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Address: 935 2 St, Miami Beach, FL 33139-7038
Parcel: 0242030095820
Application date: 07/09/2026
Description: New Construction of a Three-Story Building for Residential Use only.
DRB File No: **DRB25-1099**

Dear Design Review Board Committee:

Variance Request:

The subject property is a vacant lot of 4,000 sf. The 40' x 100' lot is located at the R-PS-1, Residential Medium-Low Density District, Miami Beach. The subject Site is an undersized lot as per Residential Performance Standard Area requirements of the Miami Beach Code of Ordinances, and does not meet the minimum lot width and size requirements, for such reason we are requesting the following Variances / Waivers:

1- **Variance** #1: to reduce the minimum lot area allowed in the R-PS1 Zoning District. Where 5,750 square feet is required, and 4,000 square feet is existing.
Per City Code Section: 7.2.15.2.g Residential Performance Standards Districts (R-PS)

2- **Variance #2:** to reduce the minimum lot width allowed in the R-PS1 Zoning District. Where 50 feet is required and 40 feet is existing.
Per City Code Section: 7.2.15.2.g Residential Performance Standards Districts (R-PS)

Description:

The following project reflects the new Construction on a vacant lot of a Three-Story Building for Residential Use only. A new Two-Family Residential building with a Common Roof Terrace with an approximate Base Construction Cost Estimate = $3,750,000

Ground Floor:
The building develops the Main Entry facing the 2nd Street as the principal and only frontage.
The pedestrian circulation develops along the West Side Yard and connect to the Elevator, Stairs and the Common Rear Yard.
The 20 ft wide Vehicular Entrance is located at the one and only access to the property from 2nd Street. A Sectional Aluminum Gate provides access to double tandem parking spaces, for a total of 4 spaces and conceal the parking from the public view. The Garage will be also screened on the sides with landscape combined with aluminum fences. The ground floor proposes dedicated rooms for trash (mechanically ventilated), bicycle racks and a rear yard fully surrounded by landscape beyond the covered terrace. No Habitable Space at the Ground Floor are contemplated.

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Second and Third Floors:
The project proposes a total of (2) identical apartment units.
Unit#1: 2nd Flr. 1,710 SF Under A/C. 2 Bedrooms + 2 Bathrooms Apartment + Powder Room
Unit#2: 3rd Flr. 1,710 SF Under A/C. 2 Bedrooms + 3 Bathrooms Apartment + Powder Room
Typically provided 6'-8" wide balconies at front and rear. The stairs will be open (non a/c). The Elevator will NOT provide access up to the roof.

Roof Terrace:
The roof terrace will be a common area for the residents of 3,205 SF. The project provides a Roof Deck continuously surrounded by landscape on built-in planters with irrigation and lighting. Landscape and Roof Represents the 26% of the Total Accessible Roof area where 25% min is required. Aluminum trellises provide sun protection, no Solid Roofs are provided except for the stairs and Elevator Bulkhead. The mechanical equipment mounted on Racks will be at the north non-accessible roof screened by landscape on planters.

Façade components and Materials.
The Architectural detailing incorporates high quality material such as:
Aluminum edges (champagne color), Aluminum Vertical Louvers (champagne color)
Composite Wood Cladding for Accent walls, Light Turquoise low-e slightly tinted glass. All Windows, Doors and Railings shall be Hurricane Proof Impact Resistant, with aluminum frames (champagne color).
Textured Ceilings and frameless glass railings.
The composition seeks to generate an emphasis to the front (south) and the rear(north) facades.
Is a strong intention to provide adequate but abundant landscape for privacy, screening and sound barrier.
Final Massing and setbacks seek full compliance with the intent of the RPS-1 Zoning. No variances or waivers are requested as per Residential Medium-Low Density zoning district Ordinances and Resiliency criteria per section 7.1.2.4 of the City Resiliency Code

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Design review criteria

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

Refer to Survey. The subject property is a vacant lot of 4,000 sf. The 40' x 100' lot is located at the R-PS-1, Residential Medium-Low Density District, Miami Beach. The lot have only one frontage, 40 ft wide, facing the 2nd Street., limited by a 6ft gated chain link fence, the sides and rear are limited by neighbor's fences. The site has no trees, however, (2) existing Gumbo limbos at the sidewalk are to be preserved. (2) Off Site Parallel parking spaces are blocking the vehicular access to the property and a depressed curb for accessible pedestrian transit need to be remodeled to allow vehicular approach to site. The existing light pole do not interfere with ingress/egress, and it will remain at same location.

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

Refer to G008, Site Plan. The project reflects a New Construction of a Three-Story Building for Residential Use only. Two Family with a Common Roof Terrace. The Construction Cost Estimate is $3,750,000. Both sides and rear of the property boundaries require retaining walls at a minimum height of 7,76'. Mansory walls and Aluminum picket fences combination is proposed for Privacy Walls at a maximum of 7ft height measured from the existing sidewalk.

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.

Refer to G007, Zoning Diagrams.
The building is projected in a 30'x84' area, 5ft setback at front and sides, and 11ft at rear when 10 ft is required. See FAR calculation, shows a total of 4,500 sf when 5,000 sf is allowed (1.25 x lot area). The proposed open space is 80% of the lot when 60% is required. The common roof top terrace provides a significant amount with 445 sf (26.3% of roof) of landscape on planters. The roof top is located at 43 ft above the existing sidewalk and the building height, measured from the DFE is 36 ft. The overall building height measured from the existing sidewalk to the top of the highest roof parapet is 53'-8". A new 18ft wide driveway approach is required to access the parking garage with (4) spaces for vehicles in tandem and (2) bicycle racks. Refer to A101. See proposed pervious pavers on sand to maximize water infiltration inside the property.

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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

Ground Floor (Understory):

The building develops the Main Entry facing the 2nd Street as the principal and only frontage.
The pedestrian circulation happens along the West Side Yard and connect to the Centered Elevator, Stairs and the Common Rear Yard.
The 18 ft wide Vehicular Entrance is located at the front center. A Sectional Aluminum Gate provides access to parking spaces, for a total of 4 spaces and conceal the parking from the public view. The Garage will be also screened on the sides with landscape. Dedicated rooms for trash are enclosed (mechanically ventilated) A rear yard surrounded by landscape follows beyond the covered terrace. No Habitable Space at the Ground Floor are contemplated.

Second (First Habitable Floor) and Third Floor

The project proposes a total of (2) identical apartment units.
Unit#1: 2nd Flr. 1,710 SF Under A/C. 2 Bedrooms + 2 Bathrooms Apartment + Powder Room
Unit#2: 3rd Flr. 1,710 SF Under A/C. 2 Bedrooms + 3 Bathrooms Apartment + Powder Room
Typically provided 6'-8" wide balconies at front and rear. The stairs will be open (non a/c). The Elevator will NOT provide access to the roof.

Façade components, colors and Materials.
The main body of the building is painted stucco white. Winter white 2140-70 by Benjamin Moore.
The stairs and elevator volume, as cement gray rough stucco with reveal joints will interlock the main white body.
Both narrow front and rear façades develop picture frames with wood Cladding for Accent walls.
Light Turquoise low-e slightly tinted glass. All Windows and Doors shall be Hurricane Proof Impact Resistant, with aluminum frames (champagne color).
Trim color: Aluminum edges (champagne color), Aluminum Vertical Louvers (champagne color)
Textured Exterior Ceilings / Parapets and frameless glass railings.
The composition seeks to generate an emphasis to the front (south) and the rear(north) facades.

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

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Final Massing and setbacks are compliant with the intent of the RPS-1. No variances or waivers are requested as per Residential Medium-Low Density zoning district Ordinances.

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.

Refer to A900's. Aerials and Street perspective views. Existing one story S.F.R. are adjacent both sides of the property, however the project is consistent with the context in height and massing.

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.

Refer to A900's. The property will have different layers of security and access control. Continuous perimeter walls, fences and gates. The garage is fully screened and concealed from public view. Limited perforations to side walls are intended to preserve the neighborhood privacy. No Habitable Space at the Ground Floor Level.

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.

Refer to G008, Site Plan & A101, Ground Floor Plan
(2) Off Site Parallel parking spaces are blocking the vehicular access to the property and a depressed curb for accessible pedestrian transit need to be remodeled to allow vehicular approach to site. A new 18ft wide driveway approach is required to access the parking garage with (4) spaces for vehicles.

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.

Refer to A900's

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

Refer to Landscape Plan.

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.

Refer to G008, Site Plan & A101, Ground Floor Plan

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).
Refer to A900's

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.

Refer to A900's. No Habitable Space at the Ground Floor Level. The garage is fully screened and concealed from public view.

n. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers

The roof terrace will be a common area for the residents. The project provides a deck continuously surrounded by landscape on built-in planters with irrigation and lighting. Aluminum trellises provide sun protection, no Solid Roofs are provided except for the stairs and Elevator Bulkhead. The mechanical equipment mounted on Racks will be at the north non-accessible roof completely screened and concealed from view by landscape on planters.

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)

N/A

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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.

Refer to A900's & A101.

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.

Refer to A101

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.

N/A

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

Resiliency criteria per section 7.1.2.4 of the City Resiliency Code

A minimum height of 12 feet shall be provided, as measured from Base Flood Elevation plus minimum Freeboard (Design Flood Elevation = 9.56 ft NGVD) to the underside of the first-floor slab.
The minimum yard elevation is future adjusted grade. Future adjusted grade calculated as the midpoint elevation between the future crown of the road and the Design flood elevation.
Calculation shall be as follows:

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Future crown of the road is projected at 4.4 ft NAVD.
Min Design Flood Elevation = (8 FT NAVD (9.56 NGVD) + 4.4 FT NAVD) / 2
= 6.2 FT NAVD (7.76 NGVD)
The Future Adjusted Grade shall be 7.76 NGVD

All exterior walkways and driveway within the front and street side yards shall consist of pervious pavers set in sand surrounded by retaining walls. Mansory Walls and Aluminum picket fences combination shall be maximum 7ft height along the side and rear yards and 5ft height max along the front yard, as measure from grade.

A. A recycling or salvage plan for partial or total demolition shall be provided.
N/A. New Construction.
B. Windows that are proposed to be replaced shall be hurricane proof impact windows.
All Windows and Door are Hurricane Proof impact Resistant.
C. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
See A102 & A103. Open Stairs, Operable Windows and Sliding Doors provided.
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.
See Landscape Plans.
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 t**he 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.
See provided Letters stating: Future Crown of Road & Design Floor Elevation
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.
12ft from D.F.E to the Botton of the slab is provided.
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.
Mechanical equipment is located at roof top.
H. Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.
N/A

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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.
N/A

J. As applicable to all new construction, stormwater retention systems shall be provided.
Both sides and rear of the property boundaries require retaining walls at a minimum height of 7,76'. Masonry walls provided all sides and rear.

K. Cool pavement materials or porous pavement materials shall be utilized.
See A101. Pervious pavers on sand are provided.

L. The design of each project shall minimize the potential for heat island effects on-site.
Elevated roof deck with Natural Light Stone Tiles, Landscape on planters and TPO white are provided, green area is maximized.

If you desire any further information or discussion on this application, please contact me. We thank you in advance for favorable consideration.
Respectfully submitted.

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