

VIA HAND DELIVERY

August 08, 2022

Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: Letter of Intent in Support of Design Review Approval for the Property at 225 N Hibiscus Drive, Miami Beach Florida

Dear Tom:

This architecture firm represents 'North Hibiscus California MS LLC' (the "APPLICANT"), the owner of the above-referenced property (the "Property"). Please consider this the Applicant's letter of intent in support of Design Review Board ("DRB") approval for the construction of a new two story single-family home on the Property.

This property sits on a rectangular shaped 150' wide by 178'-2" deep lot. The adjacent lot to the west (235 N Hibiscus Drive) contains a one story, sloped roof home, and the property to the east (205 N Hibiscus Drive) contains a one story, sloped roof, home.

THE PROPERTY

The Property, identified by Miami-Dade County Folio No. 02-3232-006-0471, measures approximately 26,787 square feet and is located at the north side of North Hibiscus Drive, Miami Beach. To the north, the Property abuts Biscayne Bay. The Property is located in 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 vacant.

DESCRIPTION OF PROPOSED DEVELOPMENT

The Applicant proposes to improve the parcel with a residence of approximately 13,394 square feet in size. The builder has estimated the cost of construction to be \$4.5 million. The proposed 2-story home will be designed in a contemporary minimalist style with an elegant color palette and complimentary materials of stone, wood exterior cladding, clear glazing, and bronze finish metallic elements. Lush landscaping will surround and beautify the property, while providing privacy for the homeowner and neighboring properties.

The Applicant proposes a home with unique architectural style, while maintaining compatibility with the scale and massing of the existing neighborhood. Importantly, the proposed home complies with all of the City of Miami Beach Code ("Code") requirements for open space, lot coverage, and unit size requirements. The proposed home contains a unit size of 50% and lot coverage of 30%.

WAIVER REQUEST

The applicant seeks the following waiver from the code.

1) Waiver request for an additional 4'-0" in height for RS-3 property through DRB review and approval.

VARIANCE REQUEST

The applicant seeks the following variances from the code:

The applicant is not seeking any variance requests.

SEAL LEVEL RISE AND RESILIENCY CRITERIA – Section 133-50(a):

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

A recycling or salvage plan for partial or total demolition will be provided under separate cover at the appropriate time in the development process.

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

All proposed windows will be hurricane proof impact windows.

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

Passive Cooling systems, including, but not limited to, operable windows, overhangs, and elevated structure, will be provided.

(4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

Resilient and native landscaping has been incorporated into landscape design.

(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.

Adopted Sea level rise projections in the Southeast Florida Regional Climate Action Plan, 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.

The ground floor, driveways, and garage ramping are 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.

All critical mechanical and electrical systems are located above base flood elevation.

(8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

Not applicable.

(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.

Wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the City Code for habitable space located below the base flood elevation plus City of Miami Beach Freeboard.

(10) Where feasible and appropriate, water retention systems shall be provided.

As noted above, wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the City Code for habitable space located below the base flood elevation plus City of Miami Beach Freeboard.

CONCLUSION

Approval of the proposed residence will permit development of a well-designed single-family home which will undoubtedly enhance the composition of the neighborhood. The Applicant proposes a contemporary design that demonstrates thoughtful consideration for the existing built context, including the height and proportions of the neighboring context. As the Applicant has taken careful measures to mitigate any negative impact of the proposed development, we respectfully request that you approve the proposed design. The proposed design captures the spirit of the land development regulations and will not result in negative impacts to the neighborhood. We look forward to your favorable review of the application. If you have any questions or comments, please contact me directly at (305) 674-8031.

Respectfully Submitted,

ROBERT MOEHRING
Architect, Landscape Architect, LEED AP
PRINCIPAL