

DRB18-0331

PERMIT REVIEW: BR1701856

VIA ELECTRONIC SUBMITTAL AND HAND DELIVERY

SEPTEMBER 17, 2018

James G. Murphy, Chief of Urban Design
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Design Review and Variance Approvals for the Property Located at
1030 West 47th Street, Miami Beach, Florida

Dear Mr. Murphy :

Please allow this letter to serve as the required letter of intent in connection with a request to the Design Review Board ("DRB") for design review approval for a renovated single-family home on the property located at 1030 West 47th Street.

Property Description. The Property, identified by Miami-Dade County Folio No. 02-3222-014-1530, is a mid-block lot located on the south side of 47th street. The Property is comprised of approximately 7,200 square feet and is in the RS-4, Single Family Residential Zoning District.

Proposed Development. The Applicant proposes to renovate the existing house and construct a beautifully-designed one-story residence of approximately 2,730 square feet in size. The proposed home has a low sloped roof and is very low-scale. The house is centrally located on the Property, and a pool will be located in the rear yard.

The proposed driveway and parking area will be comprised of spaced pavers with grassy vegetation filling the spaces that provide permeable areas throughout the front yard.

The proposed renovation complies with the City of Miami Beach Code (the "Code") requirements for unit size and lot coverage. The size of the proposed home is approximately 2,730 square feet (38.6% of the lot size), which is below the allowable 50% unit size limit. The lot coverage is approximately 39.92%, which is significantly below the 50% permitted for a one-story house. Lastly, the height of the home is 20' -6", which is within the maximum allowable 22' - 6" height for a flat roof in the RS-4 district.

Waiver Request. The Applicant respectfully requests DRB approval of the following waiver:

Variance Request. The Applicant's proposal substantially complies with the single-family home regulations, including lot coverage, unit size, the majority of setbacks, and height. The two variances requested are minor and does not contradict the intent of the Code. In order to fully realize its development and due to the Property's confining characteristics, the Applicant requests the following variances:

1. Reduce the interior side setback of 7'-6" to the existing building wall of 4'-11" on the west
2. Reduce the sum of the interior side setbacks from 15'-0" to 12'-5".

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The variances requested satisfy the criteria on Section 118-353 (d) of the City Code below:

- Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
- The special conditions and circumstances do not result from the action of the applicant
- Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district.
- Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant.
- The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
- The granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.
- The homeowner is simply trying to use the existing wall to the north west in order to save on construction costs. The scale of the project remains consistent with the surrounding neighborhood. It would only be for a small section of the existing wall to remain. This would represent a significant reduction in construction costs that would allow this project to remain very feasible.

Sea Level Rise and Resiliency Criteria. The proposed project advances the sea level rise and resiliency criteria in Section 133-SO(a) as follows:

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

The Applicant will provide a recycling or salvage plan during permitting.

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

Windows will be hurricane-impact.

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

Operable windows will be provided.

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

The Applicant's proposed landscape plan is resilient as it will serve to be comprised of native and Florida-friendly plants that are appropriate for the area.

(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.

The Applicant proposes the new structure to have a finished floor elevation at eight (8) feet NGVD, one (1) foot above the Base Floor Elevations (BFE).

(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.

The Applicant proposes a finished floor elevation of eight (8) feet NGVD, with appropriate ramping from the street to the parking area and entrance to the home that will be compatible to future raising of public right-of-ways and adjacent land.

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(7) Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.
All critical mechanical and electrical systems will be located above BFE.

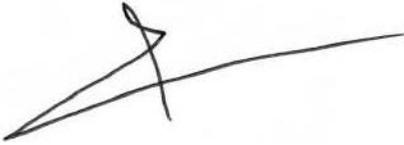
(8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
Not applicable as Applicant proposes a new replacement home at BFE +1'.

(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.
No habitable space is located below BFE.

(10) Where feasible and appropriate, water retention systems shall be provided.
The Applicant has engaged the services of an engineer to analyze and provide an appropriate drainage plan for the Property. Accordingly, a water retention system will be implemented.

Conclusion.

Granting this design review will permit the development of a beautifully-designed single-family home that is compatible with the surrounding neighborhood. We look forward to your favorable review of the application.



Jorge Alberto Pernas, AIA, Allied ASID, NCARB, LEED[®] AP
President