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October 10, 2020

VIA ELECTRONIC SUBMITTAL

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

Re: DRB20-0591 - Design Review for Property Located at 2050 North Bay Road in Miami Beach, Florida

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Dear Tom:

This law firm represents David Grutman (the "Applicant"), the contract purchaser of the above-referenced property (the "Property"). Please consider this letter the Applicant's letter of intent in connection with a request to the Design Review Board ("DRB") for design review and waivers for a single-family home on the Property.

The Property. The Property is situated along North Bay Road fronting Biscayne Bay. The Property is identified by Miami-Dade County Folio No. 02-3227-008-1390 and is located within the RS-2 Single-Family Residential zoning district. The Property is approximately 33,000 square feet (0.75 acres) in size. The Property is currently developed with a two (2) story single family home.

Proposed Development. The Applicant is seeking to build a beautifully-designed two-story single family home on the Property, surrounded by lush landscaping. The Applicant is taking advantage of the unique shape of the Property to maximize its orientation for waterfront views, while providing for a functional home that is surrounded by garden areas and water features to create a fluid relationship between the interiors and exteriors of the home.

Waiver Requests. The Applicant respectfully requests a waiver pursuant to Code Section 142-106(2)(d) to allow for two-story side elevation along the interior side yard in excess of 60 feet without eight foot (8') deep notches along the side yards. The proposed

home is not the traditional contemporary design of many new modern homes. Rather this proposed design reflects the unique dimensions of the Property. The Property is much longer along the southern boundary than it is along the northern boundary. As a result, the majority of the massing of the proposed home runs parallel with the southern property line along the southern portion of the Property. This allows for optimal space for the inclusion of lush landscaped areas throughout the Property. The proposed design does incorporate a deep eight foot (8') open space along the south side elevation as intended under Section 142-106 (2)(d) of the Code. However, the 2-story side elevation adjacent to the open space stretches 107'-6" on the west side and 61'-0" on the east side. This is the natural result of the fact that the south property line is exceedingly long, stretching over 388'. The proposed design satisfies the intent of the Code by not having the 2-story side elevation exceed 50% of the lot depth.

The Applicant requests a second waiver pursuant to Code Section 142-105(b)(7)(f) to allow the location of the elevator bulkhead as proposed. Section 142-105(b)(7)(f) calls for elevator bulkheads to be located as close to the center of the roof as possible and be visually recessive such that they do not become vertical extensions of exterior building elevations. The proposed design aims to locate the elevator bulkhead away from any of the boundary lines of the structure. The elevator bulkhead is strategically located between the eastern wing and the central portion of the structure in order to maximize the efficiency of its use. The location of the elevator bulkhead satisfies the intent of the code because it is located as close to the center as reasonably possible and is not along the exterior boundaries of the structure. Furthermore, the elevator bulkhead is designed to be hidden within the pitched roof.

Sea Level Rise and Resiliency Criteria. The proposed single-family homes resulting from the lot split will advance the sea level rise and resiliency criteria in Section 133-50(a) as follows:

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

The Applicant will provide a recycling or salvage plan during permitting.

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

The Applicant proposes hurricane impact windows.

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

Operable windows will be provided.

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

The Applicant will provide appropriate landscaping at the Property. Proposed species include native and Florida-friendly plants appropriate for the area, including salt tolerant species.

- (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.**

The Applicant has considered the elevation of the right-of-way and surrounding properties, and plans to grade the front and side yards appropriately to remain compatible with the existing conditions, while slowly sloping-up as you get closer to the home in order to adapt to future raised elevations. The property will slope from the existing front yard elevation and gradually arrive at the first floor slab. The Applicant will work with the Public Works Department to further address sea level rise projections with respect to the right-of-way connections.

- (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 Applicant has taken into consideration the raising of public rights-of-ways and has designed the proposed home accordingly.

- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.**

Proper precautions will be taken to ensure the 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.**

This is not applicable as the application provides for new construction.

- (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.**

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No wet or dry flood proofing will be necessary as all habitable space will be located above base flood elevation plus City of Miami Beach Freeboard of 1'.

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

The Applicant has incorporated Shallow Retention Areas ("SRAs") to direct and collect rainwater on the proposed plan. At time of permitting, the Applicant will engage the services of a civil engineer to analyze and provide the subsurface drainage design. Accordingly, a water retention system will be provided

Conclusion. Granting this design review application will permit the development of a beautifully-designed single-family home that is compatible with the surrounding neighborhood. We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-374-5300.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Fontela', with a stylized flourish at the end.

Greg Fontela