

VIA HAND DELIVERY

September 9th, 2019

Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: Letter of Intent in Support of Design Review Approval for the Modifications to Previously Approved Property at 250 S Hibiscus Drive, Miami Beach Florida

Dear Tom:

This architecture firm represents Jody Glidden (the "APPLICANT"), the owner of the above-referenced property (the "Property"). Please consider this the Applicant's letter of intent in support of Design Review Board ("DRB") approval for the construction of a new two story single-family home on the Property.

This property sits on a rectangular lot 60.00' wide by 180.69' deep lot. The lot to the east (240 S Hibiscus Drive) contains a two-story, sloped roof home, and the property to the west (254 S Hibiscus Drive) contains a two-story sloped roof home.

THE PROPERTY

The Property, identified by Miami-Dade County Folio No. 02-3232-006-0030, measures approximately 10,827.66 square feet and is located at the south side of South Hibiscus Drive, Miami Beach. The Property is located in the RS-3, Single-Family Residential Zoning District, where the surrounding area contains a mix of 1- and 2-story single-family homes. The property contains a two-story Pre-1942 single family home that will be demolished.

DESCRIPTION OF PROPOSED DEVELOPMENT

The Applicant proposes to improve the parcel with a residence of approximately 5,333.46 square feet in size. The proposed elevated 2-story home will be designed in a contemporary style with a warm color palette and complimentary materials of stone, stucco, clear glazing, and wood and bronze finish metallic elements. Lush landscaping will surround and beautify the Property, while providing privacy to the Homeowner and neighboring Properties.

The Applicant proposes a home with unique architectural style, while maintaining compatibility with the existing neighborhood. Importantly, the proposed home complies with all of the City of Miami Beach Code ("Code") requirements for open space, lot coverage, and unit size requirements. The proposed home contains a unit size of 49.26% and lot coverage of 28.51%.

WAIVER REQUEST

The applicant will not require waivers for this application.

- 1) A design waiver is requested to exceed the maximum allowable building height (24'-0") by an additional 4'-0". The applicant believes that this is acceptable due to the larger waterfront property size of 10,5827.66sf on the island and within the RS-3 district. The additional requested height will allow reasonable clearance and use of the understory area of the home.
- 2) A design waiver is requested to exceed the second floor to first floor Volumetric Ratio (max 70% by code) by an additional 4.26%. The applicant believes that the design of the home with its staggered second floor with garden terraces will reduce the perceived mass of the home. In addition, the two story portion of the home is set well back from the front and rear property lines, reducing its impact upon the neighborhood.
- 3) A design waiver is requested for the required front yard open space area to be below the minimum area requirement by 10%. This will allow for the proposed circular driveway on the property for ease of vehicular access, as well as for a minimal pedestrian path to the front pedestrian gate of the property.

VARIANCE REQUEST

The applicant seeks the following variances from the code:

- 1) **Variance request for relief from Sec 142-105 (b)(4)e6 to exceed the allowable driveway width for a 60' lot by 15%.**

Sec 142-105 (b)(4)e6: The maximum width of all driveways at the property line shall not exceed 15 percent of the lot width, and in no instance shall be less than nine feet in width and greater than 18 feet in width.

Satisfaction of Hardship Criteria. The Applicant's request satisfies all hardship criteria as follows:

- (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 restriction of driveway width of 15% of the lot width for a 60' lot results in only 9' of driveway width, the minimum standard allowed. Other larger lots benefit from increased width and additional driveway width of up to 18'.

- (2) **The special conditions and circumstances do not result from the action of the applicant.**

Recent interpretations of the applicable section of the zoning code result in the inability to construct a circular driveway on the property as is commonly found on other properties in the zoning district.

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

The variance is not excessive in scope in that it is limited to requesting to allow for a circular driveway on the property that is commonly found on other properties in this zoning district.

- (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 and of these land development regulations and work work necessary and undue hardship to the applicant.**

The literal interpretation of the provisions of the land development regulations would prevent the applicant from being able to construct a circular driveway for ease of vehicular access as is commonly found on other properties in the same zoning district, resulting in a hardship.

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

The variance request is the minimum request that would allow for the construction of the proposed circular driveway on the property for ease of vehicular access.

- (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.**

The requested variance will not be injurious to the area involved as it only seeks to allow for a circular driveway that is commonly found on other properties in the zoning district. The proposed project is beautifully and lushly landscaped to soften the front yard area.

- (7) **The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set fourth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to scheduling of a public hearing or anytime prior to the board of adjustment voting on the applicant's request.**

The variance requests are consistent with the City's comprehensive plan and do not reduce the levels of service as set forth in the plan.

SEAL LEVEL RISE AND RESILIENCY CRITERIA – Section 133-50(a):

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

A recycling or salvage plan for partial or total demolition will be provided under separate cover at the appropriate time in the development process.

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

All proposed windows will be hurricane proof impact windows.

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

Passive Cooling systems, including, but not limited to, operable windows, overhangs, and elevated structure, will be provided.

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

Resilient and native landscaping has been incorporated into landscape design.

(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.

Adopted Sea level rise projections in the Southeast Florida Regional Climate Action Plan, 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.

The ground floor, driveways, and garage ramping are 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.

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

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

Not applicable.

(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.

Wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the City Code for habitable space located below the base flood elevation plus City of Miami Beach Freeboard.

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

As noted above, wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the City Code for habitable space located below the base flood elevation plus City of Miami Beach Freeboard.

CONCLUSION

Approval of the proposed residence will permit development of a well-designed single-family home which will undoubtedly enhance the composition of the neighborhood. The Applicant proposes a contemporary design that demonstrates thoughtful consideration for the existing built context, including the height and proportions of the neighboring context. As the Applicant has taken careful measures to mitigate any negative impact of the proposed development, we respectfully request that you approve the proposed design with its accompanying waivers. These modest requests capture the spirit of the land development regulations and will not result in negative impacts to the neighborhood. We look forward to your favorable review of the application. If you have any questions or comments, please contact me directly at (305) 674-8031.

Sincerely



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PRINCIPAL

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