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City of Miami Beach Design Review Board
1700 Convention Center Drive (2nd floor) Miami Beach, Florida 33139
Re: New Single-Family Residence (3017 Pine Tree Drive, Miami Beach, FL 33140) – Folio 02-3226-002-0230

Dear Design Review Board,

We request an appearance before the Board for consideration of improvement at the above referenced property. The scope of improvement includes a new single-family residence (7,754 SF) on a 19,907 SF lot (0.457 ACRES).

LOT COVERAGE is proposed to be 27.5%, UNIT SIZE is proposed to be 41.9%.

Waiver #1:

We are seeking a waiver height increase by 4', up to a maximum height of 28'.

Our lot is currently zoned RS-3. Maximum height for flat roofs is 24'.

The neighbor to the north (LOT 11) is 21,100 sf zoned RS-2 with a maximum height of 28'.

The neighbor to the south (LOT 9) is 18,600 sf zoned RS-3 with a maximum height of 24'.

Our lot is closer in size to the RS-2 designation, and we have selectively placed the majority of the proposed height increase along the NORTH neighbor, which shares a 28' max. height.

NEW REVISIONS:

In response to the Board's comments, we have reduced the 2-story massing along the north property line, which is over 16' setback, by improving the recessed area at the center of the north elevation to further articulate this side and create two separate volumes. Along the south, which only has a 2-story elevation of 42' of a 198-foot long side property line, we have met with the adjacent neighbor and agreed to provide a 5' wall along the majority and a tall and thick landscape buffer. Specifically, bamboo at 25' to 30' in height will be planted along the inside of the wall from the waterway all the way to the front of the residence and immediately behind that 17 Bay rum trees, specified at 20' to 24' in height. These robust plantings will shield the home from the south neighbor and provide the desired privacy.

Waiver #2:

We are seeking a waiver increase from maximum 60' 2-story side length, up to 99'-8".

Code minimum requires an interstitial 8'x8' courtyard break (64 SF landscape), with NO additional side setback.

We are proposing an ADDITIONAL CONTINUOUS SIDE SETBACK of 3'-9" added to standard side-setback, in order to give greater relief to the north neighbor, and provide extra landscaping buffer area (343 SF landscape).

NEW REVISIONS:

As mentioned above, we have re-evaluated the north elevation to address the Board's comments. We have significantly improved the center recessed area to break up the massing and create two smaller volumes. The 2-story elevation, which has always been pushed back greater than the minimum side yard has an additional inset of 4'-7" from the minimum and the additional open space at the center at ground and second levels are pushed back 8'-11" and 6'-1", respectively. New dark limestone at the recessed area further visually reinforces the architectural separation. All told, there are numerous architectural elements at different planes at the ground and second levels that provide substantial and varied articulation to reduce the scale and massing of the residence. Additional renderings have been provided to highlight the more successful composition.

Architectural Narrative:

We are proposing a flat-roof residence, in a Richard Neutra-influenced, Palm Springs, Brazilian-modern style. The home features a simply-proportioned entry carriage house, leading to an enclave motorcourt of coral / oolite pavers. The 2-story house features a simplified geometry, with façade features meant to imply a mid-century, Neutra-influence in composition and materiality. Materials include vein-cut travertine, local Florida keystone slabs, Floridian oolite bricks, bead-stucco of different shades, Brazilian teak wood slatting (transparent), dark bronze metal window/door frames, and fields of fine sand-float stucco with accents of white. The wide glass openings are simply supported by steel columns behind the glass line (a typical mid-century strategy), the balconies are both flat and kneewalled for variation, there are elevated planters, and several dark bronze aluminum passive solar screens (transparent slats).

The landscape design is neither jungle, nor manicured. It uses a primarily green palette, and is meant to feel soft and “informal” to complement the house’s structured aesthetic.

The landscape uses layers of tufted beds of tall grasses, with sculptural-trunk specimen trees used to punctuate moments of artistic spontaneity. The tall grasses are meant to illicit the feeling of wind-swept sand dunes... the oolite boulders, coral keystone slabs and teak decking are to reinforce the setting of a relaxed Florida beach house.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA:

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided prior to demolition permit.
- (2) All windows and doors that are proposed are hurricane proof, impact type.
- (3) Passive cooling (operable doors and windows) has been provided.
- (4) Existing landscaping has already been provided with resilient species (salt tolerant, highly water-absorbent, native or Florida-friendly plants).
- (5) Considering elevation of adjacent properties, and future ROW elevational improvements, we have elected to build at a DFE of +11.00’ NGVD (BFE +8’ NGVD +3’ freeboard)
- (6) We are proposing stabilized oolite paver driveway and hardscape to make any future adaptation with ROW improvements easier.
- (7) All proposed new mechanical and electrical systems are located above base flood elevation + freeboard (+11.00’ NGVD).
- (8) Building will be already elevated to current FEMA base flood elevation criteria + extra freeboard.
- (9) There is no habitable space below base flood elevation.
- (10) A fully-integrated civil site drainage and retention system will be engineered, and included with the permit set.
- (11) We are proposing cool, pervious oolite/keystone pavers for all hardscaping in lieu of pavement and concrete.
- (12) We are minimizing heat-island effect with the use of green (vegetated) roofs, cool permeable oolite/keystone paver hardscaping with high albedo, and green landscaping in excess of zoning code minimums.

We thank you for the opportunity, and I look forward to meeting with you.

Regards,



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Dan Ritchie, Architect

Date

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