

October 21st, 2019

Atte: Building Official

City of Miami Beach Planning Department

1700 Convention Center Drive

Miami Beach, Florida 33139

RE: Plan Number: DRB19-0469 / Folio # 02-3202-008-1550

Letter of intent

Project Address: 816 84th Street, Miami Beach, FL 33141

Members of the Design Review Board:

Predomus llc has been selected by the owners of the above-referenced property to work on the design of a new four-story, four-unit, residential building to replace a one-story, multifamily residence built in 1947.

The existing multifamily residence which is a one-story building is located in a RM-1 zoning district and lies on a rectangular lot of 50.00' wide by 112.50' long. (5,625 Sqf.)

The proposed, new, four-story, four-unit residential building was designed in a contemporary style. The proposed materials and colors are shown on the colored renderings; they will be composed of painted stucco, stainless steel cable railings, aluminum trellis and clear glazing. The plants and trees surrounding the building will be composed of a variety of salt-tolerant native plant species and the design will allow for privacy not only for this property but also for the adjacent homes.

To the best of my knowledge, belief and professional judgment this application is in compliance with the zoning requirements.

Section 133-50(a) Sea Level Rise and Resiliency Review Criteria

(1) A recycling or salvage plan for partial or total demolition shall be provided. Windows that are proposed to be replaced shall be hurricane proof impact windows.

A recycling and salvage plan will be presented by the General Contractor at time of demolition. Also, windows and doors will be hurricane proof impact windows and doors.

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

Operable windows, trellis, eyebrows, and other shading devices will be taken into consideration while designing the building.

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

Resilient landscaping including salt-tolerant, native plant species will be incorporated in the project design.

(4) 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.

Structural ground floor slab elevation was defined according to ASCE 24-05 (Cat II BFE + 1) = 9.00 NGVD

(5) 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 ground floor is adaptable to the raising of public rights-of-way and adjacent land.

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

All critical mechanical and electrical equipment will be located above DFE =9.00 NGVD

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

The proposed development does not incorporate any existing structure.

(8) When habitable space is located below the base 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.

The proposed development does not incorporate any habitable space below DFE.

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

A combination of water retention system and underground drainage system will be incorporated into the design.

(10) In all new projects, water retention systems shall be provided.

Same as above.

(11) Cool pavements materials or porous pavement materials shall be utilized.

Cool pavements will be used for walkways.

(12) The project design shall minimize the potential for a project causing a heat island effect on site.

The design will incorporate light colors and low-reflective coatings when necessary to reduce heat island effect.

AV

Waiver / Variance request

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CHAPTER 130- OFF-STREET PARKING

Sec. 130-63. - Interior aisles.

Interior aisles shall meet or exceed the following minimum dimensions permitted:

90° parking—**22 feet**, with columns parallel to the interior drive on each side of the required drive, setback an additional one foot six inches, measured from the edge of the required interior drive to the face of the column.

In order to provide off-street parking for the project we require a reduction of 2 feet of the minimum 22 feet interior aisle.

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CHAPTER 142 - ZONING DISTRICTS AND REGULATIONS

Sec. 142-155. - Development regulations and area requirements.

(f)(A) A minimum height of **12 feet** shall be provided, as measured from base flood elevation plus minimum freeboard to the underside of the first-floor slab. The design review board or historic preservation board, as applicable, may waive this height requirement by up to two feet, in accordance with the design review of certificate of appropriateness criteria, as applicable.

To maintain a residential scale appearance, we require a reduction of 10 inches of the minimum 12 feet height dimension required to the underside of the first slab. Even with that reduction there will still be more than 14 feet from the parking surface to the underside of the first slab.

As the proposed building is one story less and significantly lower in height than the maximums allowed by the current zoning ordinances, we believe that the proposed development won't have a negative impact but rather, a positive impact and will be a big improvement for the neighborhood.

If you have any questions about this project, please contact me at 786-709-7917

Sincerely,

A handwritten signature in black ink, appearing to read 'Ariel Villella', with a large, stylized flourish extending to the left.

ARIEL VILLELLA
Architect & Applicant