

DATE: May 9, 2020

TO: James G. Murphy
Chief of Urban Design
PLANNING DEPARTMENT
1700 Convention Center Drive
Miami Beach, FL 33139

FROM: Michael Girard
Luce Architects, Inc.

RE: Letter of Intent for
5011 Pine Tree Drive
Miami Beach, FL 33139

This application to the Design Review Board is for the relocation/renovation of an existing architectural significant, as determined in DRB19-0491, pre-1942 two story residence and boat house as well as new construction of a two story detached dwelling with a roof deck, pool area, terrace and gardens. While utilizing the incentives in retaining an architecturally significant house per section 142-108(2). The proposed design will create an estate which embodies the architectural detail and elegance of the Mediterranean Revival style.

The existing property was built between the years of 1924-1927. It's comprised of a two story detached dwelling, tennis court, pavilion, pool and a three car, detached garage/guest house as well as an existing guesthouse/boat house. The existing two story, architecturally significant, detached dwelling will be relocated, renovated and added to on the site. The existing garage structure is currently non-conforming due to its proximity in the front yard however, and is intended to be removed. The existing boat house structure is currently non-conforming due to its proximity in the side yard however, it is intended to remain in place and receive a facade renovation to match the new home.

The existing home and boat house are currently below the base flood elevation. The existing home will be raised to meet the current floor requirements, while the existing boat house will remain as-is. A variance is requested to keep the existing, non-conforming boat house in its current location.

Variance Requested:

1) Section 142-106- setback requirements for a single-family detached dwelling.

A variance is requested to allow an encroachment of an existing non-conforming 2 story guest house/boat house, to maintain the existing 0' street side yard setback. The new proposed addition will meet all current required setbacks as allowed per section 142-108 (2) .

The garage is part of the original estate built in 1924 and it is currently below the base flood elevation. The guest quarters on the second floor however, is out the flood zone. The existing boat house will be retrofitted with flood vents as required as part of its renovation. It's a well-constructed building which offers the home owners additional living space and it does not impact the surrounding properties any differently than when it was originally built.

By granting this variance, it would allow us to maintain a valuable component of the property while maintaining some historic reference.

2) Section 142-106-allowable encroachments within required yards.

A variance is requested to maintain the existing front/side walls, light piers and ornamental light fixtures. Any new walls and gates constructed on the property will meet all current zoning requirements.

The existing walls and piers are part of the original estate. They will be repaired to a like new appearance. The front walls and piers, in particular the north side, have an existing Bayan tree growing close to the existing walls and piers.

Please reference the landscaping plans by Plot Design. If we were to remove the existing walls and piers and set them back from the property line per the current zoning, it would be severely detrimental to the trees. We would like to preserve the current walls and piers as they currently are so we can save the trees which have been deemed to be in good condition.

By granting this variance, it would allow is to maintain the existing trees, walls and light piers which have been an asset to the street scape for the last 90 years.

3) Section 142-105 (7) Height exceptions.

A variance is requested to allow the existing SFR.

By granting this variance, it would allow us to preserve the existing three story tower element which is the most dominating feature of the existing house.

4) Section 142-105 (7) Height exceptions.

A variance is requested to allow the roof parapet on the rear center of the building to extend 3'-0" above the allowable 3'-0"

By granting this variance it will screen the skylight beyond from view and give the house a nicer appearance from the Indian Creek. The face of the parapet is 80' away from the rear property line, an additional 30' more than the required 50' rear yard setback. By having it farther from the water it will minimize the additional height as seen from Indian Creek.

Waivers Requested:

1) Waiver to build at 20' setback.

A waiver is requested to permit construction to the 20' setback.

By granting this waiver, it would allow is to compliment the proposed style of the house. We are creating a one story element at the 20' setback then transitioning to a two story element at the 30' setback, which is allowable in the zoning.

2) Waiver for two-story elevations

A waiver is requested to permit a two story elevation length of 61'-4" instead of the allowable 60'-0" maximum length

By granting this waiver we will still provide significant breaks and interest along the side elevations that will help tie the new construction in with the surrounding neighborhood.

- 3) **Waiver to allow a 6% SF increase on the second floor, 73.49% total, than the permitted 70% of the first floor of the main home.**

A waiver to allow the second floor SF to exceed the 70% limit of the first floor is requested. Given its sprawling design, second floor hallways tend to be longer to access bedrooms. The 4% SF increase will be allocated toward these hallways. Per section R202 Definitions a hallway is not considered a habitable space. If the size of the second floor was reviewed for habitable space we would be far under the 70% limit.

Sea Level Rise Criteria:

Section 133-50(a) the Land Development regulation for sea level rise and resiliency will be reviewed for the following items:

- 1) A recycling or salvage plan for the demolition of the existing structure shall be provided.
- 2) The new building will have windows that are hurricane proof impact windows
- 3) The existing detached garage/guest house will have any existing windows replaced or new windows will be hurricane proof impact windows
- 4) Where feasible and appropriate, passive cooling systems, such as operable windows will be provided
- 5) Weather resilient landscaping consisting of salt tolerant, highly water-absorbent, native or Florida friendly plants will be used on the site
- 6) Weather adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised periodically by the Southeast Florida Regional Climate Change Compact, including a study of land elevations and elevations of surrounding properties were considered.
- 7) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public right-of-ways and adjacent land
- 8) The existing garage, where feasible and appropriate will be retrofitted with flood vents and additional flood proofing measures.
- 9) All new mechanical and electrical systems will be located above the base flood elevation.
- 10) 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 54 of the City Code.
- 11) Where feasible and appropriate, water retention systems shall be provided.