



MTTR MGMT LETTER OF INTENT

APPLICATION: DRB19-0468
ADDRESS: 4880 Pinetree Drive
DATE: Mon, March 30, 2020

INTRODUCTION

4880 Pinetree Drive is a project that strives to use the way the Ordinance defines the understory to create more green space and to conceal unsightly features such as garages and utility spaces, as well as enhancing indoor-outdoor living. Its also intended to be designed as an airy almost unimpeded level. Where its impeded we are planning to create a window into the swimming pool for added lighting qualities.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA (we need to answer these items)

1. A recycling or salvage plan for partial or total demolition shall be provided. We have annotated the Demolition Plan (A17) accordingly.
2. Windows shall be hurricane proof impact windows.
3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided. Another passive cooling system we are providing is the amount of greenery over the understory and the planted roofs.
4. Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with chapter 126 of the city Code. See Landscape Plan, all plants are resilient and native.
5. The project applicant shall consider the 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. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties. The elevations along the fence lines match the neighbors.
6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land, and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three additional feet in height. This can be accommodated.
7. As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the

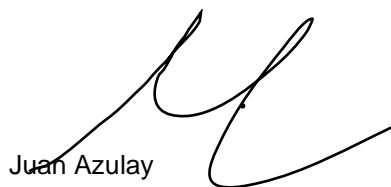
relocation of all critical mechanical and electrical systems to a location above base flood elevation. We have a SCREENED ACOUSTICAL mechanical pad at +15.2 NGVD,

8. Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard. See sections.
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 54 of the city Code. The spaces below base flood elevation are only access spaces.
10. As applicable to all new construction, stormwater retention systems shall be provided. We will use swails and exfiltration trenches as needed.
11. Cool pavement materials or porous pavement materials shall be utilized. Provided throughout, see landscape plan.
12. The design of each project shall minimize the potential for heat island effects on-site. We are doing so with planted roofs and elevated yard.

TWO WAIVERS.

1. Elevator: The elevator shall be discreet and a convenient way to get from the understory to the main levels of the house. It will also reach the rooftop deck for servicing and access. It shall be inconspicuous and its volume on the small side.
2. Height: The house has a total height of 27' feet. We are requesting for a 3' waiver in the west volume – facing the water – in order to accommodate the green roof and avoid the use of railings. We are requesting a waiver of 2' in the North volume in order to accommodate the mechanical equipment without having to panel it. The minimum height to the ceiling of the understory is 7'-6". In order to plant the roof above we need a minimum of 28" for structural, yard preparation and irrigation. The remaining height is a normal slab-to-slab height required to run ducts and structural systems for the two levels of the house.

Juan Azulay



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