

November 04, 2022
City of Miami Beach
Planning Department
Ref: DRB22-0825
1311 15 Terrace
Miami Beach, FL 33139

This application to the Design Review Board is for the construction of a new multi-family building, 5-story, 6-unit, roof-top pool, parking level, elevator and lobby. The total gross footage is 17,897.46 sq. ft. We are requesting the following variances and waiver:

1. A variance to reduce the minimum required parking space. Proposed 8'-6" x 16'-0" & 12' x 16'-0" ADA Parking.
2. A waiver for previous pavers not counting towards lot coverage. See Architecture & Landscape plans.

Sea level rise criteria:

The project will take into consideration section 133-50(a). The land development regulation for sea level rise and resiliency. That includes: (1) A recycling or salvage plan for partial or total demolition shall be provided. (2) Windows that are proposed to be replaced shall be hurricane proof impact windows. (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided. (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided. (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. (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. (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation. (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the 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. (10) Where feasible and appropriate, water retention systems shall be provided.

Respectfully submitted,

Anthony Leon
Architect