

April 14, 2021

To: City of Miami Beach
DRB BOARD

**RE: Letter of Intent
4136 ALTON ROAD**

Dear City Planners and DRB Board,

As part of the development application process for the above property, we are submitting this Letter of Intent which describes the project ("Project") as required by the City's DRB Board's application process, and we are hereby requesting DRB Approval of this single family residence on a vacant lot.

Our Site Plan contemplates compliance with the following criteria for development orders in accordance with Section 133-50 of the City's Ordinance:

1. A recycling or salvage plan for partial or total demolition (site clearing).
2. All new windows shall be hurricane proof impact windows.
3. Passive cooling systems are provided by the use of operable windows and sliding glass doors throughout.
4. Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with Chapter 126 of the City Code.
5. The project applicant has considered the adopted sea level rise projection in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties. In this regard we propose to raise the existing grade to Elevation 6.56' NGVD, and provide a retainer wall along all property lines. The Rear (West) adjacent property seems to be raised, and there exists a retaining wall on that side. The Finish Floor Elevation of the house has been set at Elevation 8'-0" NGVD, which is 1' above the Base Flood Elevation of 7'-0" NGVD.
6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights of way and adjacent land, and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three additional feet in height. In this regard we propose a sloped driveway to ramp from existing grade elevation of approximately 3.2' NGVD to the Garage elevation of 6'-2 1/4" NGVD.
7. As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation. In this regard, all of the electrical and

mechanical systems and equipment are proposed to be located at 1' above the BFE, including the condensing units and the pool equipment located on a raised slab in the Side Yards.

8. The plan does not contemplate any habitable space below the base flood elevation plus Freeboard.
9. As applicable to all new construction, stormwater retention systems shall be provided.
10. Cool pavement materials shall be utilized.
11. The design intends to minimize the potential for heat island effects on-site.

Respectfully submitted,
FRANKEL BENAYOUN ARCHITECTS

Ifhat Benayoun Fishman, V. Pres.

Cc: Jorge Savloff, Sunny Bay Investors, LLC
Marco Cacciola, Sunny Bay Investors, LLC
Markus Frankel, FBA