



Dan Ritchie [DVICE INC]
2018.03.12

City of Miami Beach Design Review Board
1700 Convention Center Drive (2nd floor)
Miami Beach, Florida 33139
Re: Single-Family Residence Improvement (2040 N Bay Road, Miami Beach, FL 33140)

DVICE INC
DESIGN HOUSE & BUILTWORKS

Dear Design Review Board,

We request an appearance before the Board for consideration of improvement at the above referenced property (2040 North Bay Rd, Miami Beach, FL 33140). The scope of improvement includes an addition of 1,646 SF; of which we are seeking a waiver to exceed the 70% volume rule ratio (2nd story vs 1st story).

UNIT SIZE shall remain compliant under current zoning code. LOT COVERAGE shall remain UNCHANGED, and compliant under current zoning code.

We are also seeking a waiver to exceed 146-106(2)(d): 60' maximum building length. The existing pool house stands at 95' length, and the proposed 2nd story addition to pool house is 84'5". We are proposing to keep the new addition within existing first floor building limits, at a reduced size.

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 prior to demolition permit.
- (2) All windows and doors that are proposed are hurricane proof, impact type.
- (3) Passive cooling (operable doors and windows) has been provided.
- (4) Existing landscaping has already been provided with resilient species (salt tolerant, highly water-absorbent, native or Florida-friendly plants).
- (5) No new work is proposed that modifies site, first floor slab elevations, or base flood elevations. Existing home was constructed to latest Florida Building Code and Miami Beach Public Works approvals as of 2008 permitting date.
- (6) No new work is proposed that modifies the ground floor, driveways, or garage ramping.
- (7) All proposed new mechanical and electrical systems are located above base flood elevation.
- (8) Existing building is already elevated to current base flood elevation criteria.
- (9) There is no habitable space below base flood elevation.
- (10) A fully-integrated civil site drainage and retention system has already been constructed on existing site. No new site modifications are proposed.

We thank you for the opportunity, and I look forward to meeting with you.

Regards,

Dan Ritchie, Architect

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Date

610-733-4295