

August 1, 2019
City of Miami Beach
Planning Department

Ref: 2115 Washington Ave
Miami Beach, FL 33139

This application to the Design Review Board is for the interior remodeling, landscaping, and deck construction of an existing 5 story hotel. The structure was built in 1948. Due to the location of the lot and configuration we are requesting the following variances:

Variances requested:

Sec. 142-216. 2-b-1 – Development Regulations.

The development regulations in the RM-2 residential multifamily, medium intensity district are as follows:

- Front yard, side yard facing a street and interior side yard: The maximum elevation within a required front yard, side yard facing a street and interior side yard shall not exceed 30 inches above grade, or future adjusted grade, whichever is greater. In this instance, the maximum height of any fence(s) or wall(s) in the required yard, constructed in compliance with section 142-1132(h), "allowable encroachments within required yards", shall be measured from existing grade.
- 1. **A variance to waive the 30" above grade in order to allow an elevated deck and seating area.**

The existing building was not constructed with a bar/ lounge. By granting this variance it would allow for a better connection between the pedestrian sidewalk and the hotel bar/ lounge. It also creates an outdoor space where people can sit and eat which brings liveliness to the hotel and utilizes the exterior area that it otherwise unused, unsupervised and unattractive:

Sec. 142-218 - Setback requirements.

The setback requirements in the RM-2 residential multifamily, medium intensity district are as follows:

- Front: At-grade parking lot, on the same lot, the front setback is 20 feet
- 2. **A variance to waive a 20'-0" front setback in order to allow a deck and seating area.**

By granting this variance it would allow for an activated exterior forecourt of a 50+ hotel unit building with no outdoor amenities.

- Side, Facing a Street: Single lots less than 65 feet in width: the setback is 5 feet, otherwise 10 feet, or 8% of lot width, whichever is greater
- 3. **A variance to waive a 10'-0" side facing a street setback in order to allow an elevated deck and seating area.**

The existing building was not constructed with a bar/ lounge. By granting this variance it would allow for a better connection between the pedestrian sidewalk and the hotel bar/ lounge. It also creates an outdoor space where people can sit and eat which brings liveliness to the hotel and utilizes the exterior area that it otherwise unused, unsupervised and unattractive:


Sea level rise criteria:

The project will take into consideration section 133-50(a). The land development regulation for sea level rise and resiliency. That includes:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
- (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.
- (4) Whether resilient landscaping (salt tolerant, highly

water-absorbent, native or Florida friendly plants) will be provided. (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. (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land. (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation. (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the 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 of 54 of the City Code. (10) Where feasible and appropriate, water retention systems shall be provided.

Respectfully Submitted,



Anthony Leon, RA# 0016752