

VIA HAND DELIVERY

August 5th, 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 420 S Hibiscus Drive, Miami Beach Florida

Dear Tom:

This architecture firm represents Moishe Mana (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 an irregular pie shaped lot 112'-5" wide by 179'-4" deep lot. The lot to the east (410 S Hibiscus Drive) contains a two-story, sloped roof home, and the property to the west (428 S Hibiscus Drive) contains a modern two-story flat roof property.

#### THE PROPERTY

The Property, identified by Miami-Dade County Folio No. 02-3232-006-0210, measures approximately 19,687 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 9,805.74 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 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 49.81% and lot coverage of 29.61%.

### 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 large property size of 19,687sf and the increased side yard setbacks associated with larger lots.
- 2) A design waiver is requested to exceed the maximum allowable height within the understory area of the home by 2'. The applicant believes that this is acceptable due to the large property size of 19,687sf and the increased side yard setbacks associated with larger lots.
- 3) A design waiver is requested to exceed the second floor to first floor Volumetric Ratio (max 70% by code) by an additional 13.20%. The applicant believes that the design of the home with its transparent glass atrium will reduce the perceived mass of the home. In addition, the two story portion of the home is set well back from the front property line, reducing its impact upon the neighborhood.
- 4) A design waiver is requested to exceed the allowable area for a skylight/atrium by 1.28%. to allow for a dramatic glass roofed atrium for the home. This request does not impact neighboring properties as the skylight/atrium in question is centrally located within the home.

### VARIANCE REQUEST

The applicant seeks the following variances from the code:

- 1) **Variance to the height of the roof projection to construct a residential elevator and vestibule to access the roof terrace of the home.**

This variance will allow the applicant to construct a commercial grade Residential elevator and associated vestibule to access the roof terrace of the home. The Otis Gen 2 elevator has certain override dimension requirements that require the additional height requested in order to accommodate the elevator system.

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 required elevator override dimensions above the hoist way will not fit within the current

parameters of the code and require the requested variance in order to construct an elevator and vestibule for roof terrace access.

(2)

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

The selected elevator system meets the minimum needs of the property owner and is limited by the allowable projections above the roof line.

(4) **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 a 3' height increase for the elevator and vestibule only, in order to access the roof terrace of the home.

(5) **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 access the roof terrace of the home in an accessible manner, resulting in a hardship.

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

The variance request would allow reasonable access and transitions to the roof terrace of the home.

(7) **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 elevator and associated vestibule will not be injurious to the area involved as it only seeks to reach the permitted roof terrace of the home and is centrally located and visually recessive from neighboring properties.

(8) **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



ROBERT MOEHRING  
Architect, Landscape Architect, LEED AP  
PRINCIPAL

