



200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6231 office
305.377.6222 fax
mlarkin@brzoninglaw.com

VIA ELECTRONIC AND HARCOPY SUBMITTAL

December 8, 2023

Deborah Tackett, Historic Preservation & Architecture
Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: HPB23-0572 SUPPLEMENTAL LETTER OF INTENT
Certificate of Appropriateness for Demolition and Design
of a New Single-Family Home at 7801 Atlantic Way _____

Dear Ms. Tackett,

This firm represents 7801 AW LLC (the "Applicant"), the owner of the oceanfront property located at 7801 Atlantic Way (the "Property") in the City of Miami Beach (the "City"). Please consider this letter the Applicant's supplemental letter of intent in connection with a Certificate of Appropriateness for demolition of the existing single-family home and design of a beautiful, new single-family home. The Applicant went before the Historic Preservation Board ("HPB") on November 14, 2023 and has taken the HPB members' comments and recommendations into consideration with a new design.

Revised Project. As presented, the Applicant proposes to demolish the existing, at-risk home, and construct an exquisitely designed, Modern style two-story residence that complies with local, state, and federal building requirements for oceanfront homes (the "Project"). The Project has been designed to comply with all relevant coastal code requirements. Additionally, the design addresses many of the specific ADM District Design Guidelines for new homes and feedback from the HPB members. The multi-frontage home is oriented with the main entrance facing Atlantic Way, making it

immediately visibly to pedestrians and vehicles. However, each frontage is purposefully designed and distinct. The flow of the home with separated buildings, with an internal courtyard, outdoor living areas, water features, and swimming pool effectively breaks the massing and provides significant additional open space, as is the suggested layout in the ADM District Design Guidelines.

The Applicant extensively studied the existing home in order to more closely incorporate architectural elements of it into the proposed new design. Below please find a summary of the notable elements that are unique to the existing home and can be reimagined, tastefully, into the Project.

1. Octagon stair tower element,
2. Asymmetry of the rear elevation,
3. Portico rear terrace,
4. Perforated wall on the second story rear balcony,
5. Horizontal bands wrapping the side and rear elevations,
6. Thick roof edge, and
7. Punched windows.

These elements are addressed in the overall massing of the Project and serve as inspiration. First, the octagon stair tower element is reintroduced towards the south corner of the main home with glazing to make it a prominent feature of the new home. The staircase adds interest and movement to the main home and plays into the variety of massing shapes. The design also keeps the asymmetry of the rear massing with flat roofs and squared, portico terrace.

Details of the new design are also directly inspired from the existing home. The architect, influenced by the perforated wall on the second story rear balcony, has added a perforated screen at the gate and along the main level walkway. This additional materiality is unique and provides a prominent homage to what was a hidden feature in the rear. The Project introduces the horizontal bands wrapping the side and rear elevations. This serves to break the flatness of elevations, while also unifies the facades. The horizontal bands also parallel the reintroduced thicker roof edge element. Lastly, multiple punched-style windows are proposed. Large glazing is more typical in modern homes, but the punched windows are strategically placed to soften the elevations and provide more flow of light.

The purposeful layout of the home, with varying projections, cut-outs, window shapes, balconies, and overhangs, provides substantial movement and minimal impact on

abutting neighbor and the pedestrian beach access. The proposed outdoor spaces are distinct and have definite shape, as suggested in the ADM District Design Guidelines. Also, as preferred, the outdoor living areas are designed to be part of the major habitable space and these additions are at the edges of the building in an effort to soften the building's presence in the neighborhood.

The Project is sited similarly to the neighboring residences and adheres to the historical massing requirements of the neighborhood. The design includes a pool and pool deck in the rear yard, as well as thousands of square feet of beautiful, lush landscaping between the pool and rear property line. Further, the building is merged with the land around its entire periphery and the courtyard area cascades down to seamlessly integrate with the natural landscape and dunes.

Conclusion. The Applicant appreciates the HPB members' feedback at the November HPB meeting. The Project, as redesigned, incorporates inspiration from the existing home, while providing a modern interpretation that complies with all of the local, state, and federal resiliency requirements. Granting this Certificate of Appropriateness will permit the development of a beautifully-designed, Modern single-family home that will add much more value and safety to the surrounding neighborhood. We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-377-6231.

Sincerely,



Michael Larkin

cc: Emily K. Balter