

July 07, 2021

City of Miami Beach  
Planning Department  
Ref: DRB21-0701  
340 S. Hibiscus Dr  
Miami Beach, FL 33139

This application to the Design Review Board is for the construction of a new 2 story, 5244 sq. ft., single family residence at 340 S. Hibiscus Drive. This project is being valued at \$1,000,000.00 but is subject to change. We are requesting the following waivers:

1. A waiver to increase the maximum building height from the allowed 24'-0" for flat roofs to 26'-0".

Waiver requested from:

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

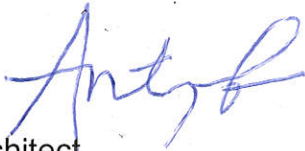
- RS-3 maximum building height is 24'-0" for flat roofs.(May be increased up to 28'-0" for flat roofs and 31'-0" for sloped roofs when approved by the DRB or HPB, in accordance with the applicable design review or appropriateness criteria.)

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