

50 West Di Lido Drive

DRB25-1112

October 23, 2025

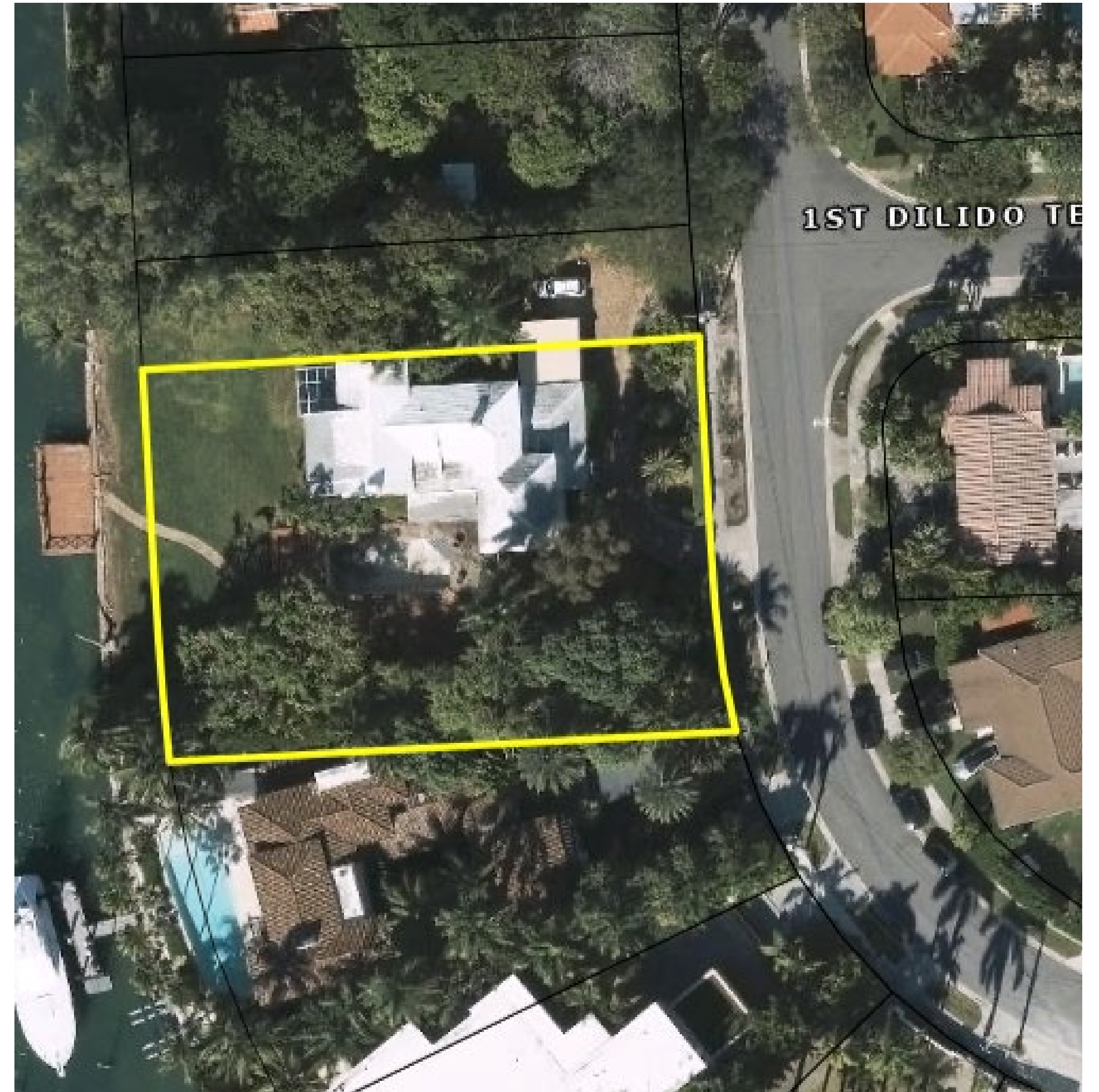
2.5.3.1 Design review criteria

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:

- The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.
- 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 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 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 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 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 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.
- 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.
- **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.
- Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.
- **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 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 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.
- The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.
- **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).**
- 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 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.
- 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.
- The structure and site comply with the sea level rise and resiliency review criteria in [chapter 7, article I](#), as applicable.
- In addition to the foregoing criteria, a housing impact statement, as defined in section [1.2.2.1](#), if applicable, shall be mandatory for design review board review of any proposal that contains at least one existing residential unit, except for single-family homes. The housing impact statement shall be provided for tracking purposes and to inform future policy discussions of the board and/or the City Commission but may not serve as a basis for the approval or denial of an application for design review.

Subject Property

Applicant Describes the Property as
“an irregular shaped waterfront lot...”

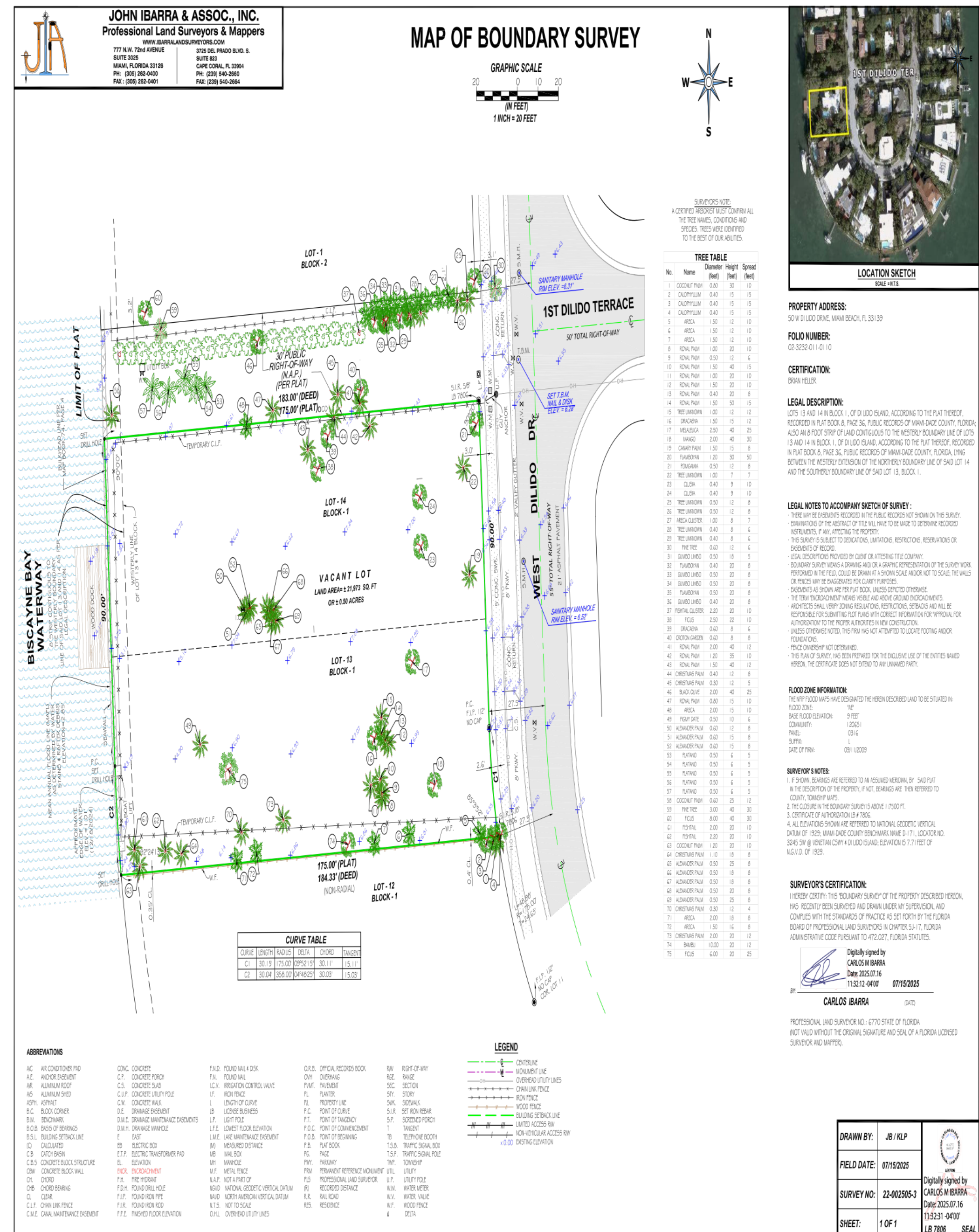


Applicants' Letter of Intent

Exhibit "A"

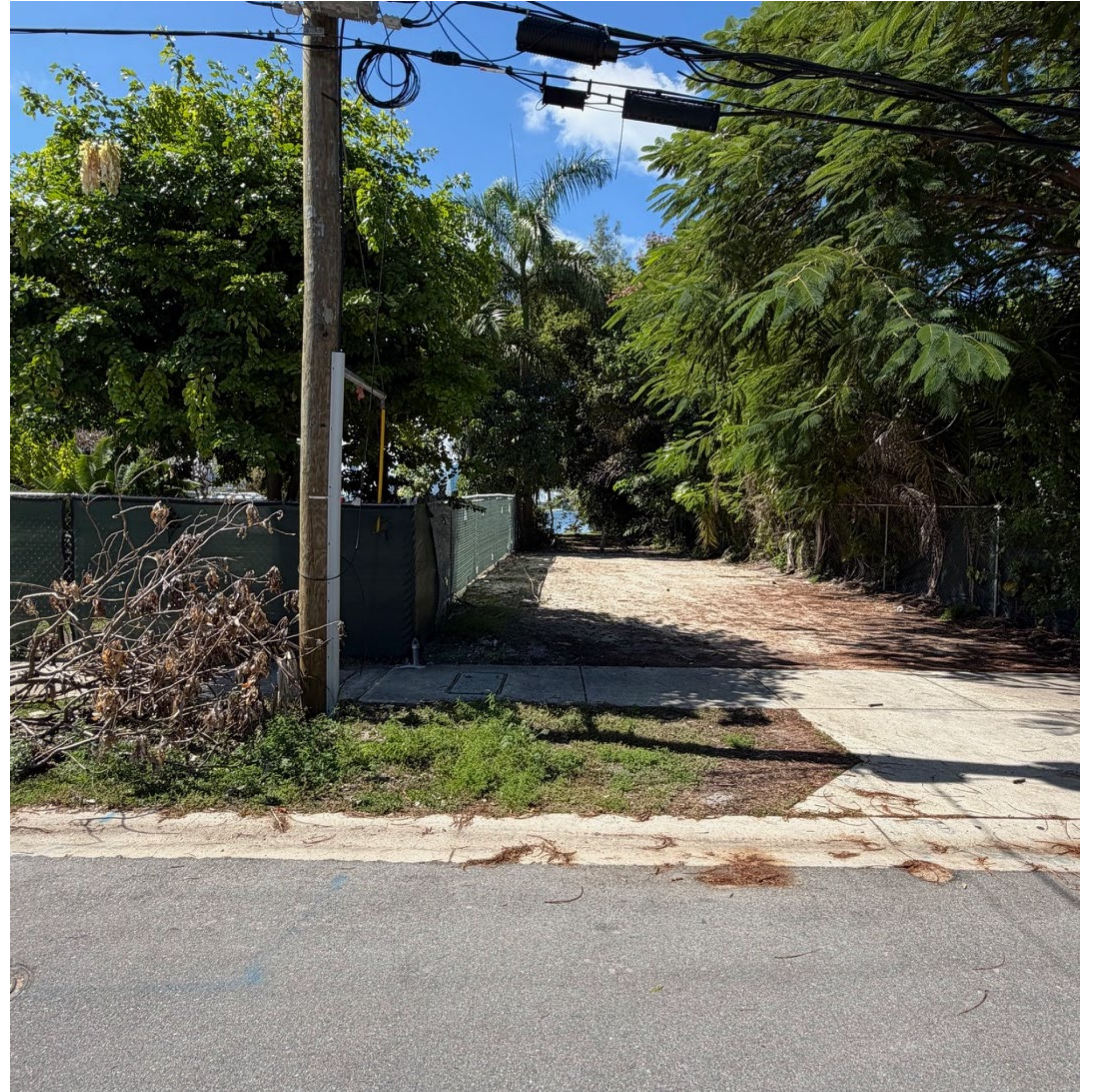
A. Lots 13 and 14, Block I, Di Lido Island, as recorded in Plat Book 8, Page 36

B. 21,973 sq ft (0.50 acres)



Public Right-of-Way

- Approximately 82' Wide
- Proposed Restriction does not Prohibit the Owner from Requesting a Vacation



Impacted Property

- 34 W Di Lido Drive
- Krieger Family Home since 1987
- 5,400+/- sq ft

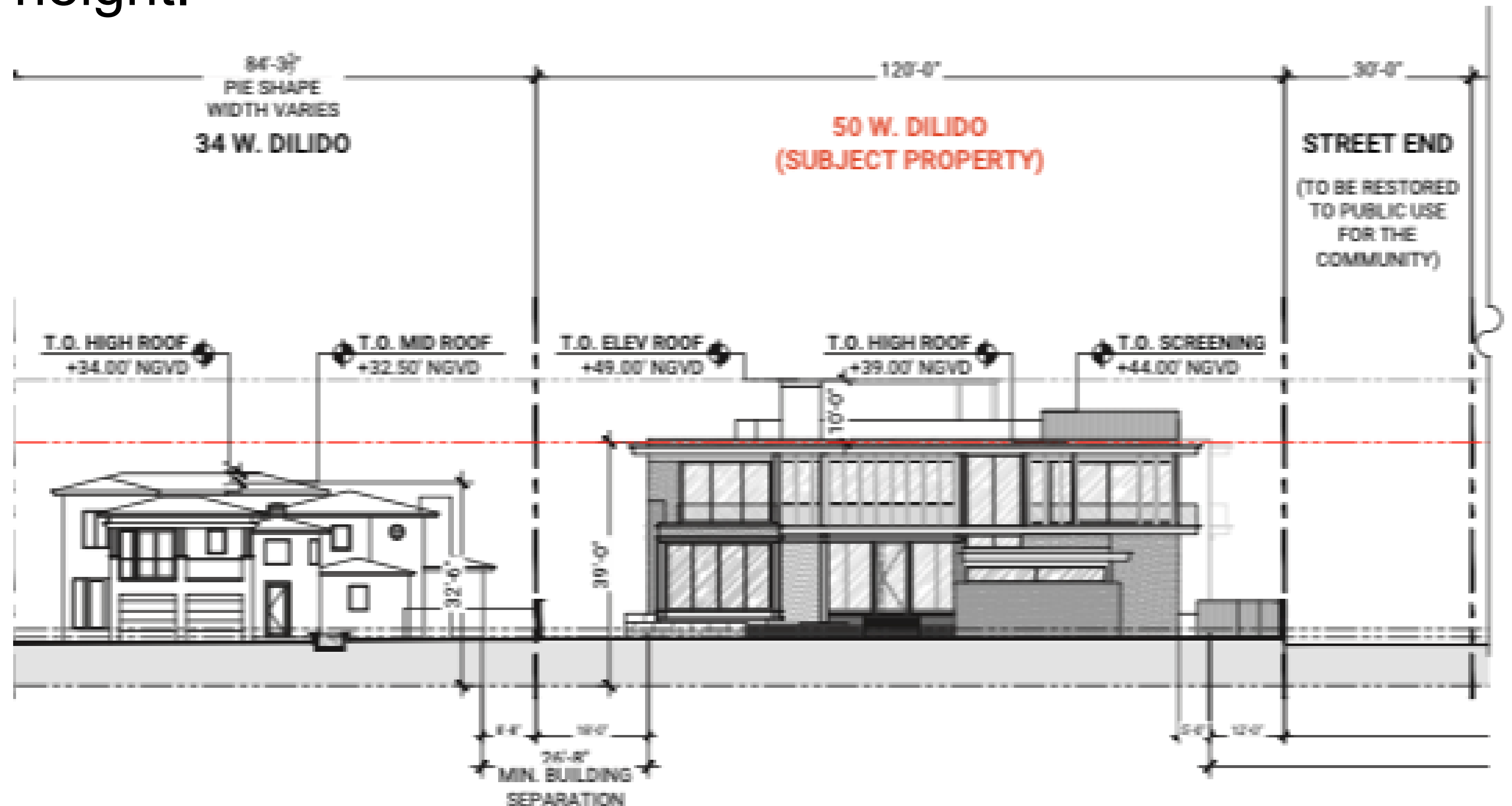


Staff Recommendation

- The maximum building height for flat roofs in the RS-3 zoning district, as measured to the top of slab of the roof, is 24'-0".
 - 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
- *However*, in the RS-3 zoning district the DRB may approve an additional 3-feet of height.
 - 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 applicant is seeking the additional 3'-0" in order to construct the main home at a height of 27'-Approval ... *even though the Applicant has admittedly failed to satisfy the mandated minimum requirements 0"*.
 - The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area
- Approval
 - ... *even though the Applicant has admittedly failed to satisfy the mandated minimum requirements 0"*.

Staff Recommendation

... given its location next to public open space, negative impacts are not expected from the additional height.



Applicants' Letter of Intent

- The intent is to push the massing closer to the thirty (30) foot platted public space abutting the Property.
- The abutting residential home is recognized as the most sensitive existing improvement within the surrounding community.
- **Design review encompasses the examination of architectural drawings for consistency with the criteria ... with regard to the aesthetics, appearance, ... and physical attributes of the project in relation to the site, adjacent structures and surrounding community.**



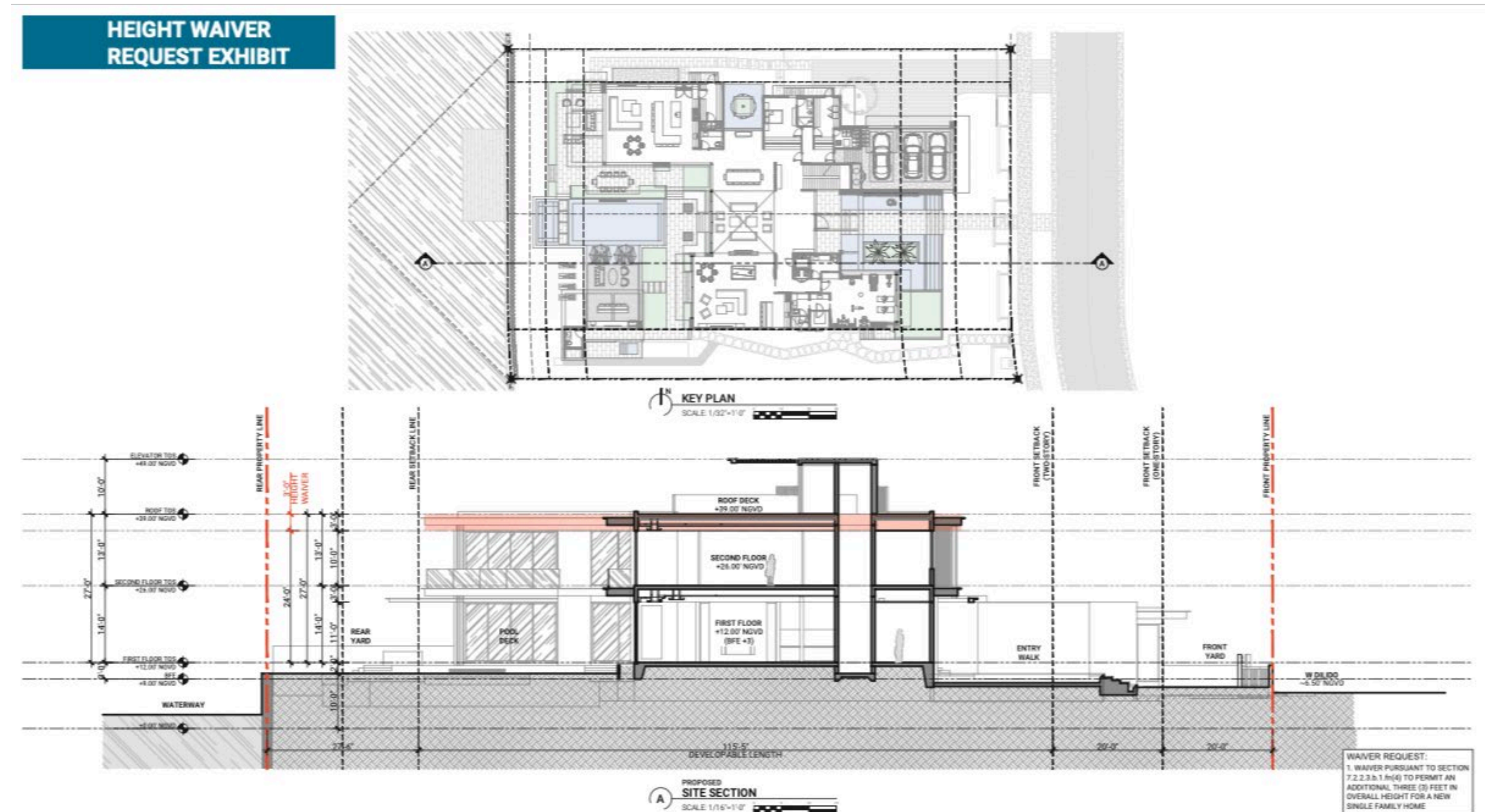
Additional Failure to Satisfy the Codified Criteria

- 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.**



Additional Criteria Supports Denial of the Application

- The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area



Some Criteria Was Completely Ignored

- Lighting **SHALL** be reviewed...
- 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.**
 - 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.
Not Satisfied; a lighting plan has not been submitted for building permit.

Failure to Satisfy the Criteria will Detrimentially Impact the Impacted Property

- **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).**



Subject Property:
34 W Dilido Dr., Miami Beach, FL 33139

Dear Mr. Krieger,

It is a pleasure to assist you with your property located at 34 W. Dilido Dr.

There are several factors to consider when analyzing pricing and property valuations. Sales pace, closed sales prices, available competition for sale, renovated and/or non-renovated factors, along with having a pulse on the overall market trajectory are markers to analyze when projecting pricing. There is another key factor that can play a role, which derives from the environment of neighboring properties.

You have a unique, 13,463 Sq. Ft. pie-shaped lot with approximately 110 Ft. on the water and a Downtown Miami view. This is the most prime real estate positioning in Miami Beach. Your home was completely rebuilt in 2010, with the utmost quality and materials, but you managed to incorporate key beautiful elements that the original 1930's Mediterranean-Deco home offered.

With ultra-modern glass structures gaining popularity over the last 12+ years, many buyers now have fatigue from that architecture, and want more Miami Beach authenticity, such as what your property offers. In normal circumstances, this would position your home to sell for a premium in the \$22M-\$23M range, not as a teardown like other properties around Miami Beach. Unfortunately, the environment created by the new neighboring properties such as their building height, force your property into a realm of being seen as a teardown. It's already difficult enough having the seawalls and neighboring backyards excessively towering over your pool deck, and having the homes built higher than needed (towering over yours and impeding privacy) would surely solidify potential buyers to put your property in the "teardown bucket" of homes. This equates to a significant devaluation for land value, which would be in the range of \$15/\$16M. This is a \$7/\$8M swing in price discrepancy.

I hope this helps put things in perspective. Please let me know if you have any questions whatsoever and I am happy to review further details with you. Thank you for the opportunity to assist you.

My very best,

Jason Zarco

A handwritten signature in black ink, appearing to read 'J. Zarco'.



More Failures to Satisfy the Mandated Criteria

- 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 ... impact on contiguous and adjacent buildings and lands**

