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VIA ELECTRONIC SUBMITTAL

April 7, 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: **DRB24-1010 - Letter of Intent** – Design Review Approval for New Detached Guest House and Accessory Cabana at Expanded Lot Located at 6444 Allison Road

Dear Mr. Madan:

This law firm represents Allison Road LLC and 6450 Allison LLC and (collectively the "Applicant"), the owners of the properties located at 6444 Allison Road (the "6444 Lot") and 6450 Allison Road (the "6450 Lot"), respectively within the City of Miami Beach (the "City"). Please consider this letter the Applicant's letter of intent in support of Design Review Approval for the addition of a detached guest house structure and accessory cabana. Notably, the Applicant recently obtained approval of a lot split under File Number PB23-0638 that divided the 6450 Lot in half and aggregated the southern half of the 6450 Lot into the 6444 Lot (the "Lot Combination").

The Property. The 6444 and 6450 Lots are located on the west side of Allison Island along the Indian Creek Waterway. The Miami-Dade County Property Appraiser's Office identifies the 6444 Lot with Folio No. 02-3211-003-0410; the 6450 Lot with the Folio No. 02-3211-003-0400.[1] The Property is zoned RS-3, Single-Family Residential District.

[1] The Applicant is processing a folio combination for the 6444 Lot and remainder of 6450 Lot following approval of the lot split under File Number PB23-0638.

Development History. The Applicant holds a building permit under Building Permit No. BR2206430 (the "Approved Permit") for construction of a new single-family home at the 6444 Lot. Construction of the home in accordance with the Approved Permit is actively underway at the 6444 Lot. On February 27, 2024, the Planning Board approved of the Lot Combination, which divided the 6450 Lot in half and aggregated the southern half of the 6450 Lot into the 6444 Lot. The resulting combined lot consisting of the 6444 Lot and the southern half of the 6450 Lot is approximately 137.5' in width and 29,161 square feet in size (the "Property").

Proposed Project. The Applicant seeks Design Review approval for a one-story guest house structure and accessory cabana on the northern portion of the Property gained via the Lot Combination. The guest house and accessory cabana are modest additions that complement the elegant design of the existing home and accommodate the owner's growing family. The proposed materials and finishes for the guest house and accessory cabana structure mirror the materials and finishes utilized for the main home design, including travertine and keystone cladded elevations and wood doors. Similarly, the Applicant proposed extending the parking area northwards to service the guest house and will utilize the same keystone pavers as used for the parking area and driveway of the in-construction main home. The Property will also be lushly landscaped with Florida-friendly and Florida native landscaping to accent the home's tropical modern design.

The proposed additional structures are setback approximately 24' from the northern property line, resulting in abundant green space between the structures and the abutting property to the north located at 6470 Allison Road.[2] The proposed unit size and lot coverage for the Property are 8,698 square feet (29%) and 6,501 square feet (22%) respectively, which are below the maximums permitted for lots resulting from lot split that do not follow the original platted lot lines (40% unit size and 25% lot coverage.), and well below the maximum permitted unit size and lot coverage under the RS-3 District regulations (50% unit size and 30% lot coverage). Overall, the proposed additions to the Property allow the home to meet the Applicant's family needs while preserving landscaped open space and mitigating any impacts to the surrounding neighborhood. Accordingly, the designs of the proposed additional structures are consistent with the Design Review Criteria.

Cost Estimate. The estimated construction cost of the project is $1,132,800.00.

[2] The northern half of the 6450 Lot was aggregated into the property located at 6470 Allison Road.

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) of the Code as follows:

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

A recycling or salvage plan for demolition of the existing structures on the 6450 Lot will be provided prior to building permits for new construction.

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

All new windows will be hurricane proof impact windows.

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

Where feasible, passive cooling systems will be provided.

(4) 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.

(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 has considered the adopted sea level rise projections and the land elevations of the subject property and surrounding properties. The finished floor elevation of the proposed home is 11' NGVD, which is Base Flood Elevation plus 3' of Freeboard, where a minimum of 1' is required and a maximum of 5' is permitted.

(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 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, developed at Base Flood Elevation plus Freeboard, will be adaptable to the raising of public rights-of-ways 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 are proposed to 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.

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

(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.

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

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

Stormwater retention systems will be provided where feasible.

(11) Cool pavement material or porous pavement materials shall be utilized.

Cool pavement material and porous pavement materials will be utilized.

(12) 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 ample and lush greenspace and landscaping, opportunities for non-air conditioned living spaces, and use of high albedo surfaces for paving and roofing.

Conclusion. The proposed additions to the in-construction home are modest and designed with high quality materials and finishes. The additions allow the home to meet the Applicant's family needs with no negative impacts to the neighborhood. Accordingly, we respectfully requests your favorable review and recommendation with respect to this Application. If you have any questions or comments, please give me a call at (305) 377-6231.

Sincerely,



Michael J. Marrero

Enclosures

cc:
Nicholas J. Rodriguez, Esq.