



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

November 7, 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: **DRB22-0891** - Design Review Approval Northern
Portion of the Property Located at 320 W. Di Lido Drive,
Miami Beach, Florida

Dear Mr. Belush:

This law firm represents 320 Aqua LLC (the "Applicant"), owner of the property located at 320 W. Di Lido Drive (the "Property") within the City of Miami Beach (the "City"). The Applicant has submitted a lot split application to divide the existing building site into two individual building sites, PB22-0504 (the "Lot Split"). The City's Planning Board will consider the Lot Split on November 22, 2022. Once the Property is two buildable lots, the Applicant intends to build two entirely different Modern style single-family homes. 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 on the northern portion of the Property (the "North Lot") with an understory and waiver for two (2) feet of additional height.

Property Description. The Property is a waterfront, regular shaped lot located on Di Lido Island south of the Venetian Causeway. The Miami-Dade County Property Appraiser's Office identifies the entire Property with Folio No. 02-3232-011-0230. See Exhibit A, Property Appraiser Summary Report. The North Lot is approximately 10,980 square feet in size. The Property is located within the RS-3,

Single Family Residential Zoning District. Additionally, Di Lido Island contains varying sized and styles of single-family homes.

According to the Building Card, on file with the City's Building Department and included in the application materials, the existing home on the Property was built in late-1958. The existing home was constructed at a finished floor elevation that is considerably lower than the Base Flood Elevation of nine (9) feet. This places the waterfront property at risk of flooding.

Proposed Development. The Applicant proposes to construct a sophisticated Modern two-story residence with an understory (the "Project"). The Project cost estimate is approximately \$603,240.00. The Applicant's goal is to improve the sustainability and resiliency conditions of the Property and provide a gorgeous new home that will contribute to the architectural integrity of the island. The front elevation skillfully mixes a variety of materials, including elegant black vertical features and decorative stone materials. The entrance gate continues the vertical accents as the home and, along with an attractive stone wall structure, both soften the garage entrance and steps to the primary entrance. The variety of overhang elements and angular articulations continues to the side elevations and rear of the home. The side elevations contain a variety of additional open space moments with sufficient movement that effectively reduce the scale of the home. The Project includes two scenic garden areas open to the sky on the north and south sides of the home. The infinity pool has a picturesque waterfall and the design preserves views of the Bay. The purposeful layout of the home, with varying projections, cut-outs, window shapes, and overhangs, and openness of the understory 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 setbacks, unit size, and lot coverage. This ensures minimal impact on the abutting neighbors. The Applicant proposes first level front setbacks of 20'-01" and second level front setbacks of 63'-7", which is greater than the 20' and 40' required respectively. Also, the proposed rear setback is 40'-9", which is significantly greater than the minimum required 27'-6" rear setback. The size of the proposed home is approximately 5,484 square feet (49.9% of the lot size), which complies with the allowable 50% unit size limit. The proposed lot coverage is also within the 30% maximum permitted at approximately 29.99%.

Understory Request. As noted, the design of the Project includes an understory. The proposed non-airconditioned, understory area will be used for open air activities and parking, with an elevator and stairs to access the first floor located close to the center of

the floor plan. The understory complies with the unit size requirements provided in the single-family home district land development regulations. The openness of the understory adds architectural interest and softens the massing of the new home. This is a necessary design element to address sea level rise and resiliency.

Waiver Request. The Applicant respectfully requests Design Review Board approval, pursuant to Code Section 142-105(b)(1), to permit an increased height of twenty-six (26) feet for a flat roof. At 10,980 square feet in size and sixty (60) feet in width, the Property is larger than the minimum size and width of a RS-3 zoned, waterfront lots. At twenty-six (26) feet, the home is less than twenty-seven (27) feet in height that would be permitted for a sloped roof. The additional height is necessary to safely and comfortably accommodate the understory.

Significant portions of the elevations are stepped back and recessed, so that the additional height does not occur for the entire length of the home along the property lines. All massing is centrally located within the lot. There are significant front and rear setbacks for the two-story portions to ensure the home is centrally located on the lot, which will preserve views and minimize any potential impacts to the abutting neighbors. The Applicant is looking to the longevity and resiliency of the newly designed home, as well as portions of the elevations and design elements. The proposed height is sensitive and compatible with the surrounding properties and justified based on the larger lot size and width and the unique, modern design.

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.

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 above the base flood elevation of 9' NGVD and 5' 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, with understory and waiver for 2' of additional height, 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 unit size, lot coverage, required setbacks, and understory limitations ensuring a minimal impact on abutting neighbors. The proposed understory confirms the Applicant's commitment to sustainability and resiliency.

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 starts with a small loop and ends with a horizontal stroke.

Michael W. Larkin

Enclosures

cc: Emily K. Balter, Esq.



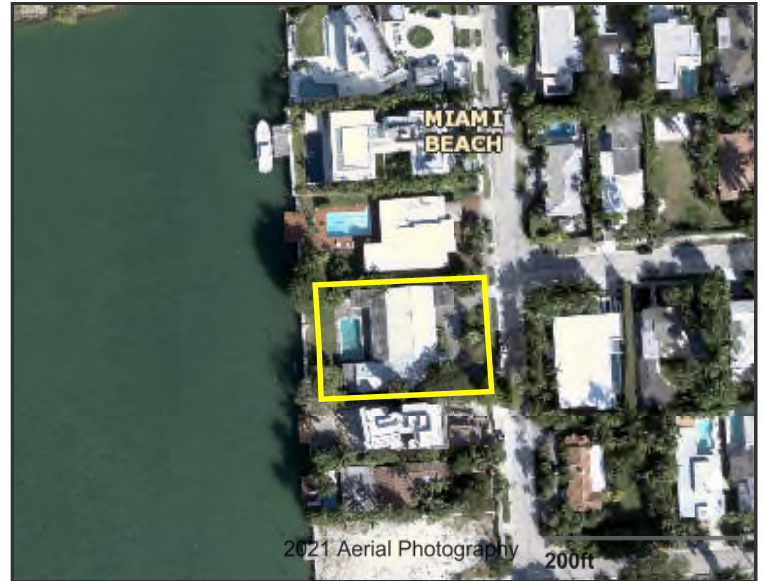
EXHIBIT A

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/4/2022

Property Information	
Folio:	02-3232-011-0230
Property Address:	320 W DI LIDO DR Miami Beach, FL 33139-1166
Owner	320 AQUA LLC
Mailing Address	1680 MICHIGAN AVE STE 913 MIAMI BEACH, FL 33139 USA
PA Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	7 / 7 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	6,433 Sq.Ft
Lot Size	21,000 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$9,030,000	\$7,770,000	\$7,770,000
Building Value	\$640,718	\$641,003	\$646,310
XF Value	\$35,376	\$35,401	\$35,427
Market Value	\$9,706,094	\$8,446,404	\$8,451,737
Assessed Value	\$9,706,094	\$1,273,344	\$1,244,716

Benefits Information				
Benefit	Type	2021	2020	2019
Save Our Homes Cap	Assessment Reduction		\$7,173,060	\$7,207,021
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,000	\$25,000
Widow	Exemption		\$500	\$500
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
32 53 42 DI LIDO ISLAND PB 8-36 LOTS 14 & 15 & 8FT STRIP CONTIG TO SAME ON BAY BLK 2 LOT SIZE 120.000 X 175

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$50,500	\$50,500
Taxable Value	\$9,706,094	\$1,222,844	\$1,194,216
School Board			
Exemption Value	\$0	\$25,500	\$25,500
Taxable Value	\$9,706,094	\$1,247,844	\$1,219,216
City			
Exemption Value	\$0	\$50,500	\$50,500
Taxable Value	\$9,706,094	\$1,222,844	\$1,194,216
Regional			
Exemption Value	\$0	\$50,500	\$50,500
Taxable Value	\$9,706,094	\$1,222,844	\$1,194,216

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/13/2021	\$11,800,000	32306-1999	Unable to process sale due to deed errors
05/19/2015	\$100	29631-3450	Corrective, tax or QCD; min consideration

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: