

Mr. Gavriel Pinhasov,
4150 Nautilus Drive,
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August 2nd, 2021

Design Review Board
Planning Department, City of Miami Beach
1700 Convention Center Drive 2nd Floor,
Miami Beach, Florida 33139

To whom it may concern:

I am submitting this application to the Design Review Board of the City of Miami Beach, to get an approval on a new two-story house in the existing lot at 4150 Nautilus Drive, Miami Beach, Florida 33140. Also, an approval for the following variance: increase the roof overhang (entrance canopy) encroachment into the first-floor front setback from 6'-0" to 8'-0". All the information required as per the Board Application Check List is provided in this application.

The side facing East of our property consists of an eight-story high-rise and Miami Beach Nautilus Middle School is located diagonally from the northeast corner of the property. Our Design intent is to continue the fabric and character of the surrounding single-family neighbors. For this reason, we are placing the home's front along the north side, where all the surrounding properties are single family residences. Due to the irregular lot configuration, the required setbacks substantially minimize the permitted footprint of the home's front facing Nautilus Drive on the north side of the property. Due to this hardship, our variance request is simply to extend a 2'-0" wide eyebrow projection to create a much more elegant entrance to the home. while the proposed eyebrow projection is minimal, it would create a much more desirable aesthetic for the home and would not have a detrimental effect on the neighborhoods character.

The design of the house will be in full harmony with the general intent and purpose of these land development regulations and the variances requested will not have a detrimental impact to the neighboring properties.

The estimated construction cost for this project is around \$700,000.00.

The proposed addition complies with the sea level rise and resiliency review criteria per section 133-50 of the City Code as stated below:

- A recycling or salvage plan for partial demolition will be provided in later stages of the project development.
- All the windows that are proposed to be installed will be hurricane proof impact windows, also passive cooling systems, such as operable windows and door transoms will be provided.
- Resilient landscaping has been proposed.
- The sea level rise projections in the Southeast Florida Regional Climate Action Plan, the land elevation of the subject property and the elevation of surrounding properties has been considered when establishing the finish floor of the residence.
- The ground floor, driveway and garage ramping for new construction will be adaptable to the raising of public rights-of-way and adjacent land and provide enough 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.
- All critical mechanical and electrical system will be located above base flood elevation.
- The existing building will be elevated to base flood elevation plus 1' City of Miami Beach Freeboard.
- Cool pavements materials or porous pavement materials will be utilized, and the design of the project consider minimize the potential heat island effect on-site.

Sincerely,

Gavriel Pinhasov
Property's Owner

GAVRIEL PINHASOV
7.30.21 