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## **VIA ELECTRONIC MAIL**

July 13, 2025

Rogelio A. Madan  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: **DRB25-1108** - Letter of Intent – Request for Design Review  
Approval for the Property Located at 1120 Bay Drive (Lot 10)  
in the City of Miami Beach

Dear Mr. Madan,

This law firm represents Bay Drive Realty, LLC (the "Applicant"), the owner of the above referenced property identified by Miami-Dade County Folio No. 02-3210-013-2170 (the "Property" aka "Lot 10") 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 for Design Review Board ("DRB") approval of a two-story single-family home, which is being developed on a lot resulting from the previously approved lot application under Planning Board File Number PB23-0599. This application includes no waivers or variances.

The Property. The Property is situated along Bay Drive on the Ocean Side Section of the Isle of Normandy Subdivision. The Property is identified by Miami-Dade County Folio No. 02-3210-013-2170 and is located within the RS-4 Single-Family Residential zoning district. The Property is platted as Lot 10 of the Plat of the Normandy Subdivision, recorded in Plat Book 25, Page 60 of the Official Public Records of Miami-Dade County, and contains an existing home that was built in 1939. The existing home is built below base flood elevation. According to a survey prepared by COLLIERS Engineering and Design, dated May 7, 2025, the size of the overall Property is 8,904 square feet.



**Figure 1, Aerial**

Previously Approved Lot Split Modification. In 2023, the Applicant obtained approval to split a property into three lots that are equal in size, consistent with the originally platted lot lines (the "Lot Split Final Order"). One of the newly created lots is the Property. The dimensions of the resulting lots were consistent with the City's land development regulations. Additionally, the Lot Split Final Order resulted in the following lot sizes that were more consistent and compatible with the neighborhood than the original property's lot area as an aggregated triple lot:

<b>Lot</b>	<b>Size (Square Feet)</b>
Pre-Approved Lot Split (Lots 9, 10, 11)	Appx. 26,711 SF
Post Approved Lot Split Lot 9	8,904 SF
Post Approved Lot Split Lot 10	8,904 SF
Post Approved Lot Split Lot 11	8,904 SF

Proposed Home. The Applicant proposes a contemporary two-story residence that compliments the neighborhood and has a minimal impact on the abutting neighbors. The Applicant's design complies with the current City Code requirements for height, unit size, and lot coverage. The proposed home features resilient design elements including enhanced landscaping on the shared property line, elevation to BFE +2, a driveway composed of porous materials and high albedo surfaces, and improvements to the existing seawall. The proposed

home features lush native and Florida-friendly landscaping complimented by height quality materials on all elevations. Overall the home complies with the Code and is consistent with the Design Review Criteria.

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 Bay Drive and the Biscayne Bay and is resiliently designed with a finished floor elevation of 11.06' 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 such as hurricane impact glass, aluminum fixed windows with a dark brown finish, steel and concrete columns with aluminum and stone finishes, and stone pavers.

- 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's 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. The proposed home height is below the maximum height permitted in the zoning district, and the proposed home provides less lot coverage than the maximum permitted in the district.

- 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 proposed home complies with this criteria.

- 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 complement 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. Further, the height of the proposed home is less than the maximum permitted.

- 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).**

Not applicable.

- 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.**

Not applicable.

- 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 \$1,200,000.00

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

**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 11.06 'NGVD, well above Base Flood elevation.

**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. The approval of the application will permit the development the Property with a high-quality resilient home consistent with the residential character of the neighborhood. Accordingly, 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,



Matthew Amster

Enclosures

cc: Nicholas J. Rodriguez, Esq.