



December 7, 2017

City of Miami Beach  
Planning Department  
1700 Convention Center Drive 2<sup>nd</sup> Floor  
Miami Beach, FL 33139

**Re: Design Review Board Approval for A New Single-Family Residence For:  
Mr. & Mrs. Bush  
5288 Alton Road  
Miami Beach FL. 33140**

Dear members of the City of Miami Beach Design Review Board,  
Please accept this letter as a formal letter of intent for the property referenced above.

The property is currently an existing single-family residence of approximately 2,678 sq. ft., two story structure built in 1925. The lot is 10,329 sq. ft. or 0.23 Acre. The zoning district for this parcel is R-S4. The property is located at Lot 20, Block, 17, Lagorce-Golf Subdivision, according to the Plat thereof, as recorded in Plat Book 14, page 43, of the Public Records of Miami-Dade County, Florida.

We are respectfully requesting that the DRB consider the approval to the demolition of the existing structure and the construction of a new two-story residence with attached garage. The new residence will have a total area of 3,734 sq. ft. including a 471 sq. ft garage. We are not requesting any variances as this proposed residence is in compliance to the lot coverage, unit size, minimum setback, and maximum height permitted in this zoning district.

We have designed a single-family residence which is contemporary in style. This residence will be of great architectural value with the use of carefully selected materials, simple lines, appropriate volume which is consistent with the homes in the immediate surroundings.

In addition, we have taken in consideration Section 133-50(a) Compliance With Sea Level Rise and Resiliency Review Criteria. The proposed residence is in compliance. Please see attached responses to the criteria.

We would like to thank you in advance with your help and support of this proposed residence. If you have any questions during this review process, please do not waver to contact this office.

Warm Regards,

Ralph E Tait, R.A  
AR95832.

### **COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA**

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency 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.

**Response: Will be provided on construction documents.**

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

**Response: Impact resistant windows will be specified on construction documents.**

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

**Response: Will be specified on construction documents.**

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

**Response: The landscape plan is in full compliance to city ordinance & Florida friendly compliant. Please see landscape plan.**

- (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.

**Response: N/A**

- (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.

**Response: This proposed single family home is adaptable to the raising of the 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.

**Response: Where feasible and appropriate, all critical mechanical and electrical systems will be located above base flood elevation and will be indicated on final construction documents.**

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

**Response: N/A**

- (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.

**Response: N/A**

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

**Response: Will comply, where feasible and appropriate, water retention shall be indicated on final construction documents.**