

November 24, 2020

City of Miami Beach
Planning Department
Ref: DRB20-0589
4838 Pine Tree Dr
Miami Beach, FL 33140

This application to the Design Review Board is for the construction of a new 2 story, 6,847 sq. ft., single family residence at 4838 Pine Tree Drive. We are requesting the following waivers:

1. A waiver to reduce the minimum required 10'-0" setback to 9" in order to build the roof deck starting from the exterior outer walls.

Waiver requested from:
Section 142-105 (6): Roof Decks

- Roof decks shall be setback a minimum of ten feet from each side of the exterior outer walls, when located along a front or side elevation, and from the rear elevation for non-water front lots.

2. A waiver to increase the maximum building height from the allowed 28'-0" (when approved by DRB) for flat roofs to 29'-0".

Waiver requested from:
Section 142-105 (3b): Development regulations for the RS-1, RS-2, RS-3, RS-4 single-family residential districts

- RS-3 maximum building height is 24'-0" for flat roofs. (May be increased up to 28'-0" for flat roofs and 31'-0" for sloped roofs when approved by the DRB or HPB, in accordance with the applicable design review or appropriateness criteria.)

3. Two-story side open space for North Interior Side.

Waiver request from:
Section 142-106 (d): Setback requirements for a single-family detached dwelling.

Two-story side elevation located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. The additional open space shall be regular in shape, open to the sky from grade, and at least eight feet in depth, measured perpendicular from minimum required side setback line. The square footage of the additional open space shall not be less than one percent of the lot area.

By granting these waivers, it would allow the owner to create a structure that would contribute to the overall site and surrounding context.

Sea level rise criteria:

The project will take into consideration section 133-50(a). The land development regulation for sea level rise and resiliency. That includes: (1) A recycling or salvage plan for partial or total demolition shall be provided. (2) Windows that are proposed to be replaced shall be hurricane proof impact windows. (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided. (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided. (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. (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. (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation. (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation. (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. (10) Where feasible and appropriate, water retention systems shall be provided.

Respectfully Submitted,

Architect
Anthony Leon