



Gabriel Lopez Architect P.A.

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Via: ELECTRONIC SUBMITTAL

October 18, 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: DBR21-0705 – Design Review Approval for the property Located at 10 Century Lane, Miami Beach, Florida.

Dear Sirs:

On behalf of **BRIGITTE EVA ALFRED LLC** (the "Applicant"), the owner of the property located at **10 Century Lane** (the "Property") in the City of Miami Beach (the "City") Please find attached this application. The applicants Goal is to build a contemporary, dream designed Single- family home with amenities for its private use.

Please accept this letter of intent in connection with the request for approval to the Design Review Board ("DRB") for a new single- family home to replace the existing single-family bungalow home on the property.

Property Description. The Miami-Dade County Property appraiser's office identifies the property with FOLIO No. 02-3233-002-0100 in the Lot 10. located in " BELLE ISLE VILLAS "according to the Plat thereof as recorded in Plat Book 42, Page 92 of the Public Records of Miami-Dade County, Florida. As described in the Survey attached with a lot of area of 3,010 sq. ft.

The property contains a single-story bungalow, Single-family home built in 1941 with 1,286 Sq. Ft, which given its age, does not comply with the Minimum yard and elevations requirements as per section Sec. 142-155 of the code, rendering the home as obsolete, by not fulfilling current land development regulations as tomorrow's sea level rise concerns.

Proposed Development. The applicant's intention is to construct a **single dwelling unit** with a sleek, contemporary style, four-story residence. With a dynamic feeling of movement thanks to a play of shadows and textures using lattices that provide shadow and protection to the main south Façade, implementing a bioclimatic feature intended as a passive and active element that helps to cool down the interior temperature conditions as a counter effect to direct sunlight.

The home consists of four levels connected through a staircase and elevator shaft in the southeast of the dwelling, two bedrooms in the second level, a study, master bedroom and laundry in the third level, and a kitchen, family/ living room, with an outdoor pool in the fourth level.

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The structure height is 54'- 0" in compliance with the code which establishes a maximum allowed height of 55' feet, a total buildable area of 3,762.5 Sq. Ft. with the required setbacks as follow: 20' FRONT SETBACK, 7'-6" SIDES SETBACK and 6'-4" REAR SETBACKS.

Sea Level and Resiliency Criteria. This new home responds to the sea level rise and resiliency criteria in section 133-50 (a) of the city code as follows:

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

A recycling and salvage plan for demolition of the existing building will be provided at permitting.

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

The proposed new project will have Hurricane impact windows.

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

The applicants will provide, where feasible, passive cooling systems, and the southern façade of the building incorporates a floating solar lattice which prevents direct sunlight to hit the façade surface, helping to cool down the interior temperature of the building as a passive measure of bioclimatic architecture.

4. Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided.

The landscaping PLANT PROPOSAL will be Florida natives and resilient.

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 applicants design incorporates an elevated driveway, with an elevated first floor level or (base flood level) with a height of 12 feet to the underside of the floor slab, in conformity with the Code of the Miami beach ordinance, under Division 2, single family Residential Zoning and district, section 142 – 155, paragraph F as follows:

f. Ground floor requirements. When parking or amenity areas are provided at the ground floor level below the first habitable level, the following requirements shall apply:

1." A minimum height of 12 feet shall be provided, as measured from base flood elevation plus minimum freeboard to the underside of the first-floor slab. The design review board or historic preservation board, as applicable, may waive this height requirement by up to two feet, in accordance with the design review of certificate of appropriateness criteria, as applicable".

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way 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 of up to three additional feet in height.

As mentioned above, the raised floor is compliant with current land development regulations as tomorrow's sea level rise concerns, and the elevated floor ensures that the home is adaptable to the raising of public rights-of-way and adjacent land in the future.

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.

All M&E systems will be located above base flood elevation PLUS 1'.

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

The proposed home is entirely a new build construction located above base flood level PLUS 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 54 of the city Code.**

NO habitable space is located below base floor elevation

- 10. As applicable to all new construction, stormwater retention systems shall be provided.**

Where feasible, water retention systems will be provided.

- 11. Cool pavement materials or porous pavement materials shall be utilized.**

Where feasible, Cool pavement materials or porous pavement materials shall be utilized.

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

The proposed design provides sufficient grassed open areas, none air-conditioned shaded living spaces, large overhangs with increased shading surfaces. Minimal paving, and native Florida vegetation where feasible to strategically minimise the potential for heat island effects on site.

Conclusion.

The Applicants' goal is to develop it's dream single-family home with exquisite architecture, fully compliant with the code, with sensitive amenities that minimise any impact on its immediate surroundings, or neighbouring lots. We expect your comments and suggestions towards this initial phase, fully confident that this new residence will enhance and harmonize with the surrounding properties, embellishing the adjacent properties, and being fully resilient for years to come.

Looking Forward to your review of the application.

Sincerely



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