



**PROJECT NAME: FOUNTAIN RENOVATION**  
**PROJECT ADDRESS: 5900 COLLINS AVE. MIAMI BEACH FL 33140**  
**CITY: CITY OF MIAMI BEACH**  
**PERMIT #: DRB25-1122**  
**COST ESTIMATE: \$84,500**

**ZONING / SITE DATA.**

**Folio: 02-3214-026-0001**

**Legal Description:** THE GRAND VIEW CONDO 14 53 42 BATH CLUB PROP PB 40-14 TR 3 LESS BEG NE COR OF TR 3 TH SLY & SELY AD 363.18FT W40 112FT NLY360.719FT TO POB & THAT PROT OF SUBMRG LAND (NOW FILLED) LYG ELY OF INDIAN CREEK & ADJ TO & ABUTTING TR 3 LOT SIZE 42100 SQ. FT. FAU 02-3214-004-0025 FKA MAISON PACO RABANNE CONDO AMDT 19233-3562

**LETTER OF INTENT**

**THE PROJECT:**

Existing fountain fixture 29' Wide max. (refer to plans for all dimensions) approx. 270 sq.ft. top view area. to be renovated, existing glass block to be replaced for a regular CMU block and finished with stone as per proposed design. Applicant will present all samples at the time of the DRB day is scheduled.

**COMPLIANCE WITH DESIGN REVIEW CRITERIA, SECTION 2.5.3.1**

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, criteria listed in neighborhood plans, if applicable, and applicable design guidelines. Recommendations of the planning department may include, but not be limited to, comments from the building department and the public works department.

- a. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.  
**Satisfied.**
- 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.  
**Satisfied.**
- 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.  
**Not Applicable**
- 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 118-252.  
**Partially satisfied. Applicant is requesting permission for a stone cladding for the existing fountain. Sample will be provide at DRB time**
- 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 Ordinance and other applicable

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ordinances, architectural and design guidelines as adopted and amended periodically by the Design Review Board and Historic Preservation Boards, and all pertinent master plans.

**Satisfied.**

- f. The proposed Structure, and/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.

**Satisfied.**

- 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.

**Not Applicable**

- 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 safely 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.

**Not Applicable**

- 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 Applicable**

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

**Not Applicable**

- 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.

**Not Applicable**

- 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).

**Not Applicable**

- 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.

**Not Applicable**

- 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).

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**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.

**Satisfied.**

- 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, subsection [118-]104(6)(t) of the city Code 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 complies with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable

**Not Applicable**

**COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA**

Section 7.1.2.4(a)(i) of the Land Development Regulations establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

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

**Not Applicable**

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

**Not Applicable**

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

- d) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 4 of the Land Development Regulations

**Not Applicable**

- 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.

**Not Applicable**

- f) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways 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 three (3) additional feet in height.

**Not Applicable**

- g) In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation. Due to flooding concerns, all redevelopment projects shall, whenever practicable,

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and economically reasonable, move all critical mechanical and electrical systems to a location above base flood elevation.

**Not Applicable**

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

**Not Applicable**

- 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 of 54 in General Ordinances.

**Not Applicable**

- j) In all new projects, water retention systems shall be provided.

**Not Applicable**

- k) Cool pavement materials or porous pavement materials shall be utilized.

**Not Applicable**

- l) The project design shall minimize the potential for a project causing a heat island effect on site

**Satisfied**

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**End of Responses**

If you have any questions during your review do not hesitate in contacting me directly at our offices at 954-314-9242. We appreciate your assistance during this process.



**Austin  
Fox**

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by Austin Fox  
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