

DATE: October 4, 20205

TO: James G. Murphy & Design Review Board
PLANNING DEPARTMENT
1700 Convention Center Drive
Miami Beach, FL 33139

FROM: Michael Girard
Luce Architects, Inc.

RE: DRB20-0534 Revised Final Submittal
Letter Addressing Items from September 1, 2020 DRB Meeting For
5011 Pine Tree Drive
Miami Beach, FL 33139

This letter is in regards to the items discussed during Design Review Board meeting that was September 1, 2020. The first item that was brought up by one of the member of the board were the two guard towers flanking the main entry drive. We removed the Flemish gables (parapets) on each of the towers. This helped reduce the scale of the towers and give more prominence to the existing tower on the relocated main house. This can be seen on sheets A6.000 & A6.001, elevations A & B. The elevations along Flamingo Waterway were also reviewed to address a board member's suggestion of revisiting this elevation. We lowered the feel of the height at the middle building by removing the railing. This can be view on sheet A6.009, elevation C. We looked at other areas on the elevations along Flamingo Waterway but after review we didn't remove any other elements since everything was critical to maintain the correct proportions and allowed for the buildings to retain their individual character. The new buildings are still in compliance with the zoning requirements for building height as well as the incentive setbacks for retaining the architecturally significant structures. We also further addressed the new construction feel along Flamingo Waterway by having the landscape architect add additional plantings to further buffer the new building from the existing waterway, while maintaining the presence of the existing boathouse along the waterway. This can be seen on sheets A9.000 & A9.001. The final item was to look at reducing the amount of impervious coverage in the inner court. We added two additional planting beds along either the ramps up to the porte-cochere. Again, this can be seen on sheets A9.000 & A9.001 as well as the pervious calculation was revised on sheet A9.002. We reduced the amount of impervious surface by an additional 665 S.F.

An additional item, were notified by James Murphy on, that there would be an additional recommendation to the Design Review Board. This was to require A museum quality historic analysis and display of the existing structure(s), inclusive of a photographic and written description of the history and evolution of the original building, shall be submitted to and approved by staff, prior to the issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy; such historic analysis shall be displayed prominently within or on the retained existing wall in a location to be determined by staff. We would be willing to meet this request and work with staff to come up with an agreed upon display. We are looking to reach out to Daniel Ciraldo, with the Miami Design Preservation League, to help us on the display when we start to design it.

I feel these items adequately address the comments from our previous discussion and I look forward to meeting with everyone in November finalize.

Feel free to reach out to me if there are any clarification needed.

Sincerely,



Michael Girard