

APPLICATION LETTER OF INTENT

Date: July 11th, 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 **900 S Shore Drive (lot 10), Miami Beach, FL**, within the **RS-3 Single Family Residential District** in the Normandy Shores neighborhood.

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 the **corner lot** of the subdivision 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 has been submitted for the adjacent buildable lot.

The architectural language of the proposed residence embraces a refined tropical modern style, defined by its strong geometric forms, open layout, and the use of warm, natural materials that harmonize with the South Florida environment. The design incorporates generous overhangs and shaded outdoor areas to provide climate responsiveness and visual depth. Expanses of glass and the integration of garden spaces throughout the home promote natural ventilation, daylight, and a fluid connection between interior and exterior living areas.

The massing is thoughtfully broken up through two distinct architectural elements: a **landscaped courtyard along the western façade**, which introduces light and breathing space to the interior while modulating the two-story volume; and a **detached guest house to the east**, which helps frame the approach to the main residence. Together, these elements create a compelling and welcoming **entry sequence**, with a **green walkway and floating steps** that guide the visitor through a lush, serene garden experience before arriving at the main entrance. These interventions not only enhance the home's spatial richness but also reduce perceived scale and improve compliance with RS-3 façade articulation requirements.

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 **11,308 square foot lot**, the proposed building footprint is **3,184 square feet**, representing **28.15% lot coverage**, in compliance with RS-3 regulations. The total proposed unit size is **5,610 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 respectfully confirm that the design does not include a habitable rooftop or roof deck of any kind. The rooftop will not be used for any occupiable or recreational purposes. Furthermore, there is no mechanical equipment or enclosure located on the roof of this residence. All mechanical systems are housed at ground level.

Additionally, we are not requesting any variances or waivers as part of this application. The proposed residence complies fully with all applicable provisions of the City of Miami Beach Zoning Code and the RS-3 district regulations. No deviations from the code are being sought, and the project cost would be approximately \$1,500,000.

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

This property is part of a larger parcel identified as 900 S Shore Drive, which split into three different lots and approved under recorded order #PB23-0647. The existing lot features a single-story residence, with a pool, tennis court, and sand pad, and is adjacent to the Normandy Waterway. The site is relatively flat with minor differences in terrain elevations, and is characterized by existing vegetation primarily composed of palms.

The proposed project will be located on the corner lot and feature a 5,610 square feet 2-story residence, with a pool and guest house. The site's topography will be raised per the resiliency code guidelines. The new home will connect to the existing utility infrastructure.

- 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.

This existing building is located on the east side of the property, covering approximately two-thirds of the parcel. The property currently has access through two driveways, one from Jones Street and another from South Shore Drive, along with a pedestrian access. In addition to the exterior parking from the driveways, there is additional parking inside a closed garage.

The proposed building will be centered in the corner lot, with the primary driveway along Jones Street and two pedestrian access points on South Shore Drive. The project also includes a 2-car garage. Utility connections to the city's domestic water and sewer systems are already in place, and a fire hydrant and electric pole are located on the corner.

- 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 structure complies with all applicable zoning regulations and overlays. The design includes a first-level front setback of 20 feet on one side and 15 feet along the street-facing side on Jones Street. The second-level setback is 40 feet from the property line, and the rear setback is 25 feet and 6 inches, which represents 15% of the total lot depth. In addition to these setbacks, we are also providing an extra setback, which can be seen in more detail on Sheet A-100.2, Diagram 3 of the submitted plans.

We are proposing a two-story residential home with a two-car garage. The building has a total height of 24 feet, measured from the top of the ground floor slab. This slab sits at an elevation of 9 feet 7 inches NGVD. According to the latest FEMA update, the base flood elevation is 8 feet 7 inches. As required, we are applying a 1-foot freeboard, bringing the finished floor elevation to 9 feet 7 inches.

The project meets all parking requirements, and the garage is fully integrated into the overall design of the home. Regarding lot coverage, the maximum permitted is 30% of the lot area, which equals 3,392 square feet. Our proposed design covers 3,184 square feet, remaining well within the allowable limit. The total unit size accounts for 49.06% of the lot area, distributed across both floors, which is below the city's maximum allowable of 50%.

With all of this in consideration, we can confirm that the project complies with all zoning and code requirements. For further detail, please refer to the full set of plans submitted with this letter, where all supporting diagrams and calculations are included.

- 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 proposed design intent incorporates a warm and natural palette of colors, utilizing stucco, light-toned stone and wood finishes to complement the surroundings. The landscape proposal will preserve and reuse most of the existing trees, creating continuity with the existing site.

- 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 site plan and proposed architectural design criteria has been thoughtfully developed to align with all applicable zone regulations and design guidelines. The project reflects a sensitive approach to the surrounding neighborhood.

- 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 residence reflects sensitivity to the scale, form and materiality of the neighboring properties, and contributes positively to the architectural continuity of the area. The landscaping and setbacks further support compatibility with adjacent structures and natural elements.

- 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 site has been carefully planned to balance built form and green space, maximizing usability while adhering to zoning

setbacks. Attention has been paid to pedestrian sightlines, visual openness, and spatial relationships to neighboring properties. The design also incorporates safety considerations such as fire access and natural surveillance to support crime prevention.

- 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.

Vehicular access is provided via a dedicated driveway off Jones Street, allowing for safe and efficient ingress and egress. Pedestrian access points are clearly defined on both Jones Street and South Shore Drive, facilitating convenient and secure movement.

- 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.

An existing utility pole provides general illumination at the street corner. The proposed design includes integrated exterior lighting within architectural overhangs, steps, and hardscape areas to ensure safe navigation, enhance nighttime appearance, and minimize glare or spillover onto adjacent properties. A full lighting plan will be submitted as the design development progresses.

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

The proposed paving includes natural shellstone pavers for both vehicular and pedestrian surfaces, chosen for their durability, aesthetic quality, and permeability. The landscape design harmonizes with the architecture, contributing to a cohesive and inviting site character.

- 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 property will be enclosed with a metal louver fence that provides both privacy and visual transparency. In combination with code-compliant setbacks and the strategic use of vegetation, the design effectively mitigates potential impacts from headlights, noise, and lighting on adjacent properties and public 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).

The proposed residence has been designed with an orientation and massing that are both sensitive to the context and compatible with the surrounding area. The layout carefully considers the adjacent streets, positioning the main entrance in response to the site conditions and circulation patterns. The orientation of the façades follows a thoughtful design approach that integrates harmoniously with the neighborhood, creating a welcoming presence that enhances the street experience.

The two driveway approaches propose a sense of openness and connection with the surrounding environment. This not only maintains important view corridors but also contributes to a visually appealing streetscape. Overall, the design respects and reflects the character of its context while offering a beautiful and engaging architectural expression.

- 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.

The building is designed exclusively for residential use, with no commercial spaces planned or needed. Therefore, its appearance reflects a purely residential character that fits seamlessly within the neighborhood. The garage has been thoughtfully designed and smoothly integrated into the overall architecture of the house, ensuring it complements the home's aesthetic while maintaining a cohesive and harmonious relationship with the surrounding area.

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

The project does not include any mechanical equipment, stairs, or elevator towers on the roof. Furthermore, the roof is designed to be non-accessible

- 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).

There is no addition proposed on the building site. This project involves the construction of a new residential home

- 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 house fully complies with the city's setback requirements, with the building set back approximately 15 to 20 feet from the property line. This generous setback creates a pleasant buffer between the structure and the pedestrian walkway. To further enhance the pedestrian experience, we are proposing a louvered fence combined with thoughtfully designed landscaping, which together will provide a harmonious and visually appealing streetscape that engages and complements the surrounding environment.

- 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.

The trash room is located within the property and is fully enclosed to ensure it is not visible to neighbors or from the street, minimizing any potential 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.

There is no wireless communication equipment or system being installed on the property itself, aside from what is already provided by the city within the public rights-of-way (such as street equipment). Therefore, this section does not apply to our project.

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

The house is situated at an elevation of 9'-7" NGVD, which is above the base flood elevation of 8'-7" as indicated by the updated FEMA guidelines. Therefore, we are applying a 1-foot freeboard, as required, ensuring full compliance with the sea level rise and resiliency review criteria outlined in Chapter 7, Article I.

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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