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VIA ELECTRONIC DELIVERY

March 13, 2023

Michael Belush
Planning Department, Second Floor
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: **DRB23-0908** – Request for Design Review Approval for the Construction of a New, Two-Story, Single-Family Home with a Non-Habitable Understory and One Waiver Located at 521 West 30th Street, Miami Beach, Florida

Dear Michael:

This law firm represents 521 W 30th St., LLC` (the "Applicant") in their application for the proposed development located at 521 W 30th Street ("Property"). Please consider this letter the Applicant's letter of intent in support of Design Review Approval for Construction of a new, single-family home one (1) waiver request ("Proposed Home").

Property Description. The Property is a single lot approximately 7,500 square feet containing an existing non-contributing single-family home and is located east of the Miami Beach Golf Course along West 30th Street. The Property is platted and consists of (1) parcel, Lot 11 of Block 43 of the Orchard Subdivision, in Plat Plat Book 6, Page 111, of the Official County Records. The Property is identified by Miami-Dade County Folio No. 02-3227-001-0280. The Property is zoned RS-4, Residential Single-Family District ("RS-4"), a zoning district designed to protect, and preserve the identity, image, environmental quality, privacy, attractive pedestrian streetscapes, and human scale and character of the single-family neighborhoods and to encourage and promote new construction that is compatible with the established neighborhood context. See Figure 1, below. Currently, the Property contains a non-contributing single-family structure built in 1929 that will be demolished for the construction of the Proposed Home.

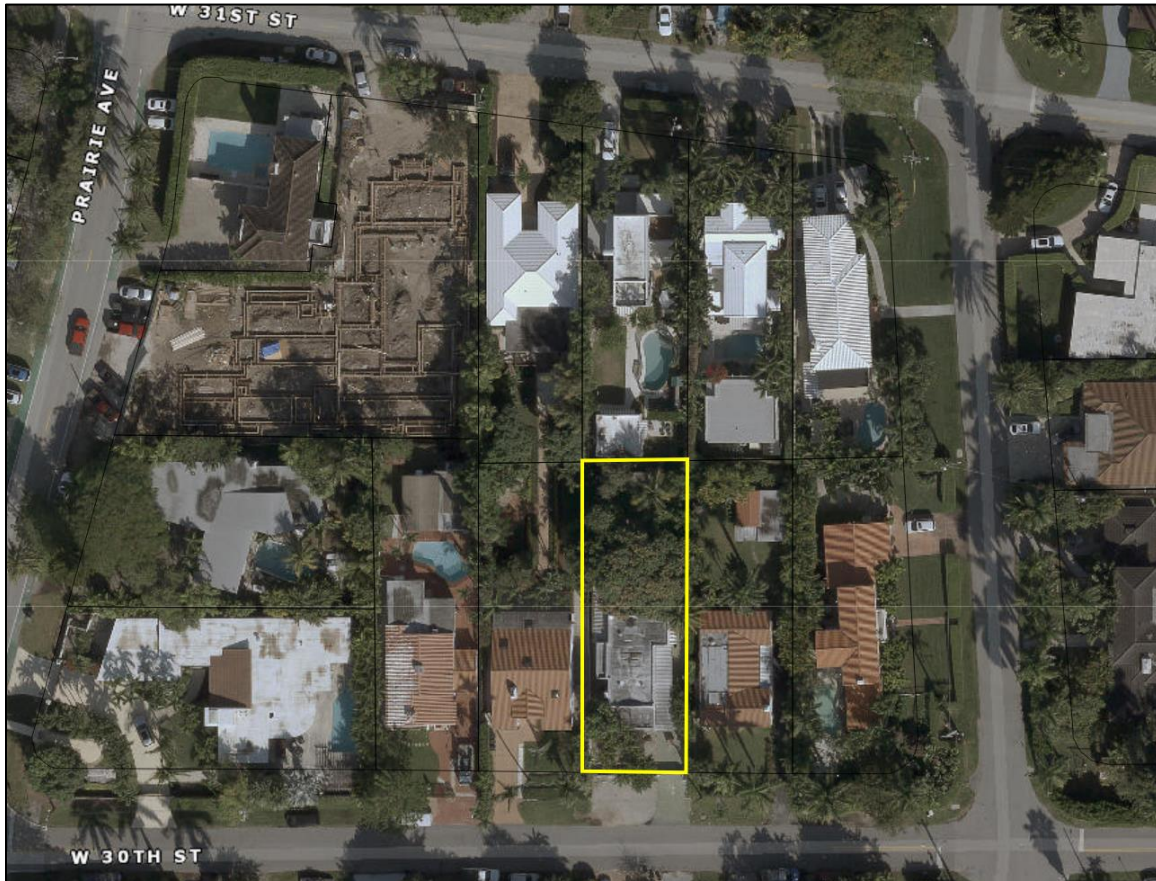


Figure 1

Description of Proposed Development. The applicant proposes to construct an elegant two-story, residence with a non-habitable understory. Specifically, the ground floor will contain a driveway leading up to a covered, open-air understory

The proposed home features a light beige façade, a front and rear balcony on each of the two floors, and numerous large glass windows and doors that comprise a significant portion of the exterior. The windows and doors all feature wooden finishes, and which compliment the wooden finishes of the driveway gate and pedestrian entrance gate. The understory of the proposed home will house a covered, open-air garage and courtyard. The proposed home contains an entrance on the first floor that leads to a flight of stairs to the first floor, and also an additional entry via spiral staircase leading from the understory to the first-floor. The proposed home will include 8 large palm trees surrounding the perimeter of the Property.

The proposed new home is modestly-designed and complies with the City of Miami Beach Code (the "Code") requirements for height, unit size, lot coverage, setbacks, and open space. The height of the home is 28 feet. While the home's height exceeds the current 27 foot maximum height for a sloped roof in the RS-4 zoning district, a new building code takes effect on June 1, 2023, which will allow for a 34-foot height for homes containing an understory. In this case, the additional height will allow the understory to be 8 feet tall, providing for added resiliency against sea level rise. The size of the proposed home is approximately 3,463 square feet, which at 46% of the lot size where 50% is allowed, is below the maximum. Also, the lot coverage of 24.58% is under the maximum 30% allowed. Notably, the proposed home complies or exceeds the required setbacks. It satisfies the 30' front setback, for the front entrance and understory entrance, and the enclosed 1 and 2-story portions of the home are setback 30 feet each. The home also exceeds the minimum rear setback of 22'6", with a rear setback of 60', which is more than double the requirement. Further, the side yards comply with the Code, and meet the minimums of 7'6" by a foot on each side, for side setbacks of 8'6". The Applicant does not request any variance.

Waiver Request: The Applicant seeks the following waiver request:

1. A waiver Section 142-105(b)(1) from the maximum permitted height of 2 feet for sloped roofs in the RS-4 zoning district, to permit a sloped building height of 28 feet.

Sea Level Rise and Resiliency Criteria. The 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 Project will feature hurricane impact windows.

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

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 to provide landscaping that is appropriate for the Property. 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 Applicant will consider the sea level rise projections for the Proposed Development.

(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 Applicant will consider the raising of public rights-of-ways for the Proposed Development.

(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, non-contributing home will be demolished to allow for construction.

(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.

There is no habitable space located below BFE as the Proposed Home sits atop an 8 foot tall understory at an elevation of 15'-7" NGVD

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

Where feasible, water retention systems will be provided.

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

Cool pavement materials and/or porous pavement materials will be utilized.

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

The Applicant proposes eight (8) large, shade providing palm trees. This landscaping serves to minimize heat island effect.

Conclusion. Overall, the Proposed Home will replace the current dated, non-contributing single-family home on the Property and replace it with an elegant two-story, residence with a non-habitable understory. The design of the Proposed Home matches the character of the neighborhood and will be a welcomed addition. The Proposed Home complies with the intent and letter of the Code in all respects, notwithstanding the waiver request, 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,



Mickey Marrero