

July 13th, 2025
Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive,
2nd Floor
Miami Beach, Florida 33139



Re: DRB LETTER OF INTENT– Design Review Board Letter of Intent for the Log Cabin at 8101 Collins Ave, Miami Beach, FI 33141.

Dear Mr. Mooney,

BEA Architects Inc has been retained as A&E Consultant by The Office of Capital Improvement Projects of the City of Miami Beach (the “Applicant”), for the North Beach Log Cabin. This project is part of the General Obligation Bond project #22022. The Applicant intends to build a new Log Cabin on a parcel located within the North Beach Oceanside Park. Please, allow this letter to serve as a letter of intent for the review and approval of the design for the new log cabin by the Design Review Board (“DRB”).

Project Location:

The proposed project location is within the North Beach Oceanside Park in Folio No. 02-3202-04-0010 as per The Miami-Dade County Property Appraiser’s Office. The location is approximately 32 ft north of the general location identified in the City of Miami Beach Resolution No. 2024-32991. The general location identified in the resolution sits within the convergence of 3 different folio boundaries. Upon review of this location, it was prudent for the building location to be within a single folio, hence removing future Title incumbrances. The proposed location was ultimately chosen following a Phase 1 Due Diligence and Zoning Verification exercise. During this exercise, 2 other locations were evaluated for site suitability based on multiple factors such as existing topographical elevations, cost of development, impact on existing landscape, relationship to the existing park features and amenities among others.

When these factors were evaluated between site options, it was determined that the proposed site in the resolution with a northern modification would satisfy key factors. The site is located in flood zone X, central to the park entrance, with high visibility from Collins Avenue and 81st Street, in addition to ease of access from both east and west main interior walkways. Although the relocation of approximately 14 trees would be necessary, the overall benefits of this site to include its optimal visibility, accessibility, and alignment with key planning priorities clearly outweighed this impact, confirming it as the most suitable location for the new log cabin.

Project Description:

The scope of work will consist of a new 1,200 square foot, one-story log cabin and that will serve as a community and information center. This will be inclusive of an open space showcasing photo of the original log cabin, previously dismantled in 2017, seating area for guests, counter space, table-top displays, vending machine area, storage room, and a janitor’s closet. The log cabin will feature a wraparound terrace, with an exterior patio for the community to enjoy. The design will incorporate the original log cabin’s historic stone fireplace and chimney. Salvaged wood and logs elements from the original log cabin will be used for aesthetic and architectural detailing.



BEA performed an assessment of the existing stored log cabin members and found that the material was not structurally sound for use in the new build. As per BEA's Log Cabin Storage Report Revised May 20h, 2025, the significant degradation noted in the report, most of the materials are not recommended for reuse in new construction, especially for public-facing purposes.

In an effort to reuse as many parts of the original log cabin as possible, the design will identify select parts and use them in the interior of the cabin. This will be in the form of ceiling application, built in shelving that frames the chimney and siding on the interior at the storage room. The Design Team intends to use different log sections to create seating within the cabin and as part of the base for signage in and around the cabin. The Design Team understands the value in reusing as much as possible to avoid waste and to preserve the history and memory of the original log cabin that community has come to love and value.

The new log cabin will be thoughtfully designed to reflect the charm and warmth of the original structure. The design aims to recreate its distinctive look and feel by carefully balancing scale and proportion, while incorporating durable materials and modern construction methods to ensure long-term resilience.

Per the Design Review Criteria, section 2.5.3.1 of the Land Development Regulations, the architectural drawings of the proposed new log cabin address the following criteria:

- a. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways. *(Applicable)*
- 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. *(Applicable)*
- 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. *(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 2.5.3.2. *(Applicable)*
- 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. *(Applicable)*
- 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. *(Applicable)*

- 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. *(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 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. *(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 102structures at night. *(Applicable)*
- j. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design. *(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. *(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). *(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). *(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. *(Applicable)*
- q. The location, design, screening and buffering of all required service bays, delivery bays, trash and refused 30receptacles, 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. *(Applicable)*

Per the Sea Level rise and Resiliency Review Criteria from section 7.1.2.4 of the Land Development Regulations, the architectural drawings of the proposed new log cabin address the following criteria:

- 1. Criteria for development orders:
 - 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. *(Applicable)*
 - 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. *(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. *(Applicable)*
 - 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 entryways and exits can be modified to accommodate a higher street height of up to 3 additional feet in height. *(Not Applicable)*
 - 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. *(Applicable)*
 - h. Existing buildings shall, wherever reasonably feasible and economically appropriate, be 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 54 in General Ordinances. *(Not Applicable)*
 - j. As applicable to all new construction, stormwater retention systems shall be provided. *(Applicable)*



- k. Cool pavement materials or porous pavement materials shall be utilized. *(Applicable)*
- l. The design of each project shall minimize the potential for heat island effects on-site. *(Applicable)*

BEA Architects is proud to partner with the City of Miami Beach on this significant community project and respectfully requests the DRB's favorable review and approval of this application. If you have any questions or require further information, please do not hesitate to contact me at your convenience (305-461-2053).

Best Regards,

A handwritten signature in blue ink, appearing to read "RD", is positioned above the typed name.

Robert Draper, RA
Senior Architect
BEA Architects Inc.