December 6th, 2023

Planning Department
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

Dear Planning Reviewer,

Hereby we intend to process the application for Design Review Board approval of the subject project described below:

Project Name: 140 S Hibiscus Villa
Project Location: 140 S Hibiscus Drive
Miami Beach, FL 33139
DRB Process Number: DRB23-0959
Estimated Construction Cost: $2,500,000.00

Zoning District: RS-3
Building Use: Single Family Residential, New Construction, two-story height with understory level for parking and storage.

Please find below the two items for which we are applying for DRB approval:

1) The proposed understory space for parking and storage

The subject project proposes the following resiliency solutions in compliance with City of Miami Beach Zoning Code, Section 133-50 (a):

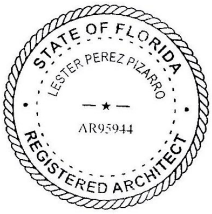
1) A recycling or salvage plan for partial or total demolition will be provided as part of the documents required for the demolition of the existing structure.
2) All proposed windows will be hurricane proof impact windows
3) Where feasible and appropriate, passive cooling systems, such as operable windows, are proposed for this project.
4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
5) Whether adopted sea level rise projections and a study of land elevation and elevation of surrounding properties were considered for the grading plan and the transition from the rear terrace to the pool deck.
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. Precast concrete paving and natural stone paving has been proposed for the driveway to allow them to be raised and meet the future raise of the public way.
7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation. In the particular case of this project all equipment is intended to be installed minimum at 15.0’ NGVD (FEMA+5).

8) 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. In the particular case of this project, only the garage is located below 9.0' NGVD (FEMA+5).
9) Where feasible and appropriate, water retention systems shall be provided. This will be considered as part of the construction documents.

Thank you once again for your time and interest reviewing this matter.

Sincerely,





Digitally signed by Lester Perez Pizarro
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Lester Perez Pizarro, AIA
Architect of Record