

VIA HAND DELIVERY

October 12, 2020

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 Property at 31 Star Island Drive, Miami Beach Florida

Dear Tom:

This architecture firm represents Wendy Holman (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 Residence and Tennis Pavilion on the Property.

This property property sits on a rectangular shaped lot 150’ wide by 400’ deep lot. The lot to the north (30 Star Island) contains a two-story, flat roof contemporary home, and the property to the south (33 Star Island) contains a two-story sloped roof home. The property went before the DRB in December 2015 (DRB23191) and received approval for the 6 variances currently being requested for the existing tennis court to remain. The property owner did not proceed with the proposed architecture for the property and the approved variances expired. We are presenting a significantly scaled down development of the property.

THE PROPERTY

The Property, identified by Miami-Dade County Folio No. 02-4202-001-0260, measures approximately 60,000 square feet and is located at the east side of E Star Island Drive, Miami Beach. To the east, the Property abuts Biscayne Bay. The Property is located in the RS-1, Single-Family Residential Zoning District, where the surrounding area contains large 2-story single-family properties. The property is currently vacant.

DESCRIPTION OF PROPOSED DEVELOPMENT

The Applicant proposes to improve the parcel with a two story residence of approximately 3,090.66 square feet in size. The proposed 2-story structure will be designed in a contemporary style with a warm color palette and complimentary materials of stone, stucco, clear glazing, and wood and aluminum finish metallic elements. Lush landscaping will surround and beautify the Property, while providing screening of the existing tennis court and will provide 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 property is being significantly underdeveloped and contains a unit size of 6.28% and lot coverage of 2.65%.

WAIVER REQUEST

The applicant is not requesting any waivers.

VARIANCE REQUEST

The applicant seeks the following variances from the code:

VARIANCE REQUEST 1: A VARIANCE TO REDUCE BY 15'-6" THE MINIMUM REQUIRED FRONT SETBACK OF 20'-0" IN ORDER TO RETAIN THE EXISTING TENNIS COURT PLAY SURFACE IN THE FRONT YARD OF A SINGLE FAMILY PROPERTY AT 4'-6" FROM THE FRONT PROPERTY LINE FACING EAST STAR ISLAND DRIVE.

VARIANCE REQUEST 2: A VARIANCE TO REDUCE BY 15'-3" THE MINIMUM REQUIRED FRONT SETBACK OF 20'-0" IN ORDER TO RETAIN A TENNIS COURT FENCE IN THE FRONT YARD OF A SINGLE FAMILY PROPERTY AT 4'-9" FROM THE FRONT PROPERTY LINE FACING EAST STAR ISLAND DRIVE.

VARIANCE REQUEST 3: A VARIANCE TO REDUCE BY 3'-0" THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK OF 7'-6" IN ORDER TO RETAIN A TENNIS COURT PLAY SURFACE IN THE SIDE YARD OF A SINGLE FAMILY PROPERTY AT 4'-6" FROM THE SOUTH PROPERTY LINE.

VARIANCE REQUEST 4: A VARIANCE TO REDUCE BY 2'-9" THE MINIMUM REQUIRED INTERIOR SIDE SETBACK OF 7'-6" IN ORDER TO RETAIN A TENNIS COURT FENCE IN THE SIDE YARD OF A SINGLE FAMILY PROPERTY AT 4'-9" FROM THE SOUTH PROPERTY LINE.

VARIANCE REQUEST 5: A VARIANCE TO REDUCE BY 16'-9" THE MINIMUM REQUIRED INTERIOR SIDE SETBACK OF 22'-6" FOR LIGHT POLES WHICH ARE APPROXIMATELY 20'-0" IN HEIGHT, IN ORDER TO INSTALL LIGHTING FIXTURES FOR AN ASSOCIATED TENNIS COURT ON A SINGLE FAMILY HOME PROPERTY AT 4'-9" FROM THE SOUTH PROPERTY LINE.

VARIANCE REQUEST 6: A VARIANCE TO REDUCE THE MINIMUM YARD ELEVATION HEIGHT TO RETAIN AN EXISTING TENNIS COURT AT AN ELEVATION BELOW THE MINIMUM YARD ELEVATION WITHIN A REQUIRED YARD.

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 tennis court, fencing, and lighting locations are existing conditions unique to the subject property and are not applicable to other lands in the same zoning district.

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

The tennis court, fencing, and lighting locations are existing conditions that do not result from the action of the applicant.

- (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 will allow for the retention of the tennis court, fencing, and lighting that currently exist on the property.

- (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 retain the tennis court and mature specimen trees on the property in their current location.

- (5) **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 use of the tennis court and preservation of mature trees on the property.

- (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 variances will not be injurious to the area involved as it only seeks to retain an existing feature of the property that has been there for many years.

- (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 Guest House and tennis pavilion 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 variances. 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.

Respectfully Submitted,



ROBERT MOEHRING
Architect, Landscape Architect, LEED AP
PRINCIPAL
DOMO Architecture + Design



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This document has been electronically signed and sealed by Robert Moehring using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.