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November 19, 2025

SENT VIA City of Miami Beach CSS Portal

**Rogelio A. Madan, AICP**  
**City of Miami Beach Planning Department – Development & Resiliency Officer**  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, FL 33139

Re: Letter of Intent (LOI) – N Meridian Avenue – Multi-Use Path  
Right-of-Way along N Meridian Avenue, from Dade Blvd through W 28<sup>th</sup> Street to Prairie Avenue  
CMA Project No. 25-0099.00016

Dear Mr. Madan,

Chen Moore and Associates (CMA), on behalf of the City of Miami Beach Office of Capital Improvements (CIP), has prepared this Letter of Intent (LOI) for the Design Review Board (DRB) submission pertaining to the above-subject project.

The City of Miami Beach CIP project consists of a new shared use path along the eastern boundary of the Miami Beach Golf Club along N Meridian Avenue, from W 28<sup>th</sup> Street to Dade Boulevard. The path shall be 10' wide and be constructed of concrete, tinted in the standard Miami Beach red color, and include a 2-foot sodded buffer strip on either side of the path. The path is designed to connect to bike lanes at both ends of the path. The design includes trash cans, path lighting, signage, irrigation and pet waste stations. The path alignment will require existing tree trimming, relocation and potentially removals, with relocation being prioritized wherever possible.

The project is located within the City right-of-way, with slight encroachments into the City-owned Miami Beach Golf Club where needed to circumvent existing obstacles. Specifically, the project begins at the intersection of N Meridian Avenue and Dade Boulevard, running north along N Meridian Avenue to W 28<sup>th</sup> Street, and turning east along W 28<sup>th</sup> Street to its intersection with Prairie Avenue.

The estimated cost of the project is \$3,725,000.

The below portion of this letter demonstrates compliance with Design Review Criteria, Section 2.5.3.1, with the original criteria in standard text and the responses provided in *italicized text*.

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

*Response: Information for right-of-way affected by proposed path is included in plans provided with this submittal.*

- 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.

*Response: Information for right-of-way affected by proposed path is included in plans provided with this submittal.*

- 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.

*Response: Not applicable (right-of-way project)*

- 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.

*Response: Color, design, and selection of landscape elements are included in the plans provided with this submittal. Architectural elements are not applicable for this project.*

- 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.

*Response: Aesthetic elements related to this project – including multi-use path coloring, landscape, and lighting selections – are consistent with similar previously-approved City projects for consistency with City standards.*

- 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.

*Response: Not 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.

*Response: Path will be designed to be consistent with Crime Prevention Through Environmental Design (CPTED) requirements and 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.

*Response: Project ties into existing sidewalks to provide pedestrian access and ties into/provides crossings for cyclists. Project does not interfere with existing vehicular movements.*

- 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.

*Response: Lighting plans provided with this submittal.*

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

*Response: Landscape plans provided with this submittal.*

- 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.

*Response: 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).

*Response: 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.

*Response: 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.

*Response: 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).

*Response: 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.

*Response: Not applicable.*

- 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.

*Response: Trash receptacles and pet waste dispensers will be designed to be consistent with other public receptacles/dispensers within City right-of-way.*

- 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.

*Response: Not applicable.*

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

*Response: See separate individual responses for 7.1.2.4 Sea Level Rise and Resiliency Review Criteria below.*

- t. 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.

*Response: Not Applicable.*

Furthermore, the below portion of this letter demonstrates compliance with Design Review Criteria, Section 7.1.2.4, with the original criteria in standard text and the responses provided in *italicized text*.

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

*Response: Not applicable. Note soils removed as part of this project are contaminated and are to be properly disposed of per the project's Soil Management Plan.*

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

*Response: Not applicable.*

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

*Response: Not 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.

*Response: All landscaping will be Florida friendly and resilient.*

- 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.

*Response: Not applicable. Project is designed to maintain existing topography.*

- 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.

*Response: 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.

*Response: Electrical meters and load centers will be proposed above FEMA Base Flood Elevation (BFE).*

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

*Response: 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.

*Response: Not applicable.*

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- J. As applicable to all new construction, stormwater retention systems shall be provided.

*Response: Not applicable.*

- K. Cool pavement materials or porous pavement materials shall be utilized.

*Response: Concrete path shall be colored Miami Beach red, reflecting more solar energy than standard asphalt pavement.*

- L. The design of each project shall minimize the potential for heat island effects on-site.

*Response: Concrete path shall be colored Miami Beach red, reflecting more solar energy than standard asphalt pavement, minimizing the potential for heat island effects on-site. Project also proposes landscaping with canopy to provide shading where feasible.*

Given the responses to the above, we are requesting Design Review Approval for the subject project. Should you have any questions, please do not hesitate to contact me at my cell phone at +1 (305) 562-4789 or send me an electronic message at [gmendez@chenmoore.com](mailto:gmendez@chenmoore.com).

Respectfully submitted,

CHEN MOORE AND ASSOCIATES  
Gregory Mendez, PE  
Principal Engineer - Civil / Office Leader - Miami

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