



200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131  
[www.brzoninglaw.com](http://www.brzoninglaw.com)  
305.377.6236 office  
305.377.6222 fax

## VIA ELECTRONIC & HARD COPY SUBMITTAL

December 12, 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: **DRB22-0895**– Letter of Intent – Design Review of Proposed  
New Single-Family Home Located at 845 W 46 Street, Miami  
Beach, Florida

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Dear Mr. Belush:

This law firm represents 845 W 46 ST, LLC (the "Applicant") in their application for design review of a new single-family home located at 845 W 46 Street in the City of Miami Beach (the "City") and identified by Miami-Dade County Folio No. 02-3222-014-1290 (the "Property"). Please consider this the Applicant's letter of intent in support of a request to the Design Review Board ("DRB") for design review for a new single-family home.

Property Description. The Property is made up of one parcel that is approximately 7,500 square feet (0.17 acres) in size. The Property is currently vacant. 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").

Description of Proposed Development. The Applicant is currently under construction for a thoughtfully designed 2-story residence (the "Proposed Home"). The Proposed Home emphasizes integration through both levels, including bedrooms on the first and second floor. The Proposed Home is comprised of a variety of materials including exposed concrete, stone, metal and wood cladding to create a cohesive design. It is centrally located on the 125' lot, which allows for ample ground floor green and open space at the entrance and rear. The front yard contains a driveway located at the southwest corner and landscaped open space with entrance walkway. The rear yard is landscaped and contains a covered lounge area and swimming pool.

Notably, construction is well underway for the Proposed Home. However, during construction, the Applicant decided that additional room is necessary as a result of changed conditions with their growing family. This new DRB application seeks to add one additional room (where a planter area was previously proposed). Additionally, the original permit was obtained under a prior version of the Land Development Regulations and the proposed change would have been permitted under that code. However, the code has changed since the original permit submission, thus creating an additional hardship and practical difficulty. Since the home's construction is well underway, limited changes can be made to the plans and, after speaking with staff, the only way to achieve the required change is through a nominal variance.

The Proposed Home complies with the requirements of the RS-4 Zoning District with respect to lot coverage, unit size, setbacks, and elevation, and notably is well-below the maximum for unit size. Specifically, the Proposed Home provides:

- Lot coverage of 23.1% where 30% lot coverage is permitted;
- Unit size of 3,749.36 square feet (49.9%) where 3,750 square feet (50%) is permitted;
- Front Yard open space of 66.5% where 50% is required; and
- Rear Yard open space of 96.9% where 70% is required.

*Cost Evaluation.* Construction of the Proposed Home is estimated to cost approximately \$2,000,000.00.

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 an outdoor covered living area, 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 Applicant has 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 1' higher than BFE to provide even greater flood and sea level rise protection.

**(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.**

There are no existing buildings.

**(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 pavement in the front yard, which serves to allow natural percolation and reduce stormwater runoff.

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

The Applicant proposes a substantial increase in cool and/or porous pavement materials, including a 100% permeable driveway in the front yard.

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

The Applicant will consider minimizing heat island effect wherever possible.

Conclusion. The Applicant's proposed design offers a beautiful, modular designed home. The Proposed Home, centrally located on the Property, complements the existing mosaic of architectural styles on W 46 Street, is consistent with the intent of the Code in all respects, and improves resilience of the Property. We therefore respectfully request your favorable review and recommendation. If you have any questions or comments, please call me at 305-377-6238.

Sincerely,

A handwritten signature in blue ink, appearing to be 'MJM' with a stylized flourish extending to the right.

Michael J. Marrero