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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

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:

Proposed Lot	Proposed Lot Area
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).¹ 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

¹ 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,

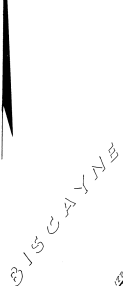


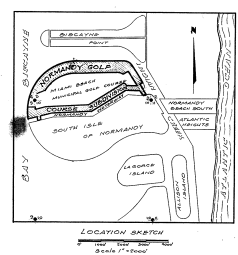
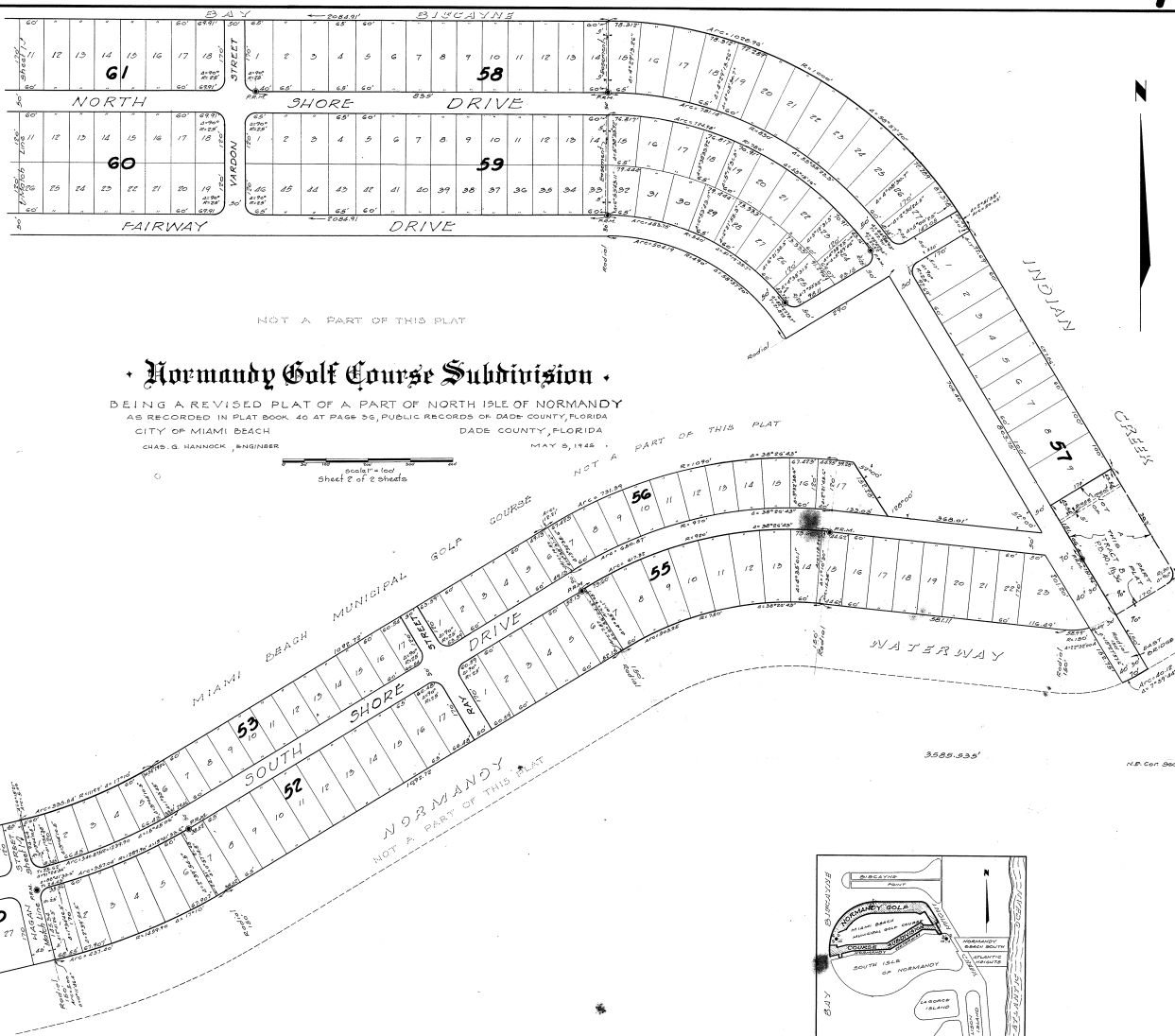
Mickey Marrero

Enclosures:

cc:

Nicholas J. Rodriguez, Esq.





ENGINEER'S NOTES:
All radii are 20 feet
unless otherwise shown.
All 1/2" are 10' unless otherwise
shown.
Lot dimensions are to intersection
of block lines produced unless other-
wise shown.

2 sheets
Plat Book 44
Page 62

Exhibit B

Area Analysis 900 S Shore Drive								
Notes	Property Adress	Year Built	Lot Size (sq ft.)	Adjusted Area (sq. ft.)	Adj. Area + 20% (sq. ft.)	Adj. Area (%)	Adj. Area + 20% (%)	Unit size for new developments (%)
Subject property	900 South Shore Drive	1963	33,368	6,182	7,418.40	19	22	
	930 South Shore Drive	0	10,866.40					
	940 South Shore Drive	1980	10,979	4,085	4,902.00	37	45	
	960 South Shore Drive	1953	11,050.00	2,682	3,218.40	24	29	
	970 South Shore Drive	1955	11,050.00	3,030	3,636.00	27	33	
	980 South Shore Drive	1955	11,050.00	2,612	3,134.40	24	28	
	990 South Shore Drive	1960	11,050	2,491	2,989.20	23	27	
	1000 South Shore Drive	1958	12,750	2,691	3,229.20	21	25	
	1020 South Shore Drive	1951/1959	17,850	3,052	3,662.40	17	21	
	1030 South Shore Drive	1965	10,200	3,775	4,530.00	37	44	
	1040 South Shore Drive	1950/1975	10,200.00	5,834	7,000.80	57	69	
	1050 South Shore Drive	0	10,200.00					
	1070 South Shore Drive	2018	19,950	7,007	8,408.40	35	42	
	880 South Shore Drive	1955	11,220	2830	3,396.00	25	30	
	860 South Shore Drive	2021	13,600	5,094	6,112.80	37	45	
	850 South Shore Drive	1950/67/72	10,200.00	2,359.00	2,830.80	23	28	
	840 South Shore Drive	1950	9,350.00	2,437.00	2,924.40	26	31	
	830 South Shore Drive	1951/71/88/2010	10,200.00	3,295.00	3,954.00	32	39	
	820 South Shore Drive	1940	11,050.00	1,840.00	2,208.00	17	20	
	810 South Shore Drive	1956/2005	11,050.00	3,456.00	4,147.20	31	38	
	790 South Shore Drive	1950	11,050.00	2,244.00	2,692.80	20	24	
	780 South Shore Drive	1950	10,200.00	2,387.00	2,864.40	23	28	
	770 South Shore Drive	2021	10,200.00	4,563.00	5,475.60	45	54	
	760 South Shore Drive	1950/2010	10,200.00	2,686.00	3,223.20	26	32	
	750 South Shore Drive	1959/1971	10,965.00	2,720.00	3,264.00	25	30	
	740 South Shore Drive	1959/2013	11,475.00	2,614.00	3,136.80	23	27	
	730 South Shore Drive	1960	11,475.00	3,013.00	3,615.60	26	32	
	720 South Shore Drive	1948/2006	10,472.00	2,842.00	3,410.40	27	33	
	710 South Shore Drive	2014	10,200.00	4,518.00	5,421.60	44	53	
	700 South Shore Drive	1950	10,200.00	1,999.00	2,398.80	20	24	
	690 South Shore Drive	1950/2017	10,200.00	2,394.00	2,872.80	23	28	
	680 South Shore Drive	1951	10,200.00	2,591.00	3,109.20	25	30	
	672 South Shore Drive	2017	10,200.00	5,480.00	6,576.00	54	64	
	670 South Shore Drive	1947/2017	10,200.00	2,451.00	2,941.20	24	29	
	660 South Shore Drive	1947	10,200.00	2,347.00	2,816.40	23	28	
	650 South Shore Drive	1950/2015	10,200.00	2,478.00	2,973.60	24	29	
	630 South Shore Drive	1952	10,200.00	2,182.00	2,618.40	21	26	
	620 South Shore Drive	1952/2006	10,200.00	2,226.00	2,671.20	22	26	
	610 South Shore Drive	0	10,200.00					
	600 South Shore Drive	1951/56/61	11,230.00	2,990.00	3,588.00	27	32	

