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VIA HAND DELIVERY

The Chairperson and Members of the
Miami Beach Design Review Board
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**Re: FINAL SUBMITTAL DRB20-0597 Application for an Approval of a 2-Story
Single-Family House | 1771 & 1753 North View Drive Miami Beach (the "Property")**

Dear Chairperson and Members of the Design Review Board:

This letter accompanies Sunset Island Land Trust, (the "Applicant") application for a public hearing for an approval of a new single family 2 story house before the City of the Miami Beach Design Review Board (the "Board") in connection with the combination of two lots in order to construct one 2-story single family house (the "Project").

The Project is located in the RS-2 (residential signal family district) and currently there are two houses built prior to 1941, one located at 1771 North View Drive and the other at 1753 North View Drive which will be demolished in order to combine the lots. The unified site has a lot size of 73,091 sf. and the new house will have a lot coverage of only 19.96% where 30% is permitted and the unit size of 34.64% where 50% is permitted for a total square foot of 25,317.

The Project has been designed to meet the requirements of RS-2 zoning district and other land development regulations and does not require any variances. The designs are detailed in Kobi Karp's plans dated December 7, 2020 that through the modernist design would enhance and be compatible with the surrounding houses within the Sunset Islands.

Sea Level Rise and Resiliency Review Waiver

Section 133-50(a) provides review criteria for compliance with the City's recently adopted sea level rise and resiliency criteria.

A recycling or salvage plan for partial or total demolition shall be provided.

A recycling plan will be provided as part of the submittal for a partial/total demolition permit to

the building department.

Windows that are proposed to be replaced shall be hurricane proof impact windows.

The windows and glass balcony system will be hurricane impact windows.

Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

Passive cooling systems, such as operable windows and balcony doors, may be installed as appropriate.

Whether resilient landscaping (salt tolerate, highly water absorbent, native or Florida friendly plants) will be provided.

All new landscaping will consist of Florida friendly plants see Raymond Jungles plans.

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.

In compliance with the Land Development Regulations, the Project is intentionally designed to activate the outdoor areas.

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 City has not proposed to raise the roadways in the near future, nor any committed sources of funding to facilitate any road raising and infrastructure improvements. However, the project is designed with future street raising in mind so the slope into ground floor spaces will not require significant revision.

Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation with room to raise.

Where feasible, mechanical and electrical systems will be located above BFE. Any such facilities located below BFE will be floodproofed in accordance with Florida Building Code requirements.

Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

N/A

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 54 of the City Code.

N/A.

Where feasible and appropriate, water retention systems shall be provided.

The Applicant will explore various water retention systems for the Project.

Conclusion

The Applicant is requesting the approval of the proposed new single-family house that will be harmony with the surrounding properties on Sunset Island. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,



Alfredo J. Gonzalez

ADMIN 37935646v1