

December 8, 2017

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

**RE: Design Review Board approval for a new residence to be located at 40 W Rivo Alto Road,
Miami Beach, Florida. 33139 (DRB17-0153)**

Dear Members of the City of Miami Beach Design Review Board (DRB),

I am submitting this proposed residence on the behalf of the owners, to be located at 40 W Rivo Alto Road, Miami Beach, for the approval from the DRB. There is an existing pre-1942 structure on the site which is currently below the minimum flood height set forth by FEMA.

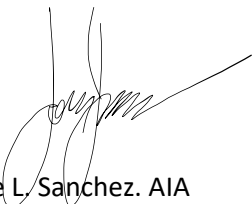
I would like to request a variance for the pool equipment platform to be located within the required north side yard as proposed in plans. Due to the narrow lot width, the required side setbacks are 7.5 FT and the distance of the equipment platforms do not meet the required 5 FT setback when measured from the property line. The resulting distance from the equipment platform to the side property line would be 4.5 FT.

I would also like to request a waiver for the pond located in the courtyard adjacent to the interior south yard. The pond is counted as open space for the purpose of open space calculations since it's a body of water, but it does not fall under the open space definition for a courtyard (sodded or landscaped).

Attached to this letter, are questions and answers for the **sea level rise review criteria**.

Please consider this as a letter of intent to demolish the existing structure, and construct a new two-story custom residence. The new residence shall be approximately 4,915 square feet. I respectfully request that the DRB consider this new residence for approval. Should any additional information be required, please let me know.

Sincerely,



Jose L. Sanchez. AIA
Praxis Architecture Inc.
AR 0016966

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCE REVIEW CRITERIA

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resilience that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.

Recycling plan to be provided by the GC.

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

New construction shall have hurricane proof impact doors and windows.

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

Operable windows have been provided at bedrooms as part of the emergency egress requirement.

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

Weather resilient landscaping to be specified by Landscape Architect in landscaping plans.

- (5) Whether adapted 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.

Land elevation within property to comply with the minimum requirement of future adjusted grade set by the City of Miami Beach. This includes elevation the land and the installation of new retaining walls around the property.

- (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.

Walkways, driveways, and driveway ramps shall be constructed from a removable material such as concrete pavers that would be adaptable to rising public right-of-ways and adjacent land.

- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.

All mechanical equipment will be specified at a minimum elevation of base flood elevation measured to the bottom of the equipment.

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

Not applicable. Project will be a new construction with the first habitable floor 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 54 of the City Code.

Project will be a new construction with the first habitable floor above base flood elevation. Other areas, such as garage and storage spaces located below base flood elevation shall be provided with flood vents where necessary and with other flood proof systems.

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

Site drainage and water retention methods and systems to be specified by Civil Engineer in the proposed civil drawings at the time of final plan submittals.