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July 10, 2023

Thomas Mooney
Planning Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

Re: Letter of Intent for Design Review Board Approval for Single-Family Understory Home Located at 6020-6050 North Bay Road, Miami Beach, FL
File No: DRB22-0894

Dear Mr. Mooney:

This firm represents Patrick Markert ("Applicant"), the owner of the properties located at 6020-6030 and 6050 North Bay Road, Miami Beach, FL (the "Property"). Please accept this correspondence as the Applicant's letter of intent in connection with the attached plans and application seeking review and approval by the City of Miami Beach (the "City") Design Review Board ("DRB") for a new single-family understory home.

The Property

The waterfront Property, which is located within the RS-2 Single-Family Residential District, is 64,003 square feet (+/- 1.47 acres) and consists of two parcels of land identified by the Miami-Dade County Property Appraiser's Office as Folio Numbers 02-3215-003-0160 (6020 North Bay Road), 02-3215-003-0150 (6030 North Bay Road) and 02-3215-003-0140 (6050 North Bay Road). As previously confirmed by City staff, 6020-6030 North Bay Road is considered a single development site based on extensive improvements crossing the mutual property line and the fact that the lots have been owned and operated as a single parcel for more than a decade. The common ownership of the properties dates back to 2005 and the operation of the lots as a single property is confirmed by the 2009 construction of a pool and patio across the mutual property line and the transfer of these lots by a single deed in 2014.

Proposed Development

The Applicant, who has lived at the Property since 2014, is proposing to demolish the existing structures¹ on the Property (which are below base flood elevation) and construct a

¹ The 6020-6030 North Bay Road parcel is currently improved with a two-story 1935 residence that is approximately 5,800 square feet, two pools and two accessory structures to the rear of the property. The 6050 North Bay Road parcel to the north is improved with a two-story 1951 residence that is approximately 3,800 square feet, as well as a pool and a 150-square-foot cabana structure.

modern, one-of-a-kind two-story home designed by Peter Marino and complimented by the extraordinary landscape design of Raymond Jungles (the "Project").²

The Project includes a two-story 13,079-square-foot main house, a two-story 1,948-square-foot guest house adjacent to a 450-square-foot gym pavilion and a 103-square-foot cabana located at the rear of the Property near the pool. In order to ensure the Project is both sustainable and resilient, the Applicant is proposing to elevate the first floor of the main house to 17.33' NGVD and the first floor of the guest house to 12.75' NGVD (where base flood elevation is 8' NGVD). The elevated design allows the parking for the home to be concealed in an understory area that is surrounded by terraced landscaping to minimize the visual impact of the home from the street.

The aesthetic for the Project is equal parts grit and sensuality, with the rigid architectural lines of the residence balanced by the lush organic landscaping that envelops the home. The Project also seeks to balance privacy with transparency. As such, the minimalist rectilinear form of the main structure's front elevation is broken up by a monumental floor-to-ceiling glazed opening that frames an incredible view to the rear garden and Biscayne Bay. Additional large openings of the elevation frame views of the front garden and create cross breezes through the residence. To fully celebrate the remarkable landscaping, the main house is atypically pushed back from the street by approximately 94 feet to allow for the development of a beautifully-terraced tropical garden that serves as a natural buffer between the street and the main house. The biodiverse plantings throughout the Property are composed with a richness of species intended to create a veritable botanical garden of treasures. These gardens will create habitat, shade, resiliency and privacy as well as seductively punctuate and frame views through the many walkways, windows and apertures across the residence. The Project also incorporates extended overhangs that create shade and reduce heat gain for the interior spaces.

In terms of materiality, the design team is proposing a simple combination of materials unique to Florida, including Florida Keystone – which makes up the plinth, understory, entry driveway, terrace flooring and planters – and a combination of stucco, stone and glass for the residential structures, gym pavilion and pool cabana.

Compliance with City Code

As confirmed by the enclosed plans, the Project complies with and in some respects exceeds the requirements of the Miami Beach Resiliency Code (the "Code"), including the requirements for setbacks, unit size, lot coverage and understory areas. Indeed, the Project totals approximately 27,689 square feet (where 32,001 square is permitted) and proposes a lot coverage of 17.2% (where 30% is permitted). Furthermore, the Applicant is proposing a front setback of 75 feet, which is more than double what the Code requires. The Project also incorporates 64 lot trees, 1,658 shrubs (79% more than what the Code requires), and 94 large shrubs/small trees (just over what the Code requires). Because the Project meets all the requirements of the City's Code, **no waivers or variances are required**.

The Project also meets the following Sea Level Rise and Resiliency Review Criteria set forth in Section 7.1.2.4 of the Code:

- 1) A recycling or salvage plan for partial or total demolition shall be provided.

² At the time of this filing, the Applicant has not obtained a formal estimate of construction costs for the Project but believes the costs will total approximately 25 million dollars.

Prior to the total demolition of the existing structures, the Applicant will provide a recycling and salvage plan to the City.

- 2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

All windows within the proposed home will be hurricane proof impact resistant windows.

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

Where appropriate, operable windows will be incorporated into the project design to allow for a passive cooling system.

- 4) Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with Chapter 4 in Land Development Regulations.

Landscaping shall comply with all code requirements.

- 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's design team has studied the land elevation of the Property and adjacent parcels and is proposing a design that is compliant with the current Florida Building Code. Furthermore, the Project addresses the need for improved resiliency to future sea level rise by providing a first floor elevation of 17.33' NGVD for the main house and 12.75' NGVD for the guest house (where base floor elevation is 8' NGVD).

- 6) The ground floor, driveways and garage ramping for new construction shall be adaptable to the raising of public rights-of-way 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 of up to three additional feet in height.

The elevated first floor and understory ensure that the home can adapt to the future raising of the public right-of-way and adjacent land.

- 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.

All critical mechanical and electrical systems will be 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.

The Project consists of new construction and all habitable portions of the proposed new design are located above 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 54 in General Ordinances.

Not applicable.

- 10) As applicable to all new construction, stormwater retention systems shall be provided.

Stormwater retention systems will be provided per civil engineer design at time of permitting.

- 11) Cool pavement materials or porous pavement materials shall be utilized.

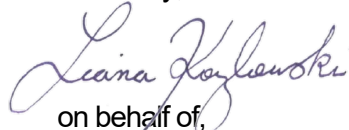
Cool pavement or porous pavement materials will be utilized where most effective.

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

The architect and landscape architect are utilizing materials that minimize the heat island effect.

In sum, the Project is consistent with the scale and character of new construction in this neighborhood and completely conforms to the City's Code to ensure minimal impact to the surrounding properties. The Applicant also believes that the unique modern design of the Project accompanied by the lush carefully-through-out landscaping will bring added value to this neighborhood. Based on the foregoing, the Applicant respectfully submits the proposed Project for review and approval by the Design Review Board.

Sincerely,



on behalf of,
Carter N. McDowell

CNM
Enclosures

cc: Liana Kozlowski, Bilzin Sumberg