VALLE VALLE & PARTNERS

Architecture / Design / Town Planning

December 10, 2023

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

RE: Letter of Intent in Support of Design Review Approval for the Property at 3100 North Bay Road, Miami Beach Florida

Dear Michael:
This architecture firm represents 3100 NORTH BAY ROAD LLC (the "APPLICANT"), the owner of the above-referenced property (the "Property"). Please consider this the Applicant's letter of intent in support of Design Review Board ("DRB") approval for the construction of a new two story single-family home with understory on the Property.

This property sits on a rectangular shaped 100' wide by 205' / 208' deep lot. The adjacent lot to the northeast (3110 N Bay Road) contains a two-story, gabled roof home, and the property to the southwest (3080 N Bay Road) contains a two-story flat roof property.

THE PROPERTY

The Property, identified by Miami-Dade County Folio No. 02-3227-008-0520, measures approximately 20,500 square feet and is located at the west side of North Bay Road, Miami Beach. To the northwest, the Property abuts the intracoastal waterway/Biscayne Bay. The Property is located in the RS-2, Single Family Residential Zoning District, where the surrounding area contains a mix of 1- and 2-story single-family homes. The property currently contains an finished constructed home. This home was approved for permit in 2010, but construction remained unfinished.

DESCRIPTION OF PROPOSED DEVELOPMENT

The Applicant proposes to improve the parcel with a residence of approximately 9,651 square feet in size. The proposed 2-story home has an estimated cost of construction of $2.2 million and will be designed in a contemporary minimalist style with an elegant color palette and complimentary materials of stone, clear glazing, and bronze finish metallic elements. Lush landscaping will surround and beautify the property, while providing privacy for the homeowner and neighboring properties. The Applicant proposes a home with unique architectural style, while maintaining compatibility with the scale and massing of the existing neighborhood. Importantly, the proposed home complies with all of the City of Miami Beach Code ("Code") requirements for open space, lot coverage, and unit size requirements. The proposed home contains a unit size of 46.6% and lot coverage of 30%.

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WAIVER REQUEST

We are asking for a Design Waiver for sec. 7.2.2.3.b.2.a. for our North and South Elevation 2nd Floor elevation dimensions. One of the overall design intents is to have a well landscaped entry garden courtyard on the first level when arriving from the front steps. The concept of the garden courtyard is designed to promote the sense of openness between the entry and main house towards the bay. At this first-floor level garden courtyard level, the North façade has a wood screen more than 50% open and on the south elevation with a glass rail. The two-story portion of the homes North elevation is less than 50% the depth of the lot depth but greater than 60 feet. The design on this elevation is articulated with different material elements along with variations of side setback depth to reduce the sense of a long expanse. On the South elevation we have a 60 feet depth on the two-story elevation for the main home. There is also a portion of the 2nd-story that is lifted up over the first-floor entry path that gives an expansive view to the open garden courtyard to the North and to the open area to the South.

VARIANCE REQUEST

The applicant is not requesting any variances from the code.

SEAL LEVEL RISE AND RESILIENCY CRITERIA – Section 133-50(a):

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

A recycling or salvage plan for partial or total demolition will be provided under separate cover at the appropriate time in the development process.

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

All proposed windows will be hurricane proof impact windows.

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

Passive Cooling systems, including, but not limited to, operable windows, overhangs, and elevated structure, will be provided.

(4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

Resilient and native landscaping has been incorporated into landscape design.

(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.

Adopted Sea level rise projections in the Southeast Florida Regional Climate Action Plan, including a study of land elevation and elevation of surrounding properties, were considered.

(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 ground floor, driveways, and garage ramping are adaptable to the raising of public rights-of-ways and adjacent land.

(7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.

All critical mechanical and electrical systems are located above base flood elevation.

(8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

Not applicable.

(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.

Wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the City Code for habitable space located below the base flood elevation plus City of Miami Beach Freeboard.

(10)Where feasible and appropriate, water retention systems shall be provided.

As noted above, wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the City Code for habitable space located below the base flood elevation plus City of Miami Beach Freeboard.

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CONCLUSION

Approval of the proposed residence will permit development of a well-designed single-family home which will undoubtedly enhance the composition of the neighborhood. The Applicant proposes a contemporary design that demonstrates thoughtful consideration for the existing built context, including the height and proportions of the neighboring context. As the Applicant has taken careful measures to mitigate any negative impact of the proposed development, we respectfully request that you approve the proposed design. The proposed design captures the spirit of the land development regulations and will not result in negative impacts to the neighborhood. We look forward to your favorable review of the application. If you have any questions or comments, please contact me directly at (786) 325-7755.

Respectfully Submitted,

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