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VIA ELECTRONIC & HARDCOPY SUBMITTAL

September 7, 2021

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

RE: **DRB21-0728** – Letter of Intent – Design Review of Proposed New Single-Family Home Located at 4721 Pine Tree Drive, Miami Beach, Florida

Dear Mr. Belush:

This law firm represents Franz and Brittany Buerstedde (the "Applicants") in their application for design review of a new single-family home located at 4721 Pine Tree Drive in the City of Miami Beach (the "City") and identified by Miami-Dade County Folio No. 02-3223-002-0240 (the "Property"). Please consider this the Applicant's letter of intent in support of a request to the Design Review Board ("DRB") for design review and waiver for a new single-family home.

Property Description. The Property is made up one waterfront parcel that is approximately 43,900 square feet (1.00 acre) in size. The Property is currently a vacant undeveloped lot. With respect to land use and zoning, the Property is designated Single Family Residential ("RS") by the Future Land Use Map of the City's Comprehensive Plan, and is zoned single family residential ("RS-1").

Description of Proposed Development. The Applicants propose to construct an elegant, modular designed 2-story residence (the "Proposed Home"). The Proposed Home emphasizes small, intimate areas, such as, internal courtyards, a mix of 1-and 2-story living spaces, a semi-enclosed loggia at the entrance to the home, and a covered rooftop seating area. The intimate, segmented design is further emphasized in other areas of the Proposed Home, for example, the motor court with a large tree and landscaping at its center, and floating walkway across a water feature that leads to the entrance.

The Proposed Home is centrally located on the 439' deep lot, which allows for ample ground floor green and open space, particularly towards the rear of the Proposed Home. In the rear yard, there is a spacious landscaped backyard with a small covered dining area, lounge, and barbeque area, as well as a pool with adjacent cabana situated in close proximity to the waterway. The combination of the artfully designed motor court, entrance walkway with water features, internal courtyard, and large green open space in the rear purposefully breaks up the massing of the home into a series of intimate living spaces appropriate for the Applicants' family's needs. In addition, the Proposed Home features finished floor elevation of 10' NGVD, which is 1' above BFE plus minimum freeboard (1'). This makes the Proposed Home more resilient to sea level rise and flooding.

The Proposed Home complies with the requirements of the RS-1 Zoning District with respect to lot coverage, unit size, setbacks, and elevation, and notably is well-below the maximum for unit size. Specifically, the Proposed Home provides:

- Lot coverage of 29.2% where 30% lot coverage is permitted;
- Unit size of 16,510 square feet (37.6%) where 21,950 square feet (50%) is permitted;
- Front Yard open space of 74.2% where 50% is required; and
- Rear Yard open space of 70.4% where 70% is required. It should noted that this calculation of open space includes only the area of the required rear yard. The proposed rear yard features a large landscaped lawn between the rear setback of the Proposed Home as well as south of the proposed barbeque pavilion. As a result, the Proposed Home features substantially more open space than what is required and more than afforded by other properties.

Cost Evaluation. Construction of the Proposed Home is estimated to cost approximately $10,000,000.00.

Waiver Request. To achieve the proposed home, the Applicant seeks the following request from the DRB:

1) Waiver of the additional open space required pursuant to Section 142-106(a)(2)(d) of the Code on the north elevation;

2) Waiver of the additional open space required pursuant to Section 142-106(a)(2)(d) of the Code on the south elevation;

The Applicant respectfully requests Design Review Board approval of two waivers pursuant to Section 142-106(a)(2)(d) of the Code, to permit two story elevations on the north and south elevations to exceed 60' in length. Rather than provide a court yard along the side elevation, the Proposed Home breaks up the massing of the north and south elevations using varied architectural elements such as archways and windows, and shifting volumes of the Proposed Home to create movement and architectural interest. The shifting volumes, variable heights, and architectural features on the north and south elevations break up the massing and prevent the appearance of a long expansive

Notably, the central location of the Proposed Home on the 439' deep lot results in an elongated design that is consistent with other homes in the surrounding area. However, here, the Applicants provide a segmented design. Further, the centrally positioned Proposed Home features an expansive rear yard with substantial additional open space. Accordingly, the requested waiver has no negative impact on the surrounding properties.

Sea Level Rise and Resiliency Criteria. The proposed project advances 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 Applicants will provide a recycling or salvage plan during permitting.

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

The Proposed Home will feature hurricane impact windows.

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

The design of the Proposed Home features multiple courtyards, and outdoor covered living area, and proposes to include operable windows where appropriate. Further, the abundant landscaping and permeable materials contribute to passive cooling, which represents a significant improvement from the existing condition.

(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 Applicants have worked with a landscape architect to provide landscaping that is appropriate for the Property, with plant species that are native, salt-tolerant, and Florida-friendly. The proposed plantings are appropriate for the area and specifically selected to increase flood resilience and improve stormwater drainage on the Property.

(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 Proposed Home features no residentially habitable space below base flood elevation. The finished floor elevation of 10' NGVD is 2' higher than BFE to provide even greater flood and sea level rise protection.

(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.

The driveways and garage are designed with future roadway elevation projects in mind. In addition, the increased Finished Floor Elevation of the Proposed Home from the existing condition makes the Property more adaptable to future road raising projects.

(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 base flood elevation.

(8) Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.

There are no existing buildings.

(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.

The design of the Proposed Home does not feature any habitable space below base flood elevation plus Freeboard.

(10) As applicable to all new construction, water retention systems shall be provided.

The Proposed Home will retain all stormwater on-site. Notably, the Proposed Home features permeable pavement in the front yard, which serves to allow natural percolation and reduce stormwater runoff.

(11) Cool pavement material or porous pavement materials shall be utilized.

The Applicants propose a substantial increase in cool and/or porous pavement materials, including a 100% permeable driveway in the front yard.

(12) The design of each project shall minimize the potential for heat island effects on-site.

The Applicants propose a roof terrace with abundant landscaping and an extensive lawn at the rear of the home. These features serve to minimize heat island effect.

Conclusion. The Applicants' proposed design offers a beautiful, modular designed home. The Proposed Home, centrally located on the Property, complements the existing mosaic of architectural styles on Pine Tree Drive, is consistent with the intent of the Code in all respects, and improves resilience of the Property. We therefore respectfully request your favorable review and recommendation. If you have any questions or comments, please call me at 305-377-6236.

Sincerely,

Matthew Amster

cc: Nicholas Rodriguez, Esq.
David Butter, Esq.