



VIA ELECTRONIC SUBMITTAL AND HAND DELIVERY

June 14, 2021

Michael Belush, Chief of Planning & Zoning
Design Review Board Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Regarding file number **DRB21-0683**
Design Review, Waiver Requests for the Property Located at 5226 N Bay Rd, Miami Beach, FL

Dear Michael Belush,

AVRC is representing View 28 LLC, (the "Applicant"), the owner of the property located at 5226 N Bay Rd (the "Property"). Please allow this letter to serve as the required letter of intent in connection with a request to the Design Review Board ("DRB") for design review and waiver request for a single-family home on the Property.

The Property

Identified by Miami-Dade County Folio No. 02-3215-003-1920, it measures approximately 13,724 square feet and is located on the western curve of North Bay Road.

The Property fronts Biscayne Bay on the West and North Bay Road on the East.

The Property is located within the RS-3, Single-Family Residential Zoning District, where the surrounding area contains a mix of 1- and 2-story single-family homes.

The Property is currently improved with a two-story single family residence of approximately 6,000 square feet. The existing structure is a pre-1942 architecturally significant home, built in 1927.

Proposed Development

The proposed development for the Property will replace the existing home with a new two-story single family home. The proposed home will be similar to the existing structure with regards to scale, massing, and building orientation and siting. The overall lot coverage of the proposed new singlefamily home will be 30%, which is within the limits set forth in Section 142-105 of the Code.

The new single-family home proposed for the Property will be beautifully designed and lushly landscaped to complement the surrounding community.

Waiver Request

The Applicant respectfully requests DRB approval of the following two waiver:

1. Height waiver pursuant to Code Section 142-105(b)(1) to allow for a maximum building height of 26'-0" where 24'-0" is the maximum for flat roofs.

The requested waiver will allow for the new home on the Property to be consistent with the surrounding area, which allows for homes with sloped roofs up to 27 feet. The wedged-shaped lot, which is narrow at the street, presents a unique circumstance for accommodating a single-family home that best utilizes the layout of the Property while being compatible with the surrounding neighborhood. The waiver for 26'-0" height (an additional 2'-0") will allow the Property to accommodate more interior space for the home on the narrow, wedge-shaped lot, with the 2-story massing oriented towards the waterway. Despite the narrowness of the lot, the design affords greater than required side interior setbacks, thus pushing the height of the home further from the neighbors. In addition, at 13,724 square feet, the lot is significantly larger than the minimum size for an RS-3 lot and due to the larger size is somewhat akin to an RS-2 lot that as of right would accommodate a height up to 28'.



Letter of Intent



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Sea Level Rise and Resiliency Criteria

The proposed 2 story, single-family home will advance the sea level rise and resiliency criteria in Section 133-50(a) as follows:

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

The Applicant will provide a recycling or salvage plan during permitting.

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

The Applicant proposes hurricane impact windows.

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

Operable windows will be provided.

(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.

The Applicant will provide appropriate landscaping at the Property. Proposed species include native and Florida-friendly plants appropriate for the area, including salt tolerant species.

(5) The project applicant shall consider the 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. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.

The Applicant has considered the elevation of the right-of-way and surrounding properties, and plans to grade the front and side yards appropriately to remain compatible with the existing conditions, while slowly sloping-up as you get closer to the home in order to adapt to future raised elevations. The property will slope from the existing front yard elevation and gradually arrive at the first floor level. The Applicant will work with the Public Works Department to further address sea level rise projections with respect to the right-of-way connections.

(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 and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height up to three (3) additional feet in height

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Sea Level Rise and Resiliency Criteria (Continued)

The Applicant has taken into consideration the raising of public rights-of-ways and has designed the proposed garage and home accordingly. The garage will be about 1.00' above Base Flood Elevation (BFE) and the majority of the main home will utilize an additional 4.00' of freeboard to elevate the home. This will ensure a home that can adapt to raising of the front yard to address the future raising of the streets, without negative impact to the new structure.

(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. Proper precautions will be taken to ensure the critical mechanical and electrical systems are located above BFE.

(8) Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.
The Applicant proposes a new, resilient home above BFE that also utilizes 4'-0" of freeboard.

(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. No wet or dry flood proofing will be necessary as all habitable space will be located above base flood elevation plus Freeboard.

(10) As applicable to all new construction, stormwater retention systems shall be provided. The Applicant has engaged the services of a civil engineer to analyze and provided the subsurface drainage design. Accordingly, an appropriate water retention system will be provided during the permitting process.

(11) Cool pavement material or porous pavement materials shall be utilized. Where feasible and appropriate, the Applicant shall specify cool pavement materials, as well as porous pavement materials to be utilized.

(12) The design of each project shall minimize the potential for heat island effects on-site. Proper precautions will be taken to ensure the potential for heat island effects on-site are minimized.

Mechanical Lifts

Applicant is requesting 2 lifts to be placed inside a fully enclosed garage structure, to accommodate 4 cars. In accordance to section 130-38 of the Miami Beach Municipal code.

- (1) 2 Lifts shall be identified in the plans
- (2) Garage shall be a fully enclosed structure.



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Conclusion

Granting this design review application and associated waivers will permit the development of a beautifully-designed modern single-family home that is compatible with the surrounding neighborhood and resilient with respect to sea-level rise. We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at (305) 791-1979.

Sincerely,



Thiago Menezes (Principal, AVRC, LLC)

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