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August 5, 2019

Thomas R. Mooney
Planning and Zoning Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

Re: Letter of Intent for Demolition and Design Review Approval for Property Located at 6626 Roxbury Lane, Miami Beach, Florida
File No. DRB19-0425

Dear Mr. Mooney:

This firm represents David Salmanson, the applicant ("Applicant") and owner of the property located at 6626 Roxbury Lane (the "Property"). Please accept this correspondence as the Applicant's letter of intent for the attached application seeking approval from the Design Review Board ("DRB") for the demolition of an existing structure and construction a new single-family home on the Property.

The existing single-family home on the Property was constructed in the late 1930s. The home is not an individually designated historic structure and is not located within a historic district. Following the partial demolition and incomplete renovation of the home by the previous owner, the City has determined the structure to be unsafe. The Applicant wishes to demolish the unsafe structure and construct a new two-story single-family home on the Property that will comply with flood elevation requirements and all City Code provisions. Pursuant to Section 142-108(g) of the City of Miami Beach ("City") Land Development Regulations ("LDRs"), new construction on properties containing single-family homes constructed prior to 1942 requires review and approval by the DRB.

The proposed home is British Colonial in its design, with timeless architectural features. The physical volume of the second floor exceeds 70% of the first floor of the main home, at a volume of 77.3%. Pursuant to Section 142-105(b)(4)(c), the DRB may forego this requirement in its review and approval of the design. The new home reflects the architectural character of the surrounding area and is in keeping with the scale and massing of neighboring homes. No variances are requested.

The proposed single-family home does not exceed 7,000 square feet of construction, and therefore compliance with the standards of Chapter 133 of the LDRs is not mandatory pursuant to Section 133-3. However, below are responses to the Sea Level Rise and Resiliency Criteria of Section 133-50(a) of the City Code.

Sea Level Rise and Resiliency Criteria - Section 133-50(a)

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

The Applicant will work with the City to ensure demolition debris from the existing home on the Property is properly disposed of or recycled.

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

The proposed home will contain hurricane proof impact windows and will meet all Florida Building Code requirements for single-family structures.

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

All bedrooms within the home will contain operable windows.

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

The landscape design is comprised primarily of native canopy trees, native accent trees, and evergreen screening trees located along the north and south property lines. Tall palms have been provided in certain locations to help accentuate the architectural massing, and evergreen hedges and groundcovers have been utilized throughout all landscape areas. The entire landscape is designed to be weather resilient, salt tolerant, and highly absorbent.

- (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 proposed ground floor slab elevation is 9' NGVD, one foot above base flood elevation, creating a safer and more resilient home than the existing structure on the Property.

- (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.*

The garage slab elevation is 8' NGVD, 1.6' higher than the minimum garage slab elevation required by Miami Beach. The current crown of road elevation on Roxbury Lane is 4.97' with future crown of road elevation to be 5.25' according to information

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provided by the City of Miami Beach, which is 2.75' lower than the proposed garage elevation.

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

All critical mechanical and electrical systems will be located above base flood elevation.

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

The existing building on the Property will be demolished. The new structure will be located one foot above base flood elevation.

- (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.*

No habitable space is located below base flood elevation.

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

There are currently no water retention systems proposed for the site. As noted above, the landscaping is designed to be highly absorbent.

Conclusion

The proposed single-family home complements the surrounding neighborhood and is in keeping with the character and spirit of the area. For the foregoing reasons, we respectfully request the DRB support this application. Thank you for your consideration and please do not hesitate to contact the undersigned should you need additional information.

Sincerely,


for Carter N. McDowell

CNM/Enclosures