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## **VIA ELECTRONIC SUBMITTAL**

Sept 11, 2023

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

Re: **DRB23-0941** – Design Review for New Two-Story  
Home at 4410 Alton Road, Miami Beach

Dear Mr. Belush,

This law firm represents Mauricio Rivera Kirschner (the "Applicant"), the owner of the property located at 4410 Alton Road (the "Property") in the City of Miami Beach (the "City"). The Applicant intends to build a new Tropical Modern style single-family home on the vacant land. Please allow this letter to serve as the letter of intent in connection with a request to go before the Design Review Board ("DRB") for design review of the proposed new two-story home with an understory.

Property Description. The Property is a regular shaped lot fronting Alton Road, north of W 44 Street. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio No. 02-3222-011-1150. The Property is approximately 12,000 square feet in size. The Property is located within the RS-4, Single Family Residential Zoning District. Pursuant to Building Permit No. BR1700896, the prior home that existing on the Property was demolished in 2018. The surrounding area consists of single-family homes.

Proposed Development. The Applicant proposes to construct a uniquely designed two-story Modern Tropical residence with an understory (the "Project"). The estimated cost of the Project is approximately \$600,000.

The applicant's goal is to improve the sustainability and resiliency of the property, and to provide a beautiful new home that will contribute to the architectural integrity of the City and the positioning of Miami Beach as a new focus of global cultural innovation. The proposed design plays in the natural environment, with natural elements and movement; merging architecture, landscaping and interior design in a proposal of great urban vocation that draws inspiration from the tropicality of the city and enhances the values of the unique vegetation of Florida. The home is centrally located on the lot, in a design that seeks to strengthen the horizontality and present an image to the city rather than a building; a built landscape. All functional aspects of the house, such as parking or mechanical equipment, are skillfully integrated into the natural inspiration of the design and protected from street view.

The Applicant proposes to construct an uniquely designed, Tropical Modern two-story residence with an understory (the "Project"). The Project cost estimate is approximately \$600,000.00. The Applicant's goal is to improve the sustainability and resiliency conditions of the Property, and provide a beautiful new home that will contribute to the architectural integrity of the City. The proposed design plays into the natural environment, with natural elements and movement. The home is centrally located on the lot. All functional aspects of the home, such as parking or mechanical equipment, are skillfully intricaded into the natural design inspiration.

The understory features thoughtful pavers set in sand, with topographic mountain steps to access the first floor, shield pool equipment, delineate parking area from the living space. The free form pool and pool deck are shaped as would be found in nature. Additionally, there is an elevator leading to the first floor.

A portion of the front elevation is setback to include steps. The home is softened with wave-like movement of overhangs, planters between the habitable levels, and a variety of Accoya wood siding and custom thin Phenolic panels with wood finish. This integrate design continues to the side and rear elevations. The rear elevation features a waterfall from the roof overhang, through the stairs from the first level to the understory level. The Project includes a free form roof deck, mimicking the free form pool shape, and playing into the Tropical Modern style. The elevator bulkhead is brought into the Tropical Modern design with dome, trellis structure.

The Applicant's design complies with the current City of Miami Beach Resiliency Code (the "Code") requirements for all setbacks, height, unit size, lot coverage, and understories. This ensures minimal impact on the abutting neighbors. The home is setback fifteen (16) feet from both side setbacks, thirty (30) feet from the front setback,

with the entrance setback an additional five (5) feet, and the rear is setback twenty (25) feet. The size of the proposed home is approximately 6,000 square feet (50% of the lot size), which complies with the allowable fifty percent (50%) unit size limit. The proposed lot coverage is also within the thirty percent (30%) maximum permitted. Therefore, any potential impacts on the abutting neighbors are minimized by full compliance with the Code.

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 as 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. This is a necessary design element to address sea level rise and resiliency.

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 design waivers or variances of the Code.

Sea Level Rise and Resiliency Criteria. The new home advances the sea level rise and resiliency criteria in Section 7.1.2.4 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 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 will permit the development of a resilient single-family home that will add value to the surrounding neighborhood. The Tropical Modern design features a variety of beautiful and unique architectural moments and lush landscaping. The home complies with Resiliency Code development regulations for height, unit size, lot coverage, required setbacks, and understory limitations 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,



Michael W. Larkin

Attachments

cc: Emily K. Balter, Esq.