

City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, Florida 33139
Attn.: Mr. Michael Belush

RE: DRB23-0990 – Letter of Intent
New Single Family Home located at:
1649 W 22nd Street Miami Beach, Florida

Dear Mr. Belush,

We have applied for design review of a new single-family home located at Sunset Isle No. 1, 1649 W 22nd Street in the City of Miami Beach with Folio 02-32228-001-1920. Please consider this applicants letter of intent in support to the Design Review Board (DRB) for the design review and waivers for the new single-family home.

Property Description. The Property is made up one parcel that is approximately 21,497 square feet (0.49 acres) in size. The Property is currently improved with 2-story home and swimming pool constructed in 1988. With respect to land use and zoning, the Property is designated Single Family Residential ("RS") by the Future Land Use Map of the City's Comprehensive Plan and is zoned single family residential ("RS-3").

Description of Proposed Development. The Applicants propose to construct an elegant, integrated designed 2-story residence with an "Understory" (the "Proposed Home"). The Proposed Home is designed to take advantage of view corridor to Biscayne Bay and Downtown Miami by rotating the main living area. The home is centrally located in the wedge lot, organized by 2 radiating grids super-imposed to support the architecture. Most social areas and main bedrooms will face the view immediately to the raised swimming pool deck, gardens and subsequently expand towards Biscayne Bay. The home takes advantage of all sea level rise opportunities by leaving an understory primarily used for the entry lobby and parking beyond. All decks and exterior areas are connected to the proposed lush landscaping provided. By locating the home slightly towards the back of the lot, we are freeing up the front primarily to preserve a specimen tree and allow more area for lush gardens open spaces.

The Proposed Home complies with the requirements of the RS-3 Zoning District with respect to lot coverage, unit size, front, and rear setbacks and below the maximum for unit size.

The estimated cost of construction is \$5,000,000 USD

Specifically, the Proposed Home provides:

- Lot coverage of 29% where 30% lot coverage is permitted.
- Unit size of 10,689 square feet (49.7%) where 10,748.5 square feet (50%) is permitted.
- Front Yard pervious open space area provided is 74% where 70% is required.
- Rear Yard pervious open space area provided is 83% where 70% is required.

Waivers Requested:

1. ... (8). The Design Review Board (DRB) or Historic Preservation Board (HPB), as applicable, may approve Understory areas. If an Understory is provided, then the maximum height is increased to 31 feet for flat roofs and 34 feet for sloped roofs.

We are applying for a waiver for DRB to approve the **Understory areas**.

2. ... (8). The Design Review Board (DRB) or Historic Preservation Board (HPB), as applicable, may approve Understory areas. If an Understory is provided, then the maximum height is increased to 31 feet for flat roofs and 34 feet for sloped roofs.

We are applying for a waiver for DRB to approve building height be increased from **24' above DFE to 27'**.

3. Two-story side elevations located parallel to a side property line shall not exceed 50 percent (50%) of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard. The additional open space shall be regular in shape, open to the sky from grade, and at least 8 feet in depth, measured perpendicular from the minimum required side setback line. The square footage of the additional open space shall not be less than one percent (1%) of the lot area...

We are applying for a waiver for DRB to waive the open space after 60' by providing **articulated side elevations** based on the irregularity of the lot and preservation of a specimen tree in the front yard.

Sustainability and Resiliency

(1) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 126 of the City Code. The Applicants have worked with a landscape architect to provide landscaping that is appropriate for the Property, with plant species that are native, salt-tolerant, and Florida-friendly. The proposed plantings are appropriate for the area and specifically selected to increase flood resilience and improve stormwater drainage on the Property.

(2) The project applicant shall consider the 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. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties. The Proposed Home features no residentially habitable space below base flood elevation. The finished floor elevation of 16.67' NGVD is 8.67' higher than BFE to provide even greater flood and sea level rise protection.

(3) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height up to three (3) additional feet in height. The driveways are designed with future roadway elevation projects in mind. In addition, the increased Finished Floor Elevation of the Proposed Home from the existing condition makes the Property more adaptable to future road raising projects.

(4) As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. Proper precautions will be taken to ensure the critical mechanical and electrical systems are located above base flood elevation.

(5) 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.

(6) As applicable to all new construction, water retention systems shall be provided. The Proposed Home will retain all stormwater on-site. Notably, the Proposed Home features permeable materials in the front yard, which serves to allow natural percolation and reduce stormwater runoff.

(7) Cool pavement material or porous pavement materials shall be utilized. The Applicants propose a substantial increase in cool and/or porous pavement materials,

(8) The design of each project shall minimize the potential for heat island effects on-site. The Applicants propose a roof terrace with abundant landscaping and an extensive lawn at the rear of the home. These features serve to minimize heat island effect.

Conclusion.

The Applicants' proposed design offers a beautiful contemporary home that is consistent with the intent of the Code in all respects and improves resilience of the Property.

We therefore respectfully request your favorable review and recommendation. If you have any questions or comments, please call me at XXX-XXX-XXXX.

Sincerely,



Charles H. Ratner for 1649 Partners, LLC.

(305) 532-2900 X103