

LOT INFORMATION

Address: 1820 Bay Rd, Miami Beach, FL 33039
Legal Description: 33-34 53 42 ISLAND VIEW SUB PB 6-115 E1/2 LOT 3 BLK 14 LOT SIZE 50.000 X 75 COC 25430-0623/25/27/29 0307 6
Date: 03/07/2025
DRB File No: DRB25-1081

DESCRIPTION

Request for Review Approval for the Partial demolition and redesign of the front façade of a commercial building and the addition of a privacy screen at the property line as well as a Waiver request from Section 7.2.11.9 Sunset Harbor CD-2, 1.b.A.

PROJECT SCOPE & INTENT

This Letter of Intent is submitted in support of the owner's request for Design Review Board (DRB) approval for a remodeling project that includes partial façade demolition and redesign, as well as the addition of a privacy screen. This project is classified as a remodeling, ensuring compliance with the 50% rule to avoid triggering new construction requirements.

PROJECT DETAILS

Existing Conditions:

The building dates to 1938 (Permit #11122) and was restyled in 1962 (Permit #67555). Later modifications in 1970 (Permit #83775) added eyebrows to the façade.

Proposed Façade Modifications (Remodeling Scope):

Remove the intermediate and top eyebrows added in 1970.
 Install a new canopy above the entrance and the front window.
 Enlarge the front window opening to 15' 7" wide x 6' 10" high, set on a 1'2" high parapet.
 Increase the front door height to 8' 0".
 Façade to be clad in glazed terracotta tiles.
 Addition of planters on the roof and the entrance canopy and another on ground in front of the solid portion of the façade.

Privacy Screen Installation (within Property Line):

A 10' high ventilated steel privacy screen with terracotta louver inserts, allowing manual rotation. This screen provides visual continuity with adjacent buildings while maintaining openness and permeability.

Site Work (All within Property Line, No New Construction Triggered):

Remove existing ramp, railings, planter, and turf.
 Regrade the adjacent area to match sidewalk elevation.
 Increase clear pedestrian path from 6' 6" to 7' 6" by replacing existing planters with paved sections.

WAIVER REQUEST

We seek a waiver from Section 7.2.11.9 Sunset Harbor CD-2, item b.1.A, which mandates a minimum 10' clear pedestrian path. The existing path is 6' 6" and our design increases it to 7' 6", improving pedestrian access.

PROJECT USE & OPERATIONS

Proposed Use: Private Wellness Studio
 Hours of Operation: 800 A.M. – 7:00 P.M.
 Terrace Lounge & Table Use: Members-only working and entertainment

DESIGN COMPLIANCE & CRITERIA

The proposal adheres to Design Review Board and Sea Level Rise Resiliency criteria:

Design Review Compliance (Per Section 2.5.3.1 of City Code)

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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- j. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.
- 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.
- 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).
- 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.
- n. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.
- 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).

- 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.
- 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.
- r. In addition to the foregoing criteria, section 104-6 (t) 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.
- s. The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.

Sea Level Rise & Resiliency Compliance (Per Section 7.1.2.4 of City Code)

- 1. Criteria for development orders:
 - A. A recycling or salvage plan for partial or total demolition shall be provided.
 - B. Windows that are proposed to be replaced shall be hurricane proof impact windows.
 - C. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
 - D. Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with chapter 4 in Land Development Regulations.
 - 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.
 - F. 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.
 - 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.
 - 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 54 in General Ordinances.
 - J. As applicable to all new construction, stormwater retention systems shall be provided.
 - K. Cool pavement materials or porous pavement materials shall be utilized.
 - L. The design of each project shall minimize the potential for heat island effects on-site.

ESTIMATED PROJECT COST

Valuation & Compliance: The total construction cost estimate for the desired scope of work is \$355,000.00

The scope and cost of the remodel remain within the 50% threshold, ensuring the project maintains its existing classification of a remodel and does not trigger new construction standards. The work being performed is a modification to an existing structure, not a new development. The project retains existing zoning compliance while improving the aesthetic and functional aspects of the façade and public realm interaction.

NEXT STEPS

We seek Design Review Board approval to proceed with this project and appreciate the Board's guidance in achieving compliance. Should you have any questions, please contact us at the number listed below.

Sincerely,


James J. Wall, Design Director
Thirlwall