

APPLICATION LETTER OF INTENT

Date: June 20th, 2025
Owner: Jose Molla
Architect: SDH Studio Architecture | Design
18200 NE 19th Ave Suite 100
North Miami Beach, FL 33162

PROJECT DESCRIPTION

Esteemed Members of the Design Review Board,

I respectfully submit this document to present the architectural characteristics of the proposed new two-story single-family residence located at **910 S Shore Drive (lot 9), Miami Beach, FL**, within the **RS-3 Single Family Residential District** in the Normandy Shores neighborhood, and with a total project cost of approximately \$800,000.

This property is part of a larger parcel formerly identified as **900 S Shore Drive**, and this split into three different lots was approved under recorded order **#PB23-0647**. This application corresponds to one of those newly created lots and reflects the owner's intent to develop a high-quality residence that is both contextually sensitive and fully compliant with the City's zoning and design standards. A separate DRB application will be submitted for the second buildable lot.

The proposed residence is designed in a **tropical modern architectural style**, characterized by clean lines, open spatial planning, and a natural material palette that responds thoughtfully to the South Florida climate and setting. **Deep overhangs and shaded terraces** enhance the home's environmental performance while reinforcing its architectural expression. Floor-to-ceiling glazing and integrated outdoor spaces support natural light, ventilation, and a seamless indoor-outdoor living experience.

A key feature of the design is the inclusion of **two open courtyards**, one along each side façade of the residence. These landscaped courtyards are strategically integrated to break up the overall massing of the two-story volume. Not only do they introduce light into the interior spaces, but they also serve to articulate the building form, reduce perceived scale, and help ensure compliance with RS-3 regulations related to the permitted length and modulation of two-story façades. They contribute to a more dynamic and balanced composition, both functionally and visually.

The residence also incorporates a **two-car garage**, thoughtfully positioned so that its entry door is not visible from the main road, helping to preserve the integrity of the front elevation and reduce the visual impact of vehicular infrastructure along the street. This discrete placement supports the home's overall architectural clarity and street-facing presence.

Situated on a **10,954 square foot lot**, the proposed building footprint is **3,283 square feet**, representing **29.96% lot coverage**, in compliance with RS-3 regulations. The total proposed unit size is **5,389 square feet** distributed over two stories. The overall **building height is 24 feet**, precisely matching the maximum permitted height under RS-3. All dimensional and design criteria have been carefully addressed to ensure full compliance and respectful integration into the neighborhood.

We wish to emphasize that the rooftop is not being used as a habitable roof deck. There is no programmed space for active use on the roof, and access is limited to mechanical and maintenance purposes only. **No variances** are being requested as part of this application, and the design does not include any deviations from the City of Miami Beach zoning code.

The rooftop mechanical equipment will be enclosed within a dedicated mechanical well. The height of the equipment and its enclosure are **4 feet**, which remains within the allowable limits, and all setbacks and required clearances from the roof edges are respected, as per code. These elements have been designed discreetly and integrated into the roofscape in a way that minimizes their visibility and maintains the overall aesthetic integrity of the structure.

We appreciate your time and consideration in reviewing this application. We respectfully request your approval for this thoughtfully designed residence and remain available to provide any further documentation or clarification you may require.

Responding to the Review Criteria per section 2.5.3.1:

a) Existing and proposed conditions of the lot

This lot was previously part of a larger parcel identified as 900 S Shore Drive, which was subdivided into three lots under recorded order #PB23-0647. The subject site (Lot 9) is located along South Shore Drive, adjacent to the Normandy Waterway. It is currently vacant and relatively flat, with minor elevation variation and a mix of palm trees and lawn. The proposed project will introduce a new two-story residence with pool and landscaped open courtyards. The site will be raised per City resiliency requirements, and will connect to existing public utility infrastructure.

b) Location of buildings, drives, utilities, etc.

The proposed building is centered on the lot, with the main vehicular access located along South Shore Drive. A pedestrian entry gate is located near the street, and a two-car garage is integrated into the design. Utility infrastructure is available along the public right-of-way, including water, sewer, and electrical connections. A fire hydrant and utility pole exist on the adjacent corner, ensuring adequate service. Hardscape and landscape features are laid out for both functional access and visual appeal.

c) Dimensions, setbacks, FAR, lot coverage, etc.

The proposed residence meets all zoning code requirements. It includes a first-floor setback of 20'-0" from the front and 15'-0" from the street side. The rear setback is 25'-6", equivalent to 15% of the lot depth. The second-floor setbacks comply with code.

- **Lot size:** 10,954 SF
 - **Lot coverage:** 3,283 SF (29.96% lot coverage; max allowed: 30%)
 - **Unit size:** 5,389 SF (49.18% lot size; max allowed: 50%)
 - **Height:** 24'-0" measured from the top of slab
 - **Finished floor elevation:** 9'-7" NGVD
 - **FEMA BFE:** 8'-7" with 1-foot freeboard applied
- All parking and access requirements are met.

d) Color, design, and landscape materials

The design features a warm, natural palette including smooth stucco, wood accents, and natural stone, evoking a tropical modern aesthetic. Landscape elements complement the architecture and preserve as much of the existing vegetation as feasible. New trees and palms are proposed to enhance shade, visual screening, and continuity.

e) Conformance with codes and adopted guidelines

The site plan and architecture have been carefully developed to comply with all applicable zoning codes, DRB guidelines, and master plan principles. The project demonstrates respect for neighborhood scale, massing, and materials.

f) Compatibility with adjacent structures

The proposed design respects the surrounding residential context through appropriate massing, articulated façades, and the use of natural materials. It enhances the visual character of the neighborhood while maintaining privacy for adjacent lots.

g) Efficient site layout and safety

The residence is designed to ensure a balanced distribution of open space and structure. Visual corridors and pedestrian circulation have been thoughtfully incorporated

h) Pedestrian and vehicular access

A dedicated driveway allows safe and convenient vehicle access from South Shore Drive. Pedestrian entry is clearly marked and separated from vehicular paths. The site layout supports logical flow, safe movement, and potential locations for bike racks or street furniture.

i) Lighting

Low-voltage, architectural lighting is proposed at key landscape and hardscape points to enhance visibility and safety. Fixtures will be shielded to prevent glare and spillover to adjacent lots. A detailed lighting plan will be included with subsequent design development.

j) Landscape and paving

Shellstone or equivalent permeable pavers will be used for all vehicular and pedestrian surfaces. Landscaping is integrated to soften the architecture, reinforce privacy, and contribute to site cooling and stormwater management.

k) Buffering

A combination of a metal louver fence, setback placement, and layered planting ensures effective buffering from adjacent properties. Headlights, noise, and lighting impacts are minimized.

l) Massing and view corridors

The massing is thoughtfully articulated through setbacks and open-air courtyards. The layout preserves view corridors and reduces bulk by breaking up the two-story volume. The resulting profile is sensitive to the street scale and neighboring structures.

m) Ground floor activation / appearance

As a single-family residence, the home is fully residential in character. The ground floor incorporates transparent glazing and warm materiality, providing visual engagement at street level. The garage is recessed and screened to maintain architectural quality.

n) Rooftop screening

Rooftop equipment is enclosed within a dedicated mechanical well, not exceeding 4 feet in height, and complies with required setbacks and visibility restrictions. No stair towers or habitable roof areas are proposed.

o) Additions

This is a new construction project. No additions to existing structures are proposed.

p) Transparency at street level

The front façade includes floor-to-ceiling glazing and visually open courtyards to enhance the pedestrian experience. A louvered fence and layered landscaping provide privacy while maintaining a sense of openness.

q) Trash and service areas

A fully enclosed trash room is integrated into the building's ground level, screened from public view and easily accessible for collection. No visible trash areas are proposed.

r) Wireless communication facilities

No wireless communications facility is proposed on-site. This section is not applicable.

s) Sea level rise and resiliency

The home's finished floor elevation is set at 9'-7" NGVD, exceeding FEMA's base flood elevation of 8'-7" and meeting the City's resiliency and freeboard requirements. The design supports long-term adaptation to sea level rise.

Responding to the Review Criteria per section 7.1.2.4:

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

The demolition plan is provided in sheet A-100.8 of the architectural set.

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

The new windows will be hurricane and impact proof.

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

We have operable windows in several parts of the house.

- 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.

Please refer to landscape plan, where Florida-friendly plants have been proposed.

- 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.

We have followed the FEMA and the Building Department's flood plain guidelines to determine the BFE and DFE of the project.

- 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.

We have taken the future rise of the COR into account in the yard design.

- 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.

All mechanical and electrical systems are located above BFE.

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

N/A.

- 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.

No habitable space is located below BFE.

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

These systems will be provided once the Civil plans are developed.

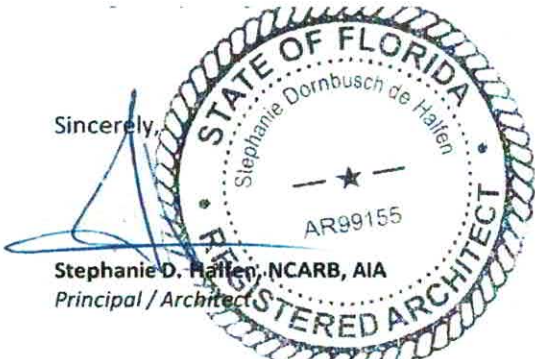
- K. Cool pavement materials or porous pavement materials shall be utilized.

We are using pavers set on sand for all driveway and exterior walkways.

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

The heat island effect has been minimized through porous and light in color pavers and exterior floor surface areas, sodded areas and TPO roofing system, amongst additional strategies.

Sincerely,



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Principal / Architect

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