

**DE LA GUARDIA VICTORIA ARCHITECTS AND URBANISTS, INC.**  
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**THE OAKS**  
**2324 BAY AVENUE, MIAMI BEACH, FL**  
**ARCHITECT'S LETTER OF INTENT**

May 06, 2019

Dear Members of the Design Review Board,

The Oaks project proposes an addition and level 2 alteration to an existing 1937 residence located at 2324 Bay Avenue in Miami Beach. This project is a continuation of building permit BR0616-0152. The house is not designated historic nor is it architecturally significant.

We are proposing to modify 560 square feet (10%) of the existing Interior Space of the residence; demolish 1,823 square feet of service wing that has a finished floor of 6.99' NGVD; rebuild the service wing and additions with a finish floor of 8.09' NGVD to match the existing finished floor of the residence; and add an attached garage with a finish floor of 6.37' NGVD. The lot size is 63,771 square feet. The maximum allowable unit size is 50% of the lot size which translates to 31,885 square feet. As per the calculation standards of the City of Miami Beach the existing unit size is 6,514 square feet (10.2%). The proposed unit size is 8,378 square feet (13.1%). This is below the City of Miami Beach maximum allowed unit size.

The maximum allowable lot coverage is 30% of the lot size which translates to 19,131 square feet. The existing lot coverage is 4,667 square feet (7.3%). The proposed lot coverage is 6,485 square feet (10.2%). This is below the City of Miami Beach maximum allowed lot coverage.

The existing front yard pervious area which is 87% of the front yard area will be unchanged. The existing rear yard pervious area which is 96% of the rear yard area will be reduced to 94%. This exceeds the City of Miami Beach requirement for front and rear yard pervious areas. There are no habitable rooftop areas.

The property is located in an AE-8 flood zone. Under the Miami Beach Code of Ordinances in effect in 2016, the time this building permit was applied for, the minimum allowable finish floor elevation for the lowest habitable floor was +8.0' NGVD. The current service wing that will be demolished has a finished floor of +6.99' NGVD and the new service wing is proposed at 8.09' NGVD to match the existing residence. A meeting was held with Ana Salgueiro, Building Official, Director of the Building Department on 9/11/2018 to discuss this issue and it was agreed that since this is a revision to the above-mentioned permit it would need to conform to the codes in place when the permit was applied. This application predates the Freeboard Ordinance.

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In compliance with Sea Level Rise and Resiliency review Criteria this project proposes to incorporate the following:

1. A Recycling and Salvage Plan for partial or total demolition has been provided. The project proposes to save and perform a level 2 alteration of the principle 2 story structure of the 1937 house while rebuilding only the service wing. New doors and windows in the addition and alteration shall be hurricane proof impact doors and windows.
2. Passive cooling systems such as operable windows and shade from existing oaks shall be used.
3. Florida friendly plants have been incorporated into the Landscape Design.
4. Sea Level Rise projections have been taken into account; thus the service wing is being raised from + 6.99' N.G.V.D. to + 8.09' N.G.V.D.
5. The finished floor of the Garages and the Driveways are adaptable to the raising of public right of way.
6. All new critical mechanical and electrical systems shall be located above Base Flood Elevation.
7. The principle residence is above the Base Flood Elevation and construction of the new service wing will be above BFE.
8. The Service Wing and New Garage and Storage structure constructed below BFE + CMB freeboard shall incorporate Wet or Dry Flood Proofing Systems in accordance with Ch. 54 of the City Code.
9. It is not feasible to provide water retention systems.

Sincerely,

Maria de la Guardia, Architect



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de la Guardia Victoria Architects and Urbanists, Inc.