



ARCHITECTURE INTERIOR DESIGN PLANNING

January 15th, 2018

Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Design Review Approval for the property Located at 204 W Dilido Drive, Miami Beach, FL 33139.

Dear Tom:

Bart Reines (the “Applicant”), the authorized representative of the above-referenced property (the “Property”). Please consider this letter the Applicant’s letter of intent in support of design review approval by the Design Review Board (“DRB”) for a single family home on the Property.

The Property. The Property is a 10,980 square foot waterfront lot located on the southwest side of Dilido Island and is in the RS-3, Single Family Residential Zoning District. The property is identified by Miami-Dade County as Folio No. 02-3232-011-0150. The property currently has a Pre-1942 single family residence that has been partially demolished under a previously issued Design Review Board approval DRB16-0104.

Description of Proposed Development. The applicant proposes to construct a new residence, approximately 5,442 square feet in size. The proposed home will be a beautiful, modern twist on art deco style two-story structure and the Property will include attractive landscaping. The proposed home contains a mixture of one and two-story volumes which reduces the perception of mass and creates architectural articulation between the sections of the home.

The garage will only be one-story in height and will be at a lower elevation than the main house. The two-story section is significantly setback from the front property line at over 54 feet away. As is preferred in the city, the garage door will not face the street.

The proposed new home complies with the City of Miami Beach Code (“Code”) requirements for unit size and lot coverage. The size of the proposed home is approximately 5,442 square feet (49.56% of the lot size), which is below the allowable 50% unit size limit. The lot coverage is approximately 2,744 square feet (24.99% of the lot size), which is below the 30% permitted. Further, because the home contains less than 25% lot coverage, the home is exempt from the 70% second floor area requirement (See Code Section 142-105(b)(4)(c)).



ARCHITECTURE INTERIOR DESIGN PLANNING

Waiver Requests. The Applicant requests DRB approval of the following waivers – for elevation of the required additional open space courtyard on the north side of the home, and for the request of 4 additional feet of overall building height as allowed by RS-3 code.

1. Elevation of required Additional Open Space on the North Side of Home – Waiver of the requirement that additional open space along the north side of the proposed home be no greater than the maximum elevation of the adjacent required side yard. See Section 142-106(2)(d). As required to reduce the massing of the 2-story elevation of the new home, the Applicant proposes a significant amount of additional open space along the north side of the home. This area will be open to the sky, and interrupt the continuity of the two-story massing of the residence. The Applicant has proposed to raise the elevation of this courtyard from the max allowable height of +9'-2" NGVD to +11'-0" NGVD to be consistent with the first floor of the house for a better architectural experience.
2. Request or 4 additional feet of overall building height as allowed by RS-3 code – The applicant is seeking 4 additional feet of allowable building height as allowed by RS-3 zoning code, to raise the maximum allowable height for a flat roof from +24'-0" to +28'-0". The increased height is consistent with the neighboring context, as there is new construction on the neighboring property to the north, the two neighboring properties on the south, and the neighboring property across the street. In addition, the applicant is proposing to setback the two-story massing of the house an additional 24'-6" from the required front setback (54'-6" total from the front property line) and an additional 20'-4" from the rear setback line (total of 47'-5" from the rear property line) to ensure a gradual transition in height for the pedestrian experience. Lastly, the applicant is only using +2'-0" of the allowable +5'-0" of freeboard height.

Conclusion. We believe that the approval of the requested design waivers of the proposed home will permit the Owner of the single-family home on the Property to better utilize the residence, while maintaining compatibility with the prevailing character of the existing single-family neighborhood. The waivers do not adversely impact the scale and massing of the home. We look forward to your favorable review of the application. If you have any questions or comments, please give me a call at (305) 573-1818.

Sincerely,

Kobi Karp
Lic. # AR0012578



ARCHITECTURE INTERIOR DESIGN PLANNING

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.

KKAID Response: Noted. GC Shall implement an appropriate plan.

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

KKAID Response: Noted. All windows shall be hurricane proof impact windows and Miami-Dade NOA compliant.

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

KKAID Response: Noted. All bedrooms have operable window/door systems.

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

KKAID Response: Noted. Landscape architect has proposed native/Florida friendly plants.

(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.

KKAID Response: Noted. House was raised by +2'-0" freeboard.

(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.

KKAID Response: Noted. Garage complies with Adjusted Grade height restriction to be adaptable for future raising of road.

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

KKAID Response: Noted. All equipment to be at or above design flood elevation (Base Flood Elevation +1'-0")

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

KKAID Response: Noted. All habitable spaces are at the minimum +1'-0" above Base Flood Elevation.



ARCHITECTURE INTERIOR DESIGN PLANNING

(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.

KKAID Response: Noted. Flood proof material will be used in areas below base flood elevation.

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

KKAID Response: Noted. Civil engineer will review and implement if appropriate during the permitting process.