KOBI KARP

ARCHITECTURE INTERIOR DESIGN PLANNING

VIA ELECTRONIC SUBMITTAL

August 8th, 2022

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

Re: **DRB22-0854**– Design Review Approval for the Property Located at:
360 S HIBISCUS DRIVE,MIAMI BEACH, FL 33139
Dear Michael:

Please find this application on behalf of (the "Applicants"), the owners and contract purchasers of the property located at 360 S Hibiscus Dr, (collectively the "Property") in the City of Miami Beach (the "City"). The Applicants' goal is to build a beautifully designed single-family home with exceptional outdoor amenities. Please allow this letter to serve as the letter of intent in connection with a request to the Design Review Board ("DRB") for a new single-family home to replace the existing single-family home on the Property.

Property Description. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio Nos. 02-3232-006-0150. See Exhibit A, Property Appraiser Summary Reports. The Property is a waterfront lot comprised of approximately 15,750 square feet.

Located along Pine Tree Drive in the RS-3, Single Family Residential Zoning District, the Property is surrounded with similar single-family homes. This residential area is predominately two-story homes with pools, roof decks, and lush landscaping.

The Property contains a two-story, single-family home. According to the Property Appraiser, the home at 360 S Hibiscus Dr was built in 1952. The house is below Base Flood Elevation ("BFE") and therefore does not comply with the minimum elevation requirements of BFE plus one foot freeboard. The existing home is functionally obsolete, and prohibits development that complies with today's land development regulations and tomorrow's sea level rise concerns.

Proposed Development. The Applicants propose to construct an exquisitely designed, modern two-story residence. The home features a welcoming front façade by locating a one-story garage that serves as a green roof at the front of the property, and setting the two story mass over 40' from the front property line, and over 50' from the rear property line. The project has successfully created a side entrance garage through a motor court to allow the garage doors to not be visible from the street frontage. The one-story garage structure will be clad in stone and feature lush landscaping to be visually appealing form the street. Additionally, the perimeter of the home and perimeter of the Property will be lined with a variety of lush landscaping to highlight and frame the new home, while also providing appropriate privacy.

The project features a linear design, with accentuated chamfer banding highlighting the first and second floor proportions. In addition, the façade is proposed to receive stone and wood cladding for a high quality finish.

Notably, the Applicants are not seeking any variances, but would like to seek an additional 4' of height as allowed in the RS-3 districts.. The new home embraces the character of the surrounding neighborhood and complies with the Code requirements for allowable height request, setbacks, unit size, and lot coverage. The height of the main home with a flat roof is being requested to be at 28', which is within the maximum permitted height for flat roof structures in the RS-3 district by waiver. The size of the proposed home is approximately 7,971 SF (just under 50% of the lot size), which is below the allowable 50%-unit size limit. The proposed lot coverage is within the 30%-maximum permitted at 30%. The main home and amenities all comply with the applicable required setbacks. This ensures that the home is centrally located which minimizes any potential impacts on the neighboring lots.

Sea Level Rise and Resiliency Criteria. The new home advances 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 homes will be provided at permitting.

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

Hurricane proof impact windows will be provided.

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

The Applicants will provide, where feasible, passive cooling systems.

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

In addition to preserving many specimen trees, the landscaping will be Florida friendly and resilient.

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.

The Applicants are proactively addressing seal level rise projections by raising the first floor of the home to 12' NGVD (BFE 10.0' + 2.0' Freeboard).

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 raised first-floor ensures that the home is adaptable to the raising of public rights-of-ways and adjacent land in the future.

7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

All mechanical and electrical systems will be located above base flood elevation.

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

The proposed home is entirely new construction located well-above base flood elevation.

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 habitable space is located below base floor elevation.

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

Where feasible, water retention systems will be provided.

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

Cool pavement materials or porous pavement materials will be utilized where possible.

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

The proposed design provides wide, grassed open spaces, non-air-conditioned shaded living spaces, large overhangs to increase shading, minimal paving, and mature shade trees, to strategically minimize the potential for heat island effects on site.

Conclusion. The Applicants' goal is to develop a dream single-family home with beautiful architecture, fully compliant with the Code, and sensitive amenities that minimize any impact on the neighboring lots to the North & South and the surrounding area. Granting this design review application will permit the achievement of this goal and ensure the new residence will be in harmony with the surrounding properties, and resilient for years to come.

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 305-992-5892.

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Sincerely,

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