

May 11, 2026

City of Miami Beach

Planning Department

1700 Convention Center Drive-Second Floor

Miami Beach, Florida 33139

Attention: Planning Department / DRB26-1167

RE: LOI / New Residence 301 West San Marino Drive

The purpose of this current revision request is to propose architectural modifications aimed at functional and aesthetic enhancements. The design intent behind these changes is to further elevate the property's architectural design and contribute to the overall aesthetic character of the surrounding neighborhood.

The subject residence was previously reviewed and approved by the City of Miami Beach Design Review Board (DRB) in October 4th, 2022 (DRB File No. DRB22-0833). The approved application contemplated the construction of a new residence , designed in accordance with the applicable zoning and design criteria. Certain variances and waivers were granted as part of that approval. Following DRB approval, the project obtained a Building Permit (Master Permit No.BR2308287]) and construction commenced in due course. The project is currently approximately 70% complete, with substantial progress achieved in accordance with the approved plans. Since the issuance of the original building permit, no major building permit revisions have been requested or approved, and the work has proceeded in substantial conformance with the plans approved by the DRB.

At this time, I am seeking limited variances, as well as Architectural modification in the Facade finishes and DRB approval for the proposed East side Fence. These requests are part of a refined design approach intended to further enhance the overall architectural quality and functionality of the residence.

The proposed modifications are thoughtful and targeted, and are not the result of deficiencies in the original approval, but rather reflect an evolution of the design as the project has progressed through construction. These enhancements are intended to elevate the project's aesthetic coherence, material expression, and spatial experience, while maintaining consistency with the original design intent and the character of the surrounding area.

As the owner and developer of the property, I respectfully request your support and approval of this applications that the project may proceed as proposed.

Should you have any questions regarding the application or require additional information, please do not hesitate to contact me at the number listed below my signature.

Design Review Board Items:

Architectural Modifications Facades / Exterior finishes Design Review Board

Section 7.1.7 COLOR OF EXTERIOR SURFACES

- A. DRB Approved File No. DRB22-0833
- B. New Proposed colors and materials
- C. Refer to document _Facade Finishes **PAGE 1-11**

Fence West facing San Marino Drive (west side)

Section 7.2.2.3.b.12.H Measure from the average of the future crown of the road, 4.74 (SURVEY) NGVD as per Public Works and de Design Floor Elevation 11 NGVB equals &.87 NGVB(email from Public Works Miami Beach forwarded to Alejandro Garavito)

- A. DRB Approved File No. DRB22-0833
- B. New proposed design of the fence as per drawings
- C. Refer to Fence West **PAGE A-1.10, A1.11, & A1.12**

VARIANCES REQUESTS:

Variance 1- For Rooftop deck to reduce a side street setback

a-The required setback between the bottom edge of the wall and the edge of the deck is 10 feet.

b- The city-approved limit was 6' 10" toward the west facade.

c- An additional approval is requested for a 29.79 sq. ft. segment on the west facade; only one edge of this segment reaches a 2' 6" setback. Additionally, the street is located 34' from the indicated setback.

C. San Marino_RoofTop **PAGE A-4.00**

Variance 2.1 - Fence for East side

Variance 2.1 has been **discarded**. The height limitation for this fence being 7' above Future Adjusted Grade (+15.03' NGVD) will be used as the top height for the proposed fence on the East side of the property.

There is however, the request of a waiver to allow the full height of the fence to be solid up to the 7' max. height (+15.03' NGVD) on the last 18'-5" on North-East corner of the East side fence to provide privacy for the pool area from neighboring properties.

Refer to _Fence East **PAGE A-2.00**

Variance 2.2 - Fence North side

Variance 2.2 has been discarded. The height limitation for this fence being 7' above Future Adjusted Grade (+15.03' NGVD) will be used as the top height for the proposed fence on the East side of the property.

There is however, the request of a waiver to allow the full height of the fence to be solid up to the 7' max. height (+15.03' NGVD) for the whole North Fence (Rear yard fence) to provide privacy for the pool area from neighboring properties Refer to _Fence North **PAGE A-3.00**

Variance 3 - for a Covered Parking Structure

D. a- The code establishes a maximum dimension of 20' x 20'

E. b- An expansion of the permitted dimensions is requested, specifically a 4' increase in width to reach a total width of 24'

F. c- A variance is requested to construct a Covered Parking Structure that maintains the metal structure but replaces the canvas with a lightweight roof covering. The intent is to provide shade in the same manner as canvas while ensuring greater durability and a superior aesthetic appearance that aligns with the neighborhood's character.

G. The proposed structure is a lightweight that strictly adheres to all required yard setbacks. Designed as an open-sided structure (open on all four sides), it minimizes visual impact and preserves natural light and airflow.

C. Refer to PAGE A-5.00

Variance 4 - to allow additional width to Access Walkway facing the street on San Marino Drive, to exceed 60" in width.

- A. Allowed: 60" (5')
- B. **Proposed:** Between 6' and 8'
- C. We comply with the 50% required open space
- D. Refer to Access Stairs **PAGE A-6.00**

Variance 5 - to allow additional width to Driveway

- A. Approved by Master Permit BR2308287: 20' width in approach (RoW) and inside property line
- B. **Proposed:** 20' feet on the approach (RoW) and 23'-10" inside the property line
- C. Refer to _Driveway **PAGE A-7.00**

CONSTRUCTION ESTIMATES

The cost for these modifications are the increase from the original budget, as follows:

- Architectura Modification Facade \$3,000
- Roof Deck: \$3,000
- Fences; \$1,500
- Covered Parking Structure \$25,000
- Walkway / Steps Entrance from the street: \$1,500
- Driveway: \$1,000
- Total increase in Modifications: \$35,000.00

Design Review Criteria (As per Section 2.5.3.1 of the Land Development Regulations)

1. Design Review Criteria

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

We are only minimally altering the existing topography. Refer to Previously Approved Landscape plan.

Refer to Previously Approved Civil plan for permitting ensuring that we will keep all rain water on our site. There are no water ways on this property.

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 services.

These items do not apply to this project.

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.

We are complying with the Zoning Code – RS-4.

d. The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for development requiring a building permit in areas of the city identified in section 2.5.3.2

The aesthetic of the home is in the style of Tropical Modern Architecture, and follows the color and design of this style.

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.

Yes they conform.

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.

We believe that it does.

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.

We are taking these things into consideration in the plans.

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 part and safe ingress and egress to the site.

This does not apply as this project is a single family residence.

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.

This does not apply to this project.

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

Please refer to the Previously Approved landscape plans. Also we are showing the materiality of pavers and driveway in the site 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.

This does not apply as it is a single family residence. Refer to Landscape plans for vegetation buffers.

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).

The structure complies with code, and is in the Tropical Modern Architecture style.

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.

Yes it does. Also refer to Previously Approved landscape plans.

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

The mechanical equipment on the roof is screened. Refer to Previously Approved elevations and floor plans.

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).

Our new structure complies with unit size and lot coverage requirements.

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 Previously Approved landscape plans.

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.

Does not apply to this project.

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.

Noted.

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

Yes it complies.

Sea Level Rise and Resiliency (As per Section 7.1.2.4)

(Note: these items were addressed in original Master Permit)

We are not requesting changes nor variances related to Sea Level Rise.

a) A recycling or salvage plan for partial or total demolition shall be provided

We have provided a plan for total demolition.

b) Windows that are proposed to be replaced shall be hurricane proof impact windows.

Please refer to the elevations drawings where we are calling this out.

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

We have sliding glass doors and operable windows throughout the residence which promote air circulation.

d) Resilient Landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with chapter 4 in the Land Development Regulations.

Please refer to Landscape plans for the provided resilient landscaping.

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.

4f) g) h) i) j) k) l)

Noted. The Base flood Elevation here is +9.00' NGVD, and we are going to Freeboard +2', 11.00' NGVD.

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.

The current street level is about +4.7' NGVD. The residence first floor is +11.00' NGVD, 5.5' above.

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.

All of the mechanical equipment is located on the roof. All the electrical equipment will be at elevation BFE or higher.

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

The first floor of the residence is at BFE + 2.00', or 11.00' NGVD.

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.

Does not apply because we do not have any habitable space below the first floor.

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

A civil plans provide a comprehensive storm water retention plan.

Cool Pavement materials or porous pavement materials shall be utilized.

Noted and considered in design.

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

The design of the residence is very spread out throughout the property, we are using high albedo surfaces, and promoting natural ventilation. This all helps to reduce or eliminate the heat island effect.

Variance Hardship Criteria (As per Section 2.8.3 of the Land Development Regulations)

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

The limitations of this corner lot limit space for a garage; therefore, the items requested here are being proposed

2. The special conditions and circumstances do not result from the action of the applicant.

Refer to comment #1.

3. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.

Refer to comment #1. We are not requesting anything that will breach public safety and welfare nor is infringing on neighbor's rights.

4. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant.

Refer to comment #1.

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

In order to maintain reasonable practicality and stay true to our design, these items seem like a conscientious request.

6. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

We do not believe that this will be detrimental to the area, to the contrary the finished house will be a positive addition to the context of the neighborhood.

7. The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

We believe that it is consistent.

8. The granting of this variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 7, article 1, as applicable.

It is consistent with sea level rise considerations, our requests are not related to levels of living spaces.

| ARCHITECTURAL MODIFICATION/ FAÇADE FINISHES | | | | |
|--|--|-------------|---|-------------|
| | DRB APPROVED DRB22-0833 | PAGE | PROPOSED | PAGE |
| West Facade | -Painted Abbey Stone Stucco -Exposed Concrete in circular Baths -Paint Grey Stucco -Synthetic Wood Cladding | PAGE 4 | -Light Grey Paint (similar to Micro cement)-Oxidized Micro Cement. -Dark Grey Micro Cement. -Black Tile | PAGE 5 |
| South Facade | -Painted Grey Stucco -Painted Abbey Stone Stucco. -Synthetic Wood Cladding | PAGE 6 | -Light Grey Paint (similar to Micro cement). -Oxidized Micro Cement. -Black Tile | PAGE 7 |
| North Facade | -Wall Synthetic Wood Cladding. -Synthetic Wood Cladding (side wall & Ceiling) | PAGE 8 | -Wall Black Tile -Oxidized Micro Cement (side wall & Ceiling) | PAGE 9 |
| East Facade | -Painted Grey Stucco -Painted Abbey Stone Stucco. | PAGE 10 | -Light Grey Paint (similar to Micro cement). -Oxidized Micro Cement. | PAGE 11 |
| Windows | Store front like windows frame | PAGE 4 | Glazed surface was reduce in height. | PAGE 5 |
| Glass Railings | Metal railings | PAGE 8 | Glass Railings | PAGE 9 |
| Entrance Door | Wood color like Cladding | PAGE 6 | Black wood door | PAGE 7 |

1. Request Architectural modifications Facades / Exterior finishes

a- Comparison Table: City-Approved Materials / Proposed Materials

b- The proposed modifications to the facade finishes maintain the architectural character of the residence while improving visual balance through a neutral color palette and the use of long-lasting materials.

2- Fence West: The proposed design is more aligned with the style of the house. The fence is going up according with the landscape. Upon reaching the property's walkway, this fence transitions into a handrail to avoid the need for additional structural elements.

CONCLUSION:

We kindly request your support and approval of these modifications, as they are intended to enhance the project's final execution and ensure a superior architectural outcome that benefits both the property and the City's urban fabric.

Our priority is to advance this project in strict adherence to all City requirements and design standards, ensuring a result that is fully compliant and aesthetically aligned with the neighborhood's character.

Should you have any questions please do not hesitate to contact me via email to pilarmiami@gmail.com or to my cellular.

A handwritten signature in black ink, appearing to read 'Pilar Corredor', with a stylized, cursive script.

PILAR CORREDOR

305. 282.8821