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## **VIA ELECTRONIC SUBMITTAL**

February 12, 2024

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

Re: **SUPPLEMENTAL LETTER OF INTENT**

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

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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 a supplemental letter of intent in connection with the Design Review Board ("DRB") approval of the landscape design associated with a 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 on the Property was demolished in 2018. The surrounding area consists of single-family homes.

Proposed Development. On December 11, 2023, the Applicant went before the DRB requesting approval of the design of the new two-story home with an understory.

The esteemed members of the DRB supported the unique, Modern Tropical residence with an understory (the "Project"). The DRB agreed that the landscape design was a critical aspect of the Project and requested that the Applicant return to the DRB for additional review relating to the landscape design.

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 landscape design, specifically, plays into the natural environment and enhances the values of the unique vegetation of Florida.

The landscape plan provides opportunity for planting on each level of the design. The ground level planting is extremely lush and of a high variety. The landscape plans provide that there are approximately four (4) different tree and palms types and over twenty (20) shrubs and shrub-like type plantings. There are additional plantings proposed within the understory and along the organic steps leading to the front entrance. The planters along the elevation are purposefully designed to add greenery and soften the massing. The planting on the rooftop is minimal and necessary to tie in the rest of the landscape design.

Conclusion. Finalizing review of this Project 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.

We look forward to your favorable review of the application and further developed landscape plans. If you have any questions or comments in the interim, please give me a call at 305-377-6231.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael W. Larkin", with a stylized flourish at the end.

Michael W. Larkin

Attachments

cc: Emily K. Balter, Esq.