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## **VIA ELECTRONIC SUBMISSION**

February 25, 2024

Rogelio A. Madan, AICP  
Chief of Community Planning & Sustainability  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: **PB23-0647**- Lot Split Request for the Property Located at 900, 910, and 920 South Shore Drive, Miami Beach, Florida

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Dear Mr. Madan:

This law firm represents Luis Jose Molla Revocable Trust (the "Applicant"), the owner of the property located at 900, 910, and 920 South Shore Drive and identified by Miami-Dade County Folio No. 02-3203-007-0140 (the "Property") within the City of Miami Beach (the "City"). Please consider this letter the Applicant's letter of intent in support of a lot split application to subdivide the existing triple lot into three (3) lots that follow the originally platted lot lines pursuant to Section 2.5.4 of the City of Miami Beach Resiliency Code.

The Property. The Property is located on the south side of South Shore Drive in the Normandy Isle neighborhood within the City. The Property is an aggregated triple lot that is approximately 33,367.6 square feet (0.76) acres in size, with approximately 186 feet of frontage on South Shore Drive. It is platted as lots 8, 9, and 10, Block 47, of the Normandy Gold Course Subdivision, recorded in Plat Book 44, Page 62 of the Official Public Records of Miami-Dade County at (the "Plat"). See Exhibit A, Plat. The Property contains an existing single-family residence developed in 1963. See, Figure 1, Aerial, below.



**Figure 1, Aerial**

The Property is zoned RS-3, Single-Family Residential District and is not located in a local or national historic district. The Applicant intends to separately submit a request to the Design Review Board ("DRB") for design review approval of the three (3) resulting homes.

Lot Split Request. The Applicant seeks to divide the Property into three (3) lots consistent with the underlying platted lot lines (the "Proposed Lot Split"). Notably, the Property's existing lot size is more than triple the average lot size of similarly situated waterfront lots located along South Shore Drive. See Exhibit B, Area Analysis. The Proposed Lot Split results in the following lot sizes that are more consistent and compatible with the neighborhood than the Property's existing lot area:

<b>Proposed Lot</b>	<b>Proposed Lot Area</b>
Lot 8	10,954 SF (0.25 acres)
Lot 9	10,954 SF (0.25 acres)
Lot 10	11,308 SF (0.26 acres)

The dimensions of the resulting lots comply with the City's land development regulations, and will result in development of homes that are more compatible with the existing built context of similarly situated waterfront lots along South Shore Drive. On the other hand, redevelopment of the Property without the Proposed Lot Split would result in a single large home that is out of scale with the surrounding built context of the neighborhood. The existing on the Property was developed in 1963, and is proposed to be demolished to allow for subdivision of the triple aggregated lot. Notably, the existing home is not architecturally significant and is developed with a finished floor elevation below base flood elevation (8' NGVD).

*Area Analysis.* According to data collected from the Miami-Dade County Property Appraiser Website, the average lot size of waterfront properties along South Shore Drive from the western shore of Normandy Island to Hagen Street is 11,111.08 square feet, while the median lot area within the same sample is 10,200 square feet (not including the Property).<sup>1</sup> Notably, there are only two waterfront lot within two blocks of the Property even half the size of the current lot. An analysis of the number of lots that are less than 11,000 square feet in size reveals that 61% (24/39 lots) of the lots in the neighborhood are less than 11,000 square feet in size, and are similar in size to the Proposed Lot Split. Accordingly, the Proposed Lot Split is consistent with the context of the surrounding neighborhood

Lot Split Review Criteria. The proposed lot split is consistent with the lot split criteria under Section 2.5.4.2(a)-(g) of the Resiliency Code, as described further below:

**a) Whether the lots that would be created are divided in such a manner that they are in compliance with the regulations of these land development regulations.**

The Proposed Lot Split results in lots that exceed the minimum requirements of the applicable land development regulations for RS-3 zoned properties. The RS-3 regulations provide that the minimum required lot area is 10,000 square feet. The proposed resulting lots will be greater than the minimum required; the smallest being 10,954 square feet and the largest being 11,308 square feet. The Code also requires a minimum lot width for Oceanfront lots of 50 feet, all others require a

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<sup>1</sup> The Property is a statistical outlier and therefore excluded. The average lot area with the Property included in the analysis is 11,667 square feet, and the median area is 10,336 square feet.

minimum lot width of 60 feet. The Proposed Lot Split results in waterfront lots that are all 60 feet wide, consistent with the majority of the lots in the neighborhood.

**b) Whether the building site that would be created would be equal to or larger than the majority of the existing building sites, or the most common existing lot size, and of the same character as the surrounding area.**

The resulting building sites will be consistent with the existing built context of the waterfront lots along South Shore Drive. Specifically, 24 of the 39 lots analyzed are less than 11,000 square feet in size. The lot sizes range from 9,350 square feet to 19,950 square feet. The Proposed Lot Split results in lots ranging from 10,954 to 11,308 square feet lots, which squarely within the range of the existing lot sizes in the neighborhood.

**c) Whether the scale of any proposed new construction is compatible with the as-built character of the surrounding area, or creates adverse impacts on the surrounding area; and if so, how the adverse impacts will be mitigated. To determine whether this criterion is satisfied, the applicant shall submit massing and scale studies reflecting structures and uses that would be permitted under the land development regulations as a result of the proposed lot split, even if the applicant presently has no specific plans for construction.**

The scale of the proposed homes will be compatible with the as-built character of the surrounding area. The lot sizes are aligned with the surrounding area and the original lot sizes in the subdivision plat, and the proposed development falls well within the development standards provided by the Code. The Applicant has included architectural drawings of potential resulting homes in the application materials. The architectural drawings demonstrate that the potential resulting homes would be permitted under the current land development regulations, and would be compatible with the as-built character of the neighborhood.

**d) Whether the building site that would be created would result in existing structures becoming nonconforming as they relate to setbacks and other applicable regulations of these land development regulations, and how the resulting nonconformities will be mitigated.**

The existing home is proposed to be demolished. Thus, the Proposed Lot Split would not result in any nonconformities.

**e) Whether the building site that would be created would be free of encroachments from abutting buildable sites.**

The building sites created by the lot split will be free of encroachments from abutting buildable lots. There are no existing or proposed encroachments.

**f) Whether the proposed lot split adversely affects architecturally significant or historic homes, and if so, how the adverse effects will be mitigated. The board shall have the authority to require the full or partial retention of structures constructed prior to 1942 and determined by the planning director or designee to be architecturally significant under subsection 142-108(a).**

The Proposed Lot Split will result in the replacement of the existing home on the Property, which was developed prior in 1963. The replacement homes will be developed above Base Flood Elevation plus City Freeboard.

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

The Proposed Lot split will result in lots and structures that fully comply with sea level rise and resiliency review as summarized below.

Sea Level Rise and Resiliency Criteria. The proposed project advances the sea level rise and resiliency criteria provided in Section 7.1.2.4(a)(1)(A)-(L) of the Resiliency Code as follows:

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

A recycling or salvage plan for demolition will be provided at permit.

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

All new windows will be hurricane proof impact windows.

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

Where feasible, passive cooling systems will be provided.

- (D) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 126 of the City Code.**

Resilient, Florida-friendly landscaping will be provided.

- (E) 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 has considered the adopted sea level rise projections and the land elevations of the subject property and surrounding properties.

- (F) 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 proposed designs will be adaptable to the raising of public rights-of-ways and adjacent land.

- (G) 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.**

- (H) Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.**

New construction will be elevated up to base floor elevation, plus Freeboard.

- (I) 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.**

Habitable space will be located above base flood elevation plus Freeboard.

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

Stormwater retention systems will be provided where feasible.

- (K) Cool pavement material or porous pavement materials shall be utilized.**

Cool pavement material and porous pavement materials will be utilized.

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

The new home will minimize the potential for heat island effects on site with high albedo roofing materials, ample and lush greenspace and landscaping, and opportunities for non-air-conditioned living spaces.

Conclusion. Approval of the Proposed Lot Split will permit the development of three (3) unique and appropriately scaled single-family homes that accommodate three new families in the Normandy Isle neighborhood. The Proposed lot sizes and resulting homes are compatible with the existing built context of the neighborhood, while adding high-quality new single-family homes designed to accommodate the new families moving to the City. Accordingly, the Applicant respectfully requests your favorable review and recommendation of the Proposed Lot Split. If you have any questions or comments, please give me a call at (305) 377-6236.

Sincerely,

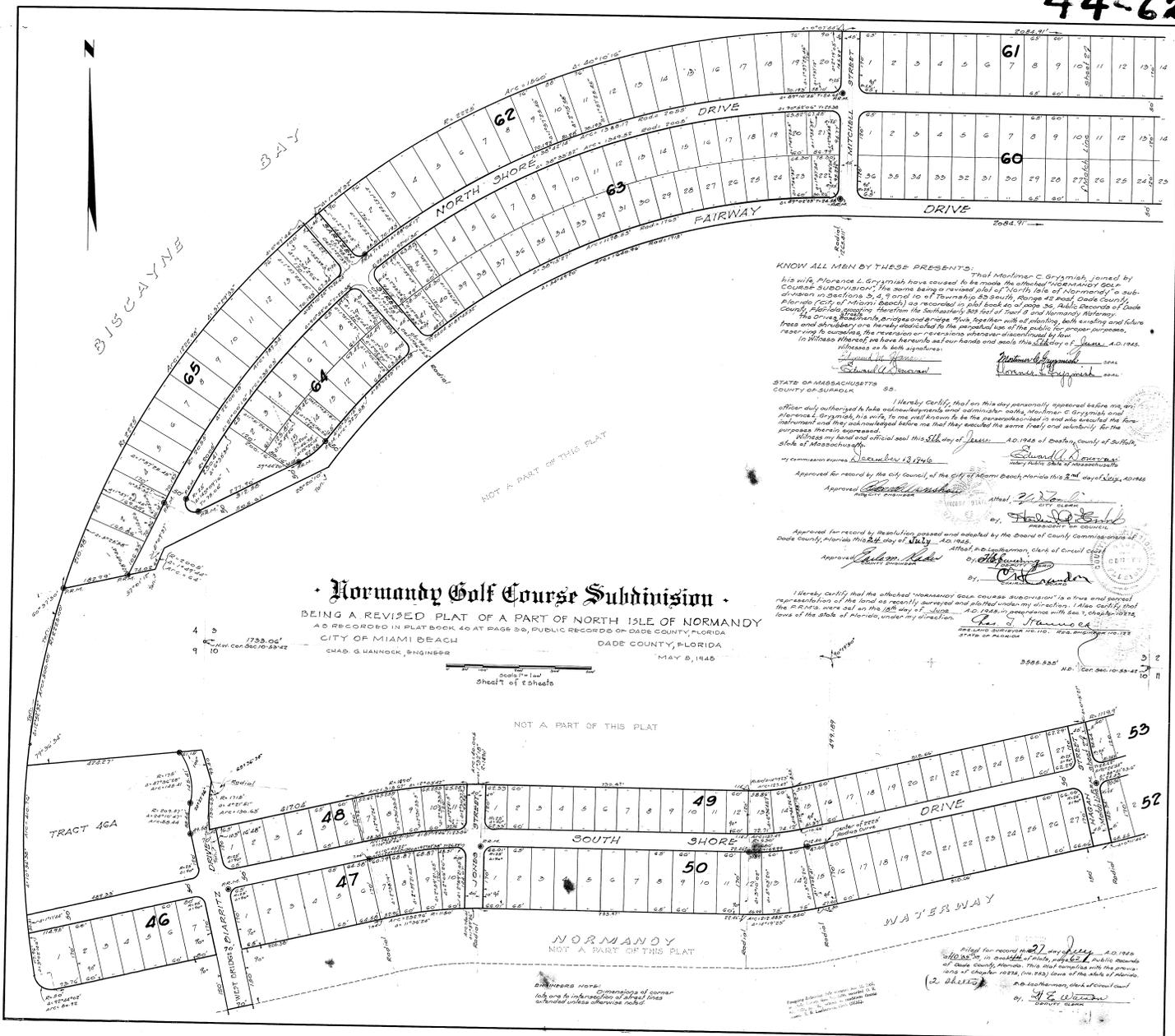


Mickey Marrero

Enclosures:

cc:

Nicholas J. Rodriguez, Esq.



**Normandy Golf Course Subdivision**  
 BEING A REVISED PLAT OF A PART OF NORTH ISLE OF NORMANDY  
 AS RECORDED IN PLAT BOOK 40 AT PAGE 30, PUBLIC RECORDS OF DADE COUNTY, FLORIDA  
 CITY OF MIAMI BEACH DADE COUNTY, FLORIDA  
 CHAS. S. HANCOCK, ENGINEER MAY 8, 1948

KNOW ALL MEN BY THESE PRESENTS: That Mortimer C. Gryzmish, joined by his wife, Florence L. Gryzmish have caused to be made the attached "NORMANDY GOLF COURSE SUBDIVISION" the same being a revised plat of "North Isle of Normandy" a subdivision in sections 2, 4, 6 and 10 of Township 23 South, Range 46 West, Dade County, Florida City of Miami Beach) as recorded in plat book 40 of page 30, Public Records of Dade County, Florida giving thereon the substantially 500 feet of front of said 8 and Normandy Waterway Drives, respectively, bridges and a bridge, plus, together with all adjoining, beds, existing and future trees and shrubbery are hereby dedicated to the perpetual use of the public for proper purposes, reserving to ourselves, the reservation or reversion otherwise designated by law.

In Witness Whereof, we have hereunto set our hands and seals this 21st day of June, A.D. 1948.

*Mortimer C. Gryzmish*  
*Florence L. Gryzmish*

STATE OF MASSACHUSETTS ss.  
 COUNTY OF SUFFOLK ss.  
 I, Notary Public, do hereby certify that on this day personally appeared before me, an officer duly authorized in full acknowledgment and admission to the public records of the State of Massachusetts, the said Mortimer C. Gryzmish and Florence L. Gryzmish, his wife, to the full intent to be the person(s) named in and who executed the foregoing instrument and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal this 21st day of June, A.D. 1948, at Duxbury, County of Suffolk, State of Massachusetts.

Notary Public  
*Edward J. Desrosiers*

Approved for record by the City Council of the City of Miami Beach Florida this 2nd day of July, A.D. 1948.  
 Approved *Robert L. ...*  
 Mayor

Approved for record by resolution passed and adopted by the Board of County Commissioners of Dade County, Florida, this 24th day of July, A.D. 1948.  
 Approved *John ...*  
 Chairman

I hereby certify that the attached "NORMANDY GOLF COURSE SUBDIVISION" is a true and correct representation of the land as recently surveyed and plotted under my direction. I also certify that this plat was laid out on the 21st day of June, A.D. 1948, in compliance with the provisions of Chapter 10219, (as amended) laws of the State of Florida, under my direction.

*Chas. S. Hancock*  
 Engineer

ENGINEER'S NOTE: Dimensions of corner locations in reference to adjacent lots indicated unless otherwise noted.

Filed for record on 27th day of July, A.D. 1948, at 10:30 AM, in office of Notary Public, Edward J. Desrosiers, Notary Public, State of Florida, in compliance with the provisions of Chapter 10219, (as amended) laws of the State of Florida.

*Edward J. Desrosiers*  
 Notary Public





