

Miami, May 4, 2018

Design Review Board

City of Miami Beach Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139
T.305.673.7000

Re: Letter of Intent for new four dwelling unit multifamily building at 756 84 Street, Miami Beach FL 33141

To Whom It May Concern,

We would respectfully like to request Design Review Board approval for a new four-dwelling unit, five-story multifamily building above parking garage on a currently vacant lot at 756 84 Street, Miami Beach FL 33141.

Variances requested

We ask for a driveway width variance to reduce the required width from 12 Ft to 10 Ft. The reason for this is having a narrow 50 Ft wide lot that does not allow for a wide façade, once side setbacks are deducted. As a result, having two separate 12 Ft wide driveways for egress and ingress, respectively, would result in their occupying most of the façade, reducing habitable space on the Ground level at the façade. A 10 Ft driveway width is also in keeping with historical dimensions in the neighborhood, and with the new requirements of the nearby North Beach Conservation District.

We also ask for a variance to exempt the Lobby stair from the obligation to be "substantially transparent at the ground level", as required by Sect. 142-155(3)(f)(e)(5) of the Land Development Regulations. The Lobby stair complies with means of egress requirements, is greatly visible and substantially accessible from the Lobby, provides access to all dwelling units above, and is located before access to the elevator. Being substantially transparent from the outside, on the Ground Floor, would make perfect sense if the rest of the stairway above were hidden from view, as it happens in most buildings. In this particular instance, however, we have chosen to undress the whole stair from the Second Floor up, bathe it in gold, and turn it into the sculptural volume that constitutes the axis and focal point of the composition. Its location and configuration are unmistakable and impossible to miss from the outside. Having it enclosed on the Ground Floor, therefore, is not essential for location and enticement to walk it up, as is the intent of the ordinance requirement, but is however of utmost importance to have a solid base to the composition. Any low opening would severely weaken the façade.

Compliance with Sea Level Rise and Resiliency

- A recycling or salvage plan for partial or total demolition shall be provided.
Not applicable.
- Windows that are proposed to be replaced shall be hurricane proof impact windows.
New exterior windows and doors shall be hurricane-proof impact windows.
- Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
All new exterior windows shall be operable. Proposed building is narrow and most rooms have operable fenestrations one two, or even three sides for cross ventilation. Besides, tall ceilings and internal open stairway inside dwelling units allow for vertical draft and movement of warmer air in the upper part of rooms, further increasing comfort. Deep balconies on the North and South facades provide ample shadow over windows and doors in social rooms, those mostly used during the daytime, while a smaller amount of window area on the East and West side facades reduce thermal gain at the most unfavorable orientations.
- Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
Most of the newly provided landscaping shall be composed of salt-tolerant, draught-resistant, and native or Florida-friendly plants.
- 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.
All habitable spaces shall be above minimum freeboard (BFE + 1 Ft), and both the Parking Garage and (elevator) Lobby shall be adaptable to future increases in elevation, in response to future raising of public rights-of-way and adjacent land.

- The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.
See above.
- Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
All critical mechanical and electrical systems shall be located above Base Flood Elevation of +8.00' NGVD, including elevator equipment remote control closet.
- Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
All habitable spaces shall be above minimum freeboard (BFE + 1 Ft)
- 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.
Interior finishes at the Lobby and portion of interior stairway below FEMA's Base Floor Elevation shall be built out of flood-resistant materials, as required and recommended by FEMA's Technical Bulletin No. 2.
- Where feasible and appropriate, water retention systems shall be provided.
Perimeter retention walls and adjoining swales shall be provided as part of a more comprehensive water retention strategy on site.

Should you need additional information, or have any specific question concerning our request, do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eduardo Pardo-Fernandez', with a long horizontal line extending to the right.

Eduardo Pardo-Fernandez AIA NCARB CNU-A
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