

Patrick Davidson

From: Osborne, Aaron <AaronOsborne@miamibeachfl.gov>
Sent: Tuesday, November 18, 2025 10:53 AM
To: Patrick Davidson
Cc: Isaac Hambrick
Subject: RE: 104 E San Marino Dr - Future Crown of Road
Attachments: 25-000706-11x17 DRAW.pdf; Project Prioritization 200401 Map.pdf

Good morning Patrick,

- The future Crown of the Road elevation adjacent to 104 E San Marino Drive, Miami Beach, along E. San Marino Drive is projected at 4.4 feet NAVD.
- The future Crown of the Road elevation adjacent to 104 E San Marino Drive, Miami Beach, along 1st San Marino Terrace is projected at 4.4 feet NAVD.

In 2020, the City Commission adopted a new road elevation strategy which considers sea level rise (SLR) projections and tidal flooding. Since the SLR projections vary with time, so are the proposed elevation of the roads. We are currently using the 2025 projected values (see Table 1 below), and thus the elevations of the roads at the edge of pavement for *non-state roads* like E. San Marino Drive and 1st San Marino Terrace at the referenced address is projected to be approximately 4.2 feet NAVD (and 4.4 feet NAVD at the crown of the road for a typical two-lane road with 10-foot-wide lanes).

Table 1- Future Edge of Pavement Elevation (in feet NAVD) per Adopted Road Elevation Strategy

Project Start Date	2020	2025	2030	2035	2040
State Roads	4.8	5.2	5.7	6.2	6.7
Non-state Roads	3.9	4.2	4.5	4.9	5.3

Please note that the projected future road elevation is only a *target* and *can be adjusted* to ensure proper harmonization. Harmonization refers to the transition in elevations between the private property and the right of way, including the driveway and pedestrian access as well as the front and side yard transitions.

Based on the prioritization of projects (see attached map), the above subject property falls within the Venetian Islands A Neighborhood Improvement Project (NIP), and it is not expected to be raised within the next few years.

Feel free to contact me if you have any questions.

Best regards,

MIAMIBEACH

Aaron Osborne, Project Engineer
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Public Works Department Mission

We are a multi-disciplined department comprised of Operations, Engineering, Sanitation, and Greenspace Management divisions. Together, these divisions ensure the technologically advanced design, maintenance, functionality, delivery, and cleanliness of the City's water services and resources, roadways and greenways.

We place the utmost importance in valuing our employees and ensuring all are trained to be the most reliable, knowledgeable, environmentally-conscious and solutions-oriented professionals who provide for the City's stakeholder needs and concerns in an efficient and socially-responsible manner to foster a better, safer, and healthier community for all to live, work, and play.

Public Works Department Vision

To be the most proactive, innovative, and dependable network of highly knowledgeable professionals who are skilled in providing stakeholders optimal service and solutions to our community's most pressing infrastructure and environmental needs.

 **Please do not print this e-mail unnecessarily**

From: Patrick Davidson <patrick@clfarchitects.com>
Sent: Friday, November 7, 2025 3:54 PM
To: Osborne, Aaron <AaronOsborne@miamibeachfl.gov>; Isaac Hambrick <design2@clfarchitects.com>
Subject: 104 E San Marino Dr - Future Crown of Road

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Good afternoon Aaron,

Could you please provide me with the future crown of road for this property?

I have attached the survey for reference.

Thank you,

Patrick Davidson

Associate

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