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ZONING, LAND USE AND ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6236 office

305.377.6222 fax

mamster@brzoninglaw.com

VIA ELECTRONIC SUBMITTAL

July 13, 2025

Rogelio A. Madan, Development & Resiliency Officer
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB25-1113** - Letter of Intent – Request for Design Review
Approval for the Property Located at 409 E San Marino Dr.,
Miami Beach

Dear Mr. Madan,

This law firm represents 409 E San Marino Drive LLC (the "Applicant"), the owner of the above referenced property identified by Miami-Dade County Folio No. 02-3232-003-0400 (the "Property") within the City of Miami Beach (the "City"). 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.

The Property. The Property is an irregular wedge-shaped waterfront lot located at the northeast part of East San Marino Island. See Figure 1, Aerial, below. The Property is platted as Lot 12 of Block 3, San Marino Island, as recorded in Plat Book 9 at Page 22 of the Public Records of Miami-Dade County, Florida, and within the RS-3 Single-Family Residential zoning district. The Property contains an existing two-story single-family home that was built in 1983. The size of the overall Property is 12,855 square feet according to a survey prepared by John Ibarra & Associates, Inc., dated July 8, 2025, and included in the application materials.



Figure 1, Aerial

Description of Proposed Home. The Applicant proposes a tropical modern two-story residence with an attached one-story garage. The proposed home features an open and transparent design, with wood elements visible from the exterior. The design uses modern fenestration with clear glazing and dark aluminum frames to maximize natural light and contribute to the open design. Sliding glass doors on the rear of the home further visibility through the center of the proposed home. The front entry is situated behind a motor court, and there are additional entries to the home through the garage, on the northwest side, and through numerous sliding glass doors to the rear of the home.

The proposed home's design features thoughtfully reduce its visual impact and overall scale. This is achieved through refined articulation and the incorporation of eyebrows and terraces. Further, the design elements offer a variable plane, utilizing a mix of surface types and featuring a porous roof overhang with numerous openings. Notably, the home does not have a roof deck, improving privacy to adjacent homes. The proposed landscaping plan also contributes to this, featuring a layered approach with trees that exceed minimum height requirements.

The proposed home offers resilient design elements that advance the sea level rise and resiliency criteria in the Miami Beach Resiliency Code (the "Code"). Particularly, the Applicant proposes the main structure to have a finished floor elevation at 12 feet NGVD, which includes 3 feet of freeboard to address future sea level rise. Further, the Applicant proposes extensive

landscaping along the North and South property lines, two courtyards, a large rear yard, and two green roofs.

The proposed home complies with the Code requirements for unit size, lot coverage, setbacks, and open space. The proposed home provides the required side setbacks of 10'. It satisfies the 20' front setback, which extends to the garage. The 2-story portion is setback 57'-10", much more than the 40' minimum, with the north portion of the home setback even further. The home also complies with the rear setback of 26' - 4".

Height Waiver Request. The Applicant requests DRB approval of a 3' height waiver pursuant to Section 7.2.2.3(b) of the Code, to allow for a 27' height where 24' is allowed for a flat roof. The design itself, with articulation of elements such as eyebrows and terraces, and recessed areas, including a deep courtyard on the south and angled building wall at the southeast, effectively reduces the scale of the home. The Property features extensive landscaping that will buffer the new home from the surrounding properties, and both neighbors also have extensive landscaping. In addition to the visual barrier created by the proposed landscaping, the proposed home is amply set back from the adjacent homes. Further, there are no plans for a roof deck. As such, the impact on adjacent homes will be minimal. For these reasons, the Property can adequately accommodate a slightly larger scale of 27' in height while being consistent with the surrounding neighborhood.

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 Code. Below is each relevant criterion and the application's consistency with 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 E San Marino Drive and Biscayne Bay and is resiliently designed with a finished floor elevation of 12' NGVD, 3' above the minimum required.

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 and appropriately provides for ingress and egress for pedestrians and vehicles, and for utility services and drainage facilities. Perimeter walls,

below max height allowed, and extensive landscaping will provide privacy screening between the neighbors.

- 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 these criteria and, with regard to the height waiver request, through thoughtful design elements, well-designed landscaping, and several factors, including spacing from existing homes, the new home has a reduced overall massing to accommodate the additional height without impacting the neighborhood.

- 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, durable aluminum louvres, permeable pavers, and stone wall cladding.

- 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 complies with these criteria.

- 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 adjacent structures and the surrounding environment. It enhances the appearance of surrounding properties and through thoughtful design elements, well-designed landscaping, and several factors, including spacing from existing homes, the new home is both resilient and has a

reduced overall massing. These elements all contribute to the beautification of the neighborhood.

- 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 these 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 these 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 complies with these criteria. The design of the project includes extensive landscaping, especially on the side yards of the home to ensure privacy to adjacent properties. Solid walls in the side yards further ensure that neighbors are shielded from activities occurring on the proposed site.

- i. 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 proposed home contains several design features which reduce its visual impact and massing, including great articulation, and beautifully designed landscaping. The absence of a roof deck also contributes to the view corridor and reduces the overall massing.

- 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 these criteria, and there is no accessible roof deck.

- 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 appropriate fenestration to provide transparency and create visual interest for pedestrians that maintains the look of a single-family home and balances the need for privacy for the Applicant.

- 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 analysis below.

Cost Estimate. The estimated cost of the project is \$1,300,000.00.

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. Notably, the home will utilize 3' of Freeboard to be more resilient.

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 12' NGVD, 3' higher than minimum required and 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.

No habitable spaces are located below base flood elevation plus freeboard.

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 high albedo surfaces, high quality materials, and landscaping that will reduce heat island effects on-site.

Conclusion. Granting the approval of this design review application will permit the development of a high-quality, modern and resilient home that is compatible with the character of the surrounding neighborhood. The design embraces the intent and purpose of the Code and provides a beautifully designed home that befits the neighborhood. If you have any questions or comments, please give me a call at (305) 377-6236.

Sincerely,



Matthew Amster