins over 57' from the front property line. The proposed design provides substantial movement and interest along the east elevation. The design purposefully adds additional interest in the west side with a lush planter feature and a balcony. Moreover, the existing vacant lot contains no significant plantings or trees. To minimize the scale of the new home, the Applicant is proposing a thick layer of new trees and shrubs along both side property lines. Therefore, the intent of the Code is satisfied and the centrally located main home, with varying architectural interest in design and materials, has a minimal impact on the abutting neighbors.

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 and 1' 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 elevated first-floor with understory 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 large open spaces and non-air-conditioned shaded living spaces to strategically minimize the potential for heat island effects on site.

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 Modern design features a variety of beautiful and interesting architectural moments and lush landscaping. The home significantly complies with height, unit size, lot coverage, and required setbacks 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 305-377-6231.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized, flowing line that forms a wave-like shape.

Michael W. Larkin

Attachments

cc: Emily K. Balter, Esq.



OFFICE OF THE PROPERTY APPRAISER EXHIBIT A

Summary Report

Generated On : 8/15/2022

Property Information	
Folio:	02-3210-001-1020
Property Address:	1610 BAY DR Miami Beach, FL 33141-4718
Owner	MALISA MIAMI LLC
Mailing Address	1610 BAY DR MIAMI BEACH, FL 33141 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0066 VACANT RESIDENTIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	13,543.25 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$2,370,061	\$1,706,547	\$2,031,604
Building Value	\$0	\$0	\$0
XF Value	\$2,310	\$2,310	\$2,310
Market Value	\$2,372,371	\$1,708,857	\$2,033,914
Assessed Value	\$1,879,742	\$1,708,857	\$2,033,914

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$492,629		
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
ISL OF NORMANDY TROUV SEC PB 25- 56 LOT 9 & 5FT STR ADJ & SWLY 1/2 LOT 10 & 5FT STR ADJ BLK 26 LOT SIZE 77.390 X 175 OR 20772-3416 09 2002 5

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,879,742	\$1,708,857	\$2,033,914
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,372,371	\$1,708,857	\$2,033,914
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,879,742	\$1,708,857	\$2,033,914
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,879,742	\$1,708,857	\$2,033,914

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/18/2017	\$2,200,000	30392-4747	Qual by exam of deed
09/01/2002	\$0	20772-3416	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: