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City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: 205 E. San Marino Drive Miami Beach
DRB number DRB20-0618

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

1. Recycling or salvage plan for partial or total demolition shall be provided. Windows that are proposed to be replaced shall be hurricane proof impact windows.
   RESPONSE: One existing home is scheduled to be demolished. Existing home was constructed in 1938. The new general contractor shall be required to obtain a salvage company prior to demolition. This requirement shall be a part of the construction documents. Salvage company shall provide proof of salvage and/or reuse of any material existing which can be salvaged. All new windows in the new structure shall be impact rated with no exception.

2. Where feasible and appropriate, passive cooling systems such as operable windows, shall be provided.
   RESPONSE: The proposed new design of the residence includes the entire rear and all second floor bedroom rooms facing the rear to be 11'-6" tall sliding glass doors on first level and 10-6" tall on second level. These will create large openings for ventilation. In addition, there is a four foot architectural feature, and a 16' deep covered area in the rear. The windows will be energy efficient.
3. Weather resilient landscaping(salt tolerant, highly water absorbent, native or Florida friendly plants will be provided.
   RESPONSE: The proposed new landscape plan shall meet or exceed the landscape requirements including native Florida friendly plants. There will be plants, trees and palms that are proposed on the landscape plan that are considered "high" in drought tolerance. There will be many species of native trees, palms and shrubs that are proposed on the landscape plan. Many that make up the total plants that are native. Much consideration has been given to these requirements on the plan proposed. It is important to note that the proposed residence is considerable smaller that allowed maximum unit size and lot coverage. Therefore the pervious area is estimated at about 48% of the lot overall.

4. Whether adopted sea level rise projections in the southeast Florida regional climate action plan including a study of the land elevation and elevation of the surrounding properties were considered.

   RESPONSE: The proposed new single family residence habitable enclosed levels are all proposed with a finished floor plus two foot above FEMA base flood (two foot free board). The finished floor of the house is proposed at +11'-0" NGVD. This meets and exceeds the requirements for sea level rise in this area. In addition, there is a perimeter wall that is existing on the side properties which will serve as any retainage necessary to keep the water on site during any storm. In addition a drainage system of swales and drains shall be addressed and submitted at time of permitting. All equipment including condensers, generators and pool equipment shall be at base flood plus freeboard. The garage level which is at about mid/adjusted grade shall have flood vents to equal one square inch per square foot of garage. All materials below base flood shall be flood resistant materials. It is important to note that the proposed residence is considerable smaller that allowed maximum unit size and lot coverage. Therefore the pervious area is estimated at about 48% of the lot overall.

5. The ground floor driveways and garage ramping for new construction shall be adaptable to the raising of public rights of ways and adjacent land.
   RESPONSE: This street East San Marino drive has not undergone repaving and raising of the street level. The street is currently at about +4'.0 NGVD to +4.36 NGVD. The garage is proposed at +7'-7" NGVD well above the street level and possibly future proposed height increases. As this is a new residence to be submitted for permit; therefore, consideration will be given to the proposed future street level with the civil engineering and the site shall be sloped appropriately to contain any water on site per code. A drainage system of swales and drains shall be addressed and submitted at time of permitting. The proposed green space/open space and landscape area exceeds the city requirements for pervious. The garage shall be at mid/adjusted grade approximately therefore the garage driveway shall not require to be sloped considerably.

6. Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
   RESPONSE: All equipment including condensers, generators and pool equipment shall be at base flood plus freeboard. The garage level which is at about mid/adjusted grade shall have flood vents to equal one square inch per square foot of garage. All materials below base flood shall be flood resistant materials.

7. Existing buildings shall be where reasonably feasible and appropriate, elevated to the base flood elevation
   RESPONSE: The proposed new single family residence habitable enclosed levels are all proposed with a finished floor plus two feet above FEMA base flood (two foot free board). The finished floor of the house is proposed at +11'-0" NGVD. This exceeds the requirements for sea level rise in this area as it is one foot above the required freeboard. In addition there is a perimeter wall that is existing on the side properties which will serve as any retainage necessary to keep the water on site during any storm. The lot coverage is considerably reduced from the max allowed. In addition a drainage system of swales and drains shall be addressed and submitted at time of permitting.

8. 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.
   RESPONSE: . The garage level which is at about mid/adjusted grade shall have flood vents to equal one square inch per square foot of garage. All materials below base flood shall be flood resistant materials. The street is currently at about +4'.0 NGVD to +4.36 NGVD. The garage is proposed at +7'-7" NGVD well above the street level and possibly future proposed height increases.

9. Where feasible and appropriate, water retention system shall be provided.
   RESPONSE: As this is a new residence to be submitted for permit; therefore, consideration will be given to the new street level with the civil engineering and the site shall be sloped appropriately to contain any water on site per code. A drainage system of swales and drains shall be addressed and submitted at time of permitting. The proposed green space/open space and landscape area exceeds the city requirements for pervious. It is important to note that the proposed residence is considerable smaller that allowed maximum unit size and lot coverage. Therefore the pervious area is estimated at about 48% of the lot overall.

Please contact me at your convenience at 954-921-5333.

Respectfully,

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