



## IN-SITE DESIGN GROUP LLC

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City of Miami Beach  
Planning Department  
1700 Convention Center Drive  
Miami Beach, Florida 33139

Re: 266 and 270 South Hibiscus Drive Miami Beach  
DRB number 18-0360

### LETTER OF INTENT/REQUEST FOR WAIVERS

This firm represents Maicar Realy LLC (the "Applicant"), the owner of the above-reference parcels, with Miami-Dade County Folio No. 02-3232-006-0050 and 02-3232-006-0050-0060 (hereinafter referred to as "Property"). Please consider this letter the Applicant's letter of intent in support of a design review approval from the Design Review Board ("DRB") for a single-family home on the Property.

#### The properties:

The Properties are located at 266 and 270 South Hibiscus Drive in Single Family Residential District 3 (RS-3). Currently, the property consists of two existing lots with one existing single family residence on each lot. These lots shall be unified into one lot. Each lot is 10,500 square feet 60' x 175' in depth. The total of both lots is 21,000 square feet in size. The existing property at 266 South hibiscus drive is 2,819 square feet according to the tax roll and was built in 1940. The property at 270 South Hibiscus drive is 4,050 square feet according to the tax roll and was constructed in 1952. The homes do not maintain their original architectural design integrity due to numerous alterations and major additions, as evidenced by the building card and microfilms.

#### Applicant's Proposal:

The Applicant is proposing to demolish both the existing structures and replace it with a new two-story family home with a roof top accessible area. The new residence has been designed in Miami Tropical Modern Style. The façade presents shifting horizontal and vertical panes using natural materials and indigenous stone walls. In the rear, the long horizontal planes of roofline and terrace are sliced vertically by a stone wall. Each main area has ten foot high glass doors to provide vast openness from the back yard, through the main living area, to the pool deck. The interior and exterior flow seamlessly into one unified space.

The proposed new home complies with the Miami Beach Code (the "Code") requirements for unit size, lot coverage and setbacks. The total unit size is 9,602.9 square feet (45.72%), which is below the allowable 50% unit size limit. The lot coverage proposed is 25.93%, which is significantly below the 30% allowed as of right. In addition, all setbacks comply with and exceed the Code requirements. At this time, however, the Applicant is requesting a DRB approval for increase in height, a waiver of the 70% second floor volume requirement and a waiver of the two-story side elevation length limitation.

□ **Height Increase Request.**

The new single family development regulations allow for 24 foot height, for flat roofs, from the required flood elevation, for homes located in the RS-3 zoning district. However, the DRB may grant increases in height of to 28 feet. The applicant requests a maximum height of 27 feet, in order to accommodate the architectural elements on the roof of the building and one additional height on the structure to the top of roof. The actual building height is proposed to be at 25 feet, only 1 foot above 24 feet allowed as of right. The two story mass is located far back on the property just shy of 50 feet from the front property line plus the swale at the front. The additional foot would be useful to the internal systems on the first level. The remainder of the height is to the minimal architectural features that are no longer exempt from the height requirements and make this home more attractive and unique. It totals 51.57 square feet only. This includes the extension of architectural walls that are veneered, cutting through the overhangs and creating interest as opposed to a flat roof with long extensions of spans. This lot is located on a double lot as is twice as wide as both adjacent homes. The additional height is in relation to its width and does not impede on the overall scale. This request is a practical difficulty based on the double lot scale, the desire to add architectural features to break up the extent and the practical complexity of engineering systems that require additional height. CMB grade 5.86' NGVD and the grades and finished floor shall comply with all city and state regulations.

□ **Waiver of 70% Second Story Requirement.**

The DRB is allowed to waive the requirement that the second story of the home comprise not more than 70% of the first story. It is important to note that this requirement is only applicable to homes with 25% or higher lot coverage. The proposed home's lot coverage is 25.93%. However, it is important to note that the only reason it exceeds the 25% first floor lot coverages is due to a projection in the rear of the bedrooms on the south west side that create a "courtyard" effect as it is defined in the code. It is not a volume but an open area in the rear between where two volumes of the structure overlap. The lot coverage including the "courtyard area is 25.93%. It is not a courtyard as the projection is only 7 feet from the living room exterior wall to the end of bedroom 6. This area adds up to 184.73 feet. It is not enclosed nor habitable space, simply space that must be counted as defined by the code. It is completely open to all levels above. In addition, the volume of the second floor includes a two story open to below area. This is a large area in the living room which has not been counted as FAR but is counted in the 70% regulation. The second floor would be allowed to exceed 70% if the first floor were less than 25%. As such the second floor is proposed at 97% of the first floor which includes the two story areas. Should it not include the two story areas the percentage of first to second proposed would be 76%. Therefore in summary, the excess is due in part to the manner in which the areas are counted.

As proposed, The Applicant respectfully requests the DRB to waive the 70% limitation, and allow for the home to be built according to its unique design, with second floor comprising 97% of the first floor ratio as enclosed over enclosed ratio. The enclosed second floor physical volume is 5,134.9 sf and the first floor physical volume is 5,289.23 sf = 5,134.9 sf / 5,289.23 which is 97%. This percentage does include the open to below areas on the second floor as noted in plan. This request is a practical difficulty request due to simply the way that the city calculates lot coverage which is not actual lot coverage/FAR. It is based on areas noted as "courtyards" which are not courtyards but simply a small part of the building projecting forward as well as the inclusion of two story areas.

The proposed home is beautifully designed and tastefully landscaped to seamlessly fit within the neighborhood. In addition, it is neither practical nor feasible to retain the existing home, due to its age, structural condition and its positioning below the minimum floor elevation.

Conclusion. As will be shown further at the hearing on this application, the demolition of Applicant's existing home, which is structurally deficient, is justified and appropriate. The Applicant's proposed new home is consistent with character of the neighborhood, as well as with all aspects of the Miami Beach building code and DRB design considerations. We believe that the approval of this new well-designed home will be a great improvement to the area. On behalf of the Applicant, we look forward to your favorable review. If you have any questions or comments with regard to the application, please give me a call at 954-921-5333.

Respectfully,



Annie Carruthers  
Principal/Architect  
AR-97156