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VIA ELECTRONIC SUBMISSION

April 6, 2025

Rogelio Madan, Development & Resiliency Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB24-1059 - Letter of Intent** –Request for Design Review Approval for the Property Located at 1425 Marseille Drive (Lot 9) in the City of Miami Beach

Dear Mr. Madan,

This law firm represents 1425 Marseille, LLC (the "Applicant"), the owner of the above referenced property located at 1425 Marseille Drive and identified by Miami-Dade County Folio No. 02-3210-010-0040 (the "Property" aka "Lot 9") within the City of Miami Beach (the "City"). See Figure 1, Aerial, below. Please allow this letter to serve as the letter of intent in connection with a request to the Design Review Board ("DRB") for approval of a two-story single-family home, inclusive of a design waiver pursuant to Section 7.2.2.3.b.6.E of the Resiliency Code, on a lot resulting from a lot split pursuant to Planning Board File Number PB24-0657.

The Property. The Property is situated along Marseille Drive fronting Normandy Waterway. The Property is identified by Miami-Dade County Folio No. 02-3210-010-0040 and is located within the RS-4 Single-Family Residential zoning district. The Property is platted as Lot 9 of the Plat of the Normandy Waterways Subdivision, recorded in Plat Book 40, Page 60 of the Public Records of Miami-Dade County, and is currently undeveloped. According to a survey prepared by Alvarez, Aiguesvives and Associates, Inc. dated September 11, 2024, the size of the overall Property is 8,413 square feet.



Figure 1, Aerial

Approved Lot Split. On May 28, 2024, the Planning Board approved of a lot split for the properties located at 1405, 1415, and 1425 Marseille Drive pursuant to Planning Board File Number PB24-0657 (the "Approved Lot Split"). The Approved Lot Split permits the Property to be developed with a maximum unit size of 50%, and a maximum lot coverage of 30%, consistent with the requirements of the RS-4 Zoning district. The Approved Lot Split order prohibits variance requests. Accordingly, this application proposes a new two-story single-family home with no variances within the limits set forth in the Approved Lot Split Order.

Proposed Home. The Applicant proposes an attractive two-story residence that compliments the Normandy North neighborhood and has a minimal impact on the surrounding neighborhood. The Applicant's design complies with the current Resiliency Code requirements for height, unit size, and lot coverage. The proposed home features a resilient design, including an understory and a finished floor elevation of 16' NGVD. The design utilizes high quality materials such as stone and aluminum cladding within a compact structure that responds to the Property's street-facing and waterfront-facing frontages. The proposed home design will be accentuated by lush native and Florida-friendly landscaping throughout the Property. Overall, the proposed home compliments the character of the neighborhood with a modern resilient style appropriate for waterfront homes in the City.

Waiver Request. The Applicant respectfully requests approval of a waive , pursuant to Section 7.2.2.3(b)(6)(E of the Resiliency Code, which provides that all parking must be provided within the understory, clearly delineated by a different surface finish or bollards, and parking must not occur within any required yard unless approved by the DRB, in accordance with the design review criteria. The Applicant proposes a unique garage configuration adjacent to the understory that creates movement and architectural interest at the front facade of the proposed home in accordance with the design review criteria. The proposed garage structure satisfies the intent and purpose of the Code by concealing parking entirely within the understory and differentiating the parking area surface from the remainder of the understory, while creating a clever multi-purpose architectural feature at the front of the proposed home.

The proposed garage structure is accessed from within the understory, while the front of the garage structure projects beyond the primary façade of the home into the front yard. The projecting one-story garage structure features a planter that compliments the front façade, while the roof of the garage structure serves as an open deck. The projecting one-story garage structure and built-in planter breaks up the massing of the proposed home, as well as provides movement and architectural interest along the front façade. The proposed design meets the intent of the Resiliency Code by providing access to the parking area from within the understory, while providing a unique and interesting structure that serves as parking, additional space for plantings, and a welcoming open-air deck.

Design Review Criteria. The proposed home design is consistent with the City's design review criteria codified in Section 2.5.3.1 of the City's Resiliency Code. Below is each relevant criterion and the application's consistency with all of the standards.

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

The proposed home effectively responds to both of the Property's frontages on Marseille Drive and the Normandy Waterway, and is resiliency designed with an understory and finished floor elevation of 16' NGVD.

- 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.**

The proposed home effectively provides for ingress and egress using multiple modes of transport, and provides for utility services and drainage facilities.

- 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.**

The proposed home complies with this criteria.

- 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.**

The Applicant has selected high quality materials and finishes for the project.

- 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.**

The proposed home design complies with the requirements of the City Resiliency Code.

- 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.**

The proposed home is sensitive and compatible with the surrounding neighborhood, while elevating the appearance and character of its surroundings.

- 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.**

The proposed home complies with this criteria.

- 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.**

The home provides for efficient ingress and egress to and from the Property.

- 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.**

The plan is in compliance. The project lighting has been designed to limit glare on adjacent properties.

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

Landscaping and paving materials are designed to compliment and enhance the overall site 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.**

The plan is in compliance. The design of the project includes lush landscaping and solid walls to ensure buffering from adjacent properties.

- 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).**

The proposed home is sensitive and compatible with the surrounding neighborhood. The home design uses a compact massing to minimize impacts and preserve view corridors.

- 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.**

Not applicable.

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

The proposed home complies with this criteria.

- 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).**

This criterion is inapplicable to this application.

- 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.**

The proposed home utilizes impact glazing on all facades to provide transparency in order to achieve pedestrian compatibility and 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**

Not applicable.

- 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.**

This criterion is inapplicable to this application.

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

See below analysis.

Cost Estimate. The estimated cost of the project is \$1,500,000.

Sea Level Rise and Resiliency Criteria. The proposed home advances the sea level rise and resiliency criteria provided in Section 7.1.2.4(a) of the Code as follows:

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

A recycling and salvage plan for the partial demolition proposed will be provided at permitting.

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

New windows will be hurricane proof impact windows.

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

The Applicant will provide, where feasible, passive cooling systems.

4. Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

All landscaping will be Florida friendly and resilient.

5. Whether 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, including a study of land elevation and elevation of surrounding properties were considered.

Sea level rise projections have been considered and appropriate flood mitigation will be incorporated into the design where appropriate and feasible.

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

The proposed home features an understory elevated to future crown of road to account for future raising of adjacent rights of way.

7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

All mechanical and electrical systems will be located above base flood elevation.

8. Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

The proposed home's habitable spaces are elevated to 16'NGVD, well above Base Flood elevation plus maximum Freeboard.

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 of 54 of the City Code.

To the extent habitable spaces are located below base flood elevation plus freeboard, wet or dry flood proofing systems will be provided to the extent necessary and appropriate.

10. Where feasible and appropriate, water retention systems shall be provided.

Where feasible, water retention systems will be provided.

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

Cool pavement or porous pavement materials will be utilized where any new pavement is proposed.

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

The Project utilizes pavers, high albedo surfaces, high quality materials, and landscaping that will reduce heat island effects on-site.

Conclusion. Approval of the proposed home design, inclusive of the waiver request, will allow a new resilient home to be developed in the Normandy North neighborhood. The proposed design is sensitive to adjacent properties and compatible with the character of the neighborhood. We respectfully request your favorable review and recommendation with respect to this application. If you have any questions or comments, please give me a call at (305) 377-6236.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Rogelio A. Madan', with a long horizontal line extending to the right.

CC:

Nicholas J. Rodriguez, Esq.