



1 5 5 5 NORTH PARK DR  
SUITE 102 | WESTON | FL 33326  
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**September 8th, 2024**

**MIAMI BEACH**  
PLANNING DEPARTMENT  
1700 Convention Center Drive  
2<sup>nd</sup> Floor  
Miami Beach, FL 33139

## **LETTER OF INTENT**

DRB Planning Department Committee,

It is with great enthusiasm that we submit this project for your review. The intention of 1974 MIAMI BEACH LLC, owners of the property located at 1974 Marseille Dr, Miami Beach, FL 33141 is to build Sandbox Miami Beach, a multifamily residential project, located in a RM-1 zoning area.

There is an existing residence building of 1,968 SF of gross area, that will be demolished leaving a lot with an area of 9,099 SF.

As per zoning requirements, it is allowed to build up to 50 FT in height, we are proposing a 5-story building at a Max. Height of 48'-1" ft. for the Building.

The layout for the ground floor presents the building entrance, with the stairs, elevator and parking spaces which has a height of 12'-5" free height from Base Flood Elevation plus minimum Freeboard to the underside of the first-floor slab. We would like to request a reduction of 1 parking space using alternative parking incentives. The upper levels consist in 4 levels with 3 dwelling units each, for a total of 12 apartments with 1 bedroom and an average area greater than 800 SF. And the Deck rooftop with a cost estimate of \$2,300,000.00

Below, the letter of Intent includes and responds to the design review criteria by section:



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### **2.5.3.1 Design review criteria**

Design review encompasses the examination of architectural drawings for consistency with the criteria stated below, with regard to the aesthetics, appearance, safety, and function of any new or existing structure and physical attributes of the project in relation to the site, adjacent structures and surrounding community. The design review board and the planning department shall review plans based upon the below stated criteria, criteria listed in neighborhood plans, if applicable, and applicable design guidelines. Recommendations of the planning department may include, but not be limited to, comments from the building department and the public works department.

a. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.

**Existing & Demolition Plans and notes provide on Architecture Set, refer to sheet, D1-1.00, D1-1.01, D1-1.02, D1-2.01, D1-2.02.**

b. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.

**Site Plan and notes provide on Architecture Set, refer to sheet, G-4.**

c. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.

**Noted.**

d. The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the city identified in section 2.5.3.2.

**Noted.**

e. The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.

**Noted.**

f. The proposed structure, or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.

**Noted.**



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g. The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.

**Noted.**

h. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safety and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.

**Addressed on Traffic Analysis & Maneuverability Study.**

i. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.

**Noted.**

j. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

**Addressed on Landscape Plans.**

k. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

**Noted.**

l. The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

**Noted.**

m. The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.

**Noted.**



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n. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

**Noted.**

o. An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).

**Noted.**

p. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.

**Noted.**

q. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.

**Addressed on Ground floor Plans. See sheet A1-1.01.**

r. In addition to the foregoing criteria, subsection 118- 104- 6(t) of the General Ordinances shall apply to the design review board' s review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights - of-way.

**Noted.**

s. The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.

**Addressed on Elevations & Sections plans. See sheet A2-1.01, A2-1.02, A3-1.01, A3-1.02 for verify compliance**



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#### **7.1.2.4 Sea Level Rise and Resiliency Review Criteria**

##### **a. Criteria**

The city's land use boards shall consider the following when making decisions within their jurisdiction, as applicable:

##### **i. Criteria for development orders:**

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

**Demolition Plan and notes provide on Architecture Set, refer to sheet, D1-1.00, D1-1.01, D1-1.02, D1-2.01, D1-2.02.**

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

**New construction will provide Hurricane proof impact windows.**

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

**Operable windows are proposed on the new construction.**

4. Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with Chapter 4 in Land Development Regulations.

**Addressed on Landscape Plans.**

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.

**Noted.**

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way 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 of up to 3 additional feet in height.

**Noted.**



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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.

**Noted.**

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

**Not Applicable.**

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 54 in General Ordinances.

**Not Applicable.**

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

**Noted.**

11. Cool pavement materials or porous pavement materials shall be utilized.

**Noted.**

12. The design of each project shall minimize the potential for heat island effects on-site.

**Noted.**

ii. Criteria for ordinances, resolutions, or recommendations:

1. Whether the proposal affects an area that is vulnerable to the impacts of sea level rise, pursuant to adopted projections.

**Noted.**

2. Whether the proposal will increase the resiliency of the city with respect to sea level rise.

**Noted.**

3. Whether the proposal is compatible with the city's sea level rise mitigation and resiliency efforts.

**Noted.**



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### **2.8.3 VARIANCE CRITERIA**

Hardship criteria. Unless permitted as listed in subsection 2.8.3(b) as a practical difficulty variance, the following findings must be made by the land use board in order to authorize any variance from the terms of these land development regulations and section 6-4 and 6-41(a) and (b) of the General Ordinances:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

**Noted.**

2. The special conditions and circumstances do not result from the action of the applicant;

**Noted.**

3. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;

**Noted.**

4. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;

**Noted.**

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

**Noted.**

6. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

**Noted.**



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7. The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan; and

**Noted.**

8. The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.

**Noted.**

b. Practical difficulty variance. Reserved

**Noted.**

We value the opportunity to be part of this developing process in the area and look forward to a pleasant process.

**YANINA MAURO**  
PROJECT MANAGER

**RICARDO J. MUNIZ-GUILLET**  
ARCHITECT LIC# AR97841

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