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February 8, 2024

VIA HAND DELIVERY

Mr. Thomas Mooney
Planning Director, Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**RE: Pash Place One LLC / 6650 Sheffield Lane, Miami Beach, FL 33141
Application to Design Review Board (File No. DRB 23-0993)**

Dear Mr. Mooney:

This shall constitute our Amended and Restated Letter of Intent on behalf of Pash Place One LLC (the “Applicant”) for the above-mentioned City of Miami Beach, Florida (the “City”) Design Review Board (“DRB”) application (the “Application”) in connection with that certain ±0.30 acre parcel of land located at 6650 Sheffield Lane, further identified by Miami-Dade County (“County”) Folio No. 02-3210-003-0270 (the “Property”). With this application, the Applicant seeks the DRB’s review and approval of a new two-story single-family residence, including an understory, to replace an existing structure.

I. Property Information

The Property is an approximately 13,125 square foot landlocked lot located on La Gorce Island, east of the 79th Causeway, near the corner of La Gorce Circle and Sheffield Lane. The Property has a City Comprehensive Future Land Use Map (“FLUM”) land use designation of Single Family Residential (“RS”) and has a zoning classification of RS-3 Single Family Residential Zoning District (“RS-3”). Under Miami Beach’s Resilient Land Use and Development Element, RS land use designations permit only single-family detached dwellings.¹ The main permitted use in the RS-3 district is single-family detached dwellings pursuant to City Code of Ordinances (“Code”) Section 142-10.

The Property is situated mid-block on the western portion of the center of La Gorce Island, abutted by RS-3 zoned detached single-family homes on all sides, and is currently developed with a non-contributing pre-1942² single family residence—according to County Property Appraiser

¹ City of Miami Beach Comprehensive Plan, Resilient Land Use and Development Element, Policy RLU 1.1.1 at Page 4 (<https://www.miamibeachfl.gov/wp-content/uploads/2022/12/2040-Comprehensive-Plan-9-14-2022-Adopted-Compressed.pdf>).

² The Property is not designated historic or determined to be contributing to a historic district.

records, the existing single-family residence was built in 1936, with a patio addition constructed in 1959.

II. Proposed Project

The Applicant proposes to construct a new two-story residence with an understory (the “Project”) pursuant to the enclosed plans prepared by Studio Khora.³ Through Studio Khora’s design, the Applicant seeks to improve the aesthetic, sustainability, and resiliency conditions of the property while providing a home that will remain consistent with the character of La Gorce Island’s current and future architectural design.

The home’s architecture reflects a refined and contemporary appearance. The driveway, connecting to the understory, creates a refreshing sense of arrival to the home. The home’s artistically contemporary appearance will be accentuated with a nature inspired color palette and materials such as porcelain slabs, wood, concrete, and glass. The design and layout focus on openness with glass wrapping around the kitchen, living areas, and master bathroom which overlook a courtyard and pool area. On the rear, the new home contemplates an accessory structure that will serve as office, gym and/or guest bedroom. This accessory structure meets the applicable setback requirements and has over 5 feet of clear separation from the primary home in accordance with Code Section 142-106(b)(1)(c).

Additionally, with a height of 22’-10”, measured from B.F.E. plus freeboard, the home is below the maximum allowable height pursuant to Code Section 142-105(b)(1). The proposed home has a maximum unit size of less than 50%, a maximum lot coverage of 29.9%, and the massing of the home is adequately set back from the front Property line. The aforementioned percentages are all in compliance with Code Section 142-105(b)(1).

Understory Request:

As mentioned above, the design of the Project includes a non-airconditioned open understory. The understory will include an elevator that only leads to the first residential floor of the home. 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 while providing for a practical, functional, and sustainable residence.

The proposed design sufficiently addresses the intent of the Code with the main massing centrally located and enhanced by variety of architectural articulations and materials. Most importantly, the Applicant is not seeking any variances or waivers of the Code, which further preserves the architectural character and consistency with the district.

³ The estimated cost of construction for the proposed residence is approximately \$4,000,000.00.

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Overall, the proposed home is compatible with the character of the neighborhood and consistent with the trend of development on the island. For reference, below are images of a few of the neighboring homes that also feature a contemporary and modern design:



III. Development Regulations and Area Requirements for the RS-1, RS-2, RS-3, RS-4 single-family residential districts – Section 142-105:

The Applicant acknowledges that the proposed architectural drawings are subject to the review criteria set forth under Section 142-105(a)(2) of the City's Code, and asserts compliance as follows:

a. The existing conditions of the lot, including, but not limited to, topography, vegetation, trees, drainage, and waterways shall be considered in evaluating the proposed site improvements.

Satisfied. The Property is landlocked. The enclosed architectural drawings have been thoughtfully designed taking into account the existing site conditions, topography, and vegetation.

b. The design and layout of the proposed site plan inclusive of the location of all existing and proposed buildings shall be reviewed with particular attention to the relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, and view corridors. In this regard, additional photographic, and contextual studies that delineate the location of adjacent buildings and structures shall be required in evaluating compliance with this criterion.

Satisfied. The proposed site plan was meticulously designed to be compatible with its surrounding neighborhood and adjacent residential homes. There is no additional height being sought that would require a waiver, and the accessory structure is compliant with the Code. Please refer to the photographic and contextual analysis provided above, as well as the enclosed architectural drawings.

c. The selection of landscape materials, landscaping structures and paving materials shall be reviewed to ensure a compatible relationship with and enhancement of the overall site plan design and the surrounding neighborhood.

Satisfied. The proposed landscape materials, landscape structures and paving materials are both compatible with and serve as an enhancement to the overall site plan and the surrounding neighborhood.

d. The dimensions of all buildings, structures, setbacks, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district.

Satisfied. The scale, massing, and dimensions of the proposed home are compatible with existing buildings surrounding the Property. The proposed site plan complies with all applicable regulations including setbacks, lot coverage, and open space. Please refer to the enclosed photographic and contextual analysis, and the enclosed architectural drawings.

e. The design and construction of the proposed structure, and/or additions or modifications to an existing structure, indicates sensitivity to and compatibility with the environment and adjacent structures and enhances the appearance of the surrounding neighborhood.

Satisfied. The design and construction of the proposed residence indicates sensitivity to and compatibility with the environment and adjacent structures. In addition, the home's modern and sophisticated architecture combined with its lush landscaping beautify not only the proposed home, but the surrounding neighborhood. Please refer to the enclosed photographic and contextual analysis, and the enclosed architectural drawings.

f. The proposed structure is located in a manner that is responsive to adjacent structures and the established pattern of volumetric massing along the street with regard to siting, setbacks and the placement of the upper floor and shall take into account the established single family home context within the neighborhood.

Satisfied. The location and overall design of the proposed residence is the result of thoughtful consideration to the Property's surroundings, with a lot coverage of less than the allowed 30% and Code compliant accessory structures. The overall dimensions are responsive to adjacent structures and the established pattern of volumetric massing along Sheffield Lane and La Gorce Circle. Please refer to the photographic and contextual analysis provided above, and the enclosed architectural drawings.

g. The construction of an addition to main existing structure shall be architecturally appropriate to the original design and scale of the main existing structure; the proposed addition may utilize a different architectural language or style than the main existing structure, but in a manner that is compatible with the scale and massing of the main existing structure.

Not Applicable; no additions contemplated.

h. The construction shall be in conformance with the requirements of article IV, division 7 of this chapter with respect to exterior facade paint and material colors.

Satisfied. The proposed plans are wholly in compliance with the requirements of article IV, division 7 of Chapter 142 with respect to exterior façade paint and material colors. Please refer to the architectural drawings submitted with this Application.

IV. Design Review Criteria - Section 118-251:

The proposed architectural drawings meet the criteria set forth under Section 118-251 of the City's Code, as follows:

(1) The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.

Satisfied.

(2) The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.

Satisfied. The proposed structure, drives, parking areas, walkways, means of ingress and egress, drainage facilities, utility services, landscape structures, lighting, and screening devices

have been located to maximize the functionality, safety, privacy, and aesthetic of the home while preserving compatibility with the neighborhood. Please refer to the architectural drawings.

(3) The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.

Satisfied. The scale, massing, and dimensions of the proposed home are compatible with existing buildings surrounding the Property. It is important to emphasize that the overall design is responsive to adjacent structures and the established pattern of volumetric massing along Sheffield Lane and La Gorce Circle. Please refer to the photographic and contextual analysis provided above, and the enclosed architectural drawings.

(4) The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the city identified in Section 118-252.

Satisfied. The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas, indicate sensitivity to and compatibility with the environment and adjacent structures. The aforementioned nature inspired elements complement the design and will create a harmonious relationship with the surrounding homes located on Sheffield Lane and La Gorce Circle, and provide an adequate buffer from those uses. Please refer to the photographic and contextual analysis provided above, and the enclosed architectural drawings.

(5) The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.

Satisfied. The site plan as well as the location, appearance and design of the proposed residence is in conformity with all applicable standards set forth in the Code. Please refer to the photographic and contextual analysis provided above, and the enclosed architectural drawings.

(6) The proposed structure, and/or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.

Satisfied. The design and construction of the proposed residence indicates sensitivity to and compatibility with the environment and adjacent structures. In addition, the home's modern and elegant architecture combined with its lush landscaping beautify Sheffield Lane and enhance the appearance of the neighborhood. Please refer to the enclosed photographic and contextual analysis provided above, along with the architectural drawings enclosed hereto.

(7) The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall

be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.

Satisfied. The design and layout of the proposed site plan meets the consistency standards set but the neighboring residential homes. The proposed home was designed with safety, privacy, crime prevention and fire protection, and compatibility in mind. The property will be enclosed by a fence and gate (in compliance with all fire access standards. Please refer to the enclosed photographic and contextual analysis provided, and the enclosed architectural drawings for further details.

(8) Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safety and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.

Satisfied. The proposed application is for a single-family home. Both vehicular and pedestrian access is clearly defined and conveniently arranged. Please refer to the architectural drawings for details.

(9) Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.

A lighting plan is not being submitted at this time, but the Applicant does intend to comply with the Land Development Regulations for lighting at the appropriate time during the permitting process, and will ensure that the design is both safe and minimally intrusive.

(10) Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

Satisfied. All landscape and paving materials have been thoughtfully selected to complement the overall site plan design and create a modern luxurious estate. Please refer to the Landscape Plans.

(11) Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

Satisfied. The proposed design contemplates adequate shielding of vehicle headlights, noise, and light from public view. Please refer to the architectural drawings.

(12) The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

Satisfied. The proposed home sits on a landlocked parcel situated in the center of La Gorce Island on Sheffield Lane. The orientation, massing and scale of the new home is consistent with the neighboring homes on the island, and the height, as mentioned above, is fully within the satisfactory range required under the Code. Further, the proposed design does not result in an impact to the existing view corridors. Please refer to the enclosed photographic and contextual analysis provided, and the enclosed architectural drawings

(13) The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.

Not Applicable.

(14) The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

Satisfied. As mentioned above, there will be an elevator located in the understory that leads to the first residential floor. This elevator along with all mechanical equipment will be screened from neighbors and pedestrians.

(15) An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).

Not Applicable.

(16) All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.

Satisfied. The proposed design achieves pedestrian compatibility and adequate visual interest while preserving the privacy of the home. Please refer to the architectural drawings.

(17) The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.

Not Applicable.

(18) In addition to the foregoing criteria, subsection 118-104(6)(t) of the city Code shall apply to the design review board's review of any proposal to place, construct, modify or maintain

a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.

Not Applicable.

(19) The structure and site complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

Satisfied, see below.

V. Sea-Level Rise and Resiliency Criteria

The Applicant has carefully considered sea-level rise protections and resiliency measures, and the proposed Project has been designed, and will be developed, to ensure resiliency and protection from sea-level rise and storm surges. The proposed Project complies with the criteria set forth in City Code Section 133-50, as follows:

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

Satisfied.

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

Satisfied. All proposed windows have a Notice of Acceptance for High Velocity Hurricane Zones.

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

Satisfied. The Applicant is considering passive cooling systems where feasible and appropriate.

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

Satisfied. The Project contemplates resilient landscaping, where feasible and appropriate. Special attention has been paid to the Property's boundaries, and lush landscaping has been provided to create an appropriate buffer ensure the privacy of the future residents and neighbors.

- (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.

Satisfied. The Applicant is proactively addressing sea level rise projections by raising the first floor of the home in accordance with City regulations.

Additionally, the provision of an understory allows for a sustainable design.

- (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.

Satisfied.

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

Satisfied.

- (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.

Satisfied.

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

All storm water will be retained on the property as per City requirements, which will be calculated and designed during the permit process.

- (11) Whether cool pavement materials or porous pavement materials shall be utilized.

The Applicant has incorporated cool pavement materials or porous pavement materials where feasible and appropriate.

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

Satisfied. The Applicant has designed the Project to minimize the heat island effects on-site, through the use of cooling massing and design materials, and addition of landscaping to provide further shade.

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Based on the above, we respectfully seek your favorable review and recommendation of approval for this Application. Thank you in advance for your considerate attention to this request. If you have any questions or require additional information, please feel free to contact me directly.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'V. Madrid', is written over the typed name.

Vanessa Madrid, Esq.

Enclosures

Cc: Michael Belush, *Planning and Design Officer, Planning Department*