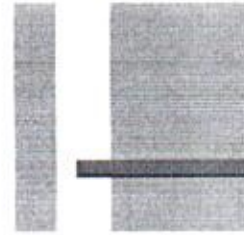


April 8, 2019

City of Miami Beach
1700 Convention Center Drive
Planning Department, second floor
Miami Beach, Florida 33139



Dear Members of the Design Review Board,

This letter is in regard to a new proposed residence to be located at

11 Century Lane, Miami Beach

We are proposing the construction of a new five-story contemporary single-family residence. Our intent is to ensure our design complies with the city's efforts to mitigate the consequences of sea level rise, particularly Article II Sea Level Rise / Sec 133-50.

In order to ensure that our design is compliant, we have made the following adjustments:

- We are proposing all windows be impact resistant, with operable panels located in opposite facades to allow cross ventilation, and the whole structure be built in reinforced concrete to mitigate water damage.
- Given that the property is located in flood zone AE-9. The minimum required NGVD for the yard elevation is 6.56'. We are raising the level of the yard to comply with this requirement and we are proposing the first habitable floor be at 15.56' NGVD, which place us above the minimum requirement.
- We are proposing all the required equipment to be installed 1' above BFE.

The proposed residency will house three generations of women and the design has been crafted to meet the specific needs of this family by building up vertically on the lot. We are proposing the first habitable level, the second level, have two rooms, one for the mother and one for the daughter. The third level will have the Kitchen and social space where the resident will benefit from the far views. The grandmother's room and a sitting area would be located on the fourth level, which has a setback to comply with the code requirement. We are also proposing a roof deck on the fifth level. The design will be tropical modern. We are proposing a combination of painted Stucco with decorative wood panels and exposed concrete. The whole residence will be designed to maximize natural elements in the lighting, heating and cooling of the house.

In order to build a home that meets the needs of the owners, we are seeking the following variances:

1. The lot is currently zoned for RM-1 per the Miami Beach Zoning Code, FAR of 1.25. The existing lot size is 2,829.21 SF, while the minimum size required is 5,600 SF. Since our lot is currently undersized for zone RM-1 we are requesting that the street-facing setback be reduced from 20' to 10' for the second level only. A setback of 20' at this level would otherwise take up 40% of our site given that the lot depth is only 49' at the Eastern portion of the lot.
2. We are also asking for a variance in the new requirement related to the underside of the first-floor slab from 12' above BFE + minimum freeboard to 5.5'. This change will still allow for 9' to the underside of our first-floor slab measured from the required yard elevation, which will work with the existing road level and accommodate to the future raising of the road by the city.

We hope this letter clearly describes our intent in the proposal we are submitting for your review. In the appendix of this letter, we have included specific responses to the different items of Article II Sea Level Rise / Sec 133-50 for your reference. We have been thoughtful in our design to ensure it not only meets the needs of the client but is also compliant and compatible with the requirements of the code and the city's sea level rise mitigation and resiliency efforts.

We are at your disposition for any further information.



Appendix.

ARTICLE II. - SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Sec. 133-50. - Criteria. The city's land use boards shall consider the following when making decisions within their jurisdiction, as applicable:

(a) Criteria for development orders:

(1) A recycling or salvage plan for partial or total demolition shall be provided.

Our site is presently empty.

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

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

We are proposing impact resistant windows throughout and operable windows in opposite facades to achieve cross ventilation and passive cooling.

(4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

Please refer to Landscape plans.

(5) Whether 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, including a study of land elevation and elevation of surrounding properties were considered.

The neighboring lots are at the level of the road, we are raising our yard to the required yard elevation of 6,56.

(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land.

Our drive way is being raised to accommodate future raised level of the public right-of-way.

(7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.

All relevant equipment is being installed at BFE + 1'

(8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

N/A

(9) 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 of the City Code.

N/A

(10) Where feasible and appropriate, water retention systems shall be provided.

N/A

(b) Criteria for ordinances, resolutions or recommendations.

(1) Whether the proposal affects an area that is vulnerable to the impacts of sea level rise, pursuant to adopted projections.

The proposal positively affects the area by the use of different strategies to further address the adopted projections through the employment of measures such as the raising of the yard to future street level and its capacity to stand harsh climate changes.

(2) Whether the proposal will increase the resiliency of the city with respect to sea level rise.

The proposal contributes to the resiliency of the city by adapting its design to measures to be taken by the city, such as the raising of the streets.

(3) Whether the proposal is compatible with the city's sea level rise mitigation and resiliency efforts.

See (2) response.