3 DESIGN
ARCHITECTURE

October 16, 2023

City of Miami Beach
Planning Department
Ref: 125 Ocean Dr. U-0603 & U-0703
Miami Beach, FL 33139

This application to the Historic Preservation Board is for the interior remodeling and roof top terrace renovation. This is for apartment 603 on floor 6 & 703 on floor 7. The renovation includes a new extended terrace in apartment 703, and new staircase from apartment 603 to 703 to the roof top terrace, a dining area and a new pool deck on the roof top terrace. All the renovation is 769 sq. ft.

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,

Architect
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