

December 6, 2024

Re: 4880 Pine Tree Drive  
 Master Permit: BR2207144  
 DRB Order: DRB19-1068

**LETTER OF INTENT**

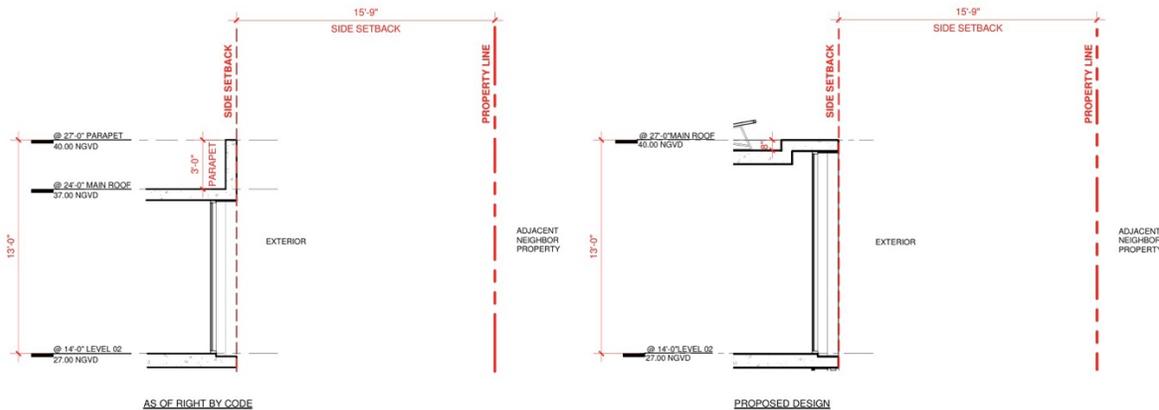
To the Planning Department of the City of Miami Beach.

Dear Rogelio,

This letter of intent outlines the nature of the application to update DRB19-0468. The project is currently under construction. After engineering the residence, the height limit of 24’ that the DRB order specifies proves to be deficient in that it forces all ceilings of the house to and near the 9’ mark – which is challenging to cool the house properly while maintaining an appropriate ceiling height for typology needs. Also, the leveling of planted yard over the understory is challenging to level to main house because of understory limitation in prescribed ceiling height combined with the structural requirements of said elevated yard, also in combination with required drainage criteria.

We understand that some of these issues have been solved through the newer resiliency code – which currently allows a higher structure – higher than what we are requesting. Our application will seek an additional 3’ of height for the house level to match what is allowed by the Resiliency code. One key form of mitigating our request is that we are willing to forego the current 3’ parapet (+3’ above +24’) so that the new raised slab is at +27 WITHOUT parapet – effectively keeping the impact to neighbors the same as by right.

See diagram below:



Additionally, this project is IN COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA and we intend to keep and improve such compliance.

1. Cost Estimate

Per the affidavit, the expected building cost is \$2,250,000; Roofing \$60,000; Windows and Doors \$300,000; Railings \$25,000; Electrical \$110,000; Mechanical \$75,000; Plumbing \$105,000.

2. Construction Dates

Construction began per master permit in September of 2024. Completion is expected in August of 2026.

3. Criteria per section 2.5.3.1.

a. through s.

The submitted drawings show the compliance with all criteria as approved under DRB order DRB19-0468. The sole requirement in this application extends to item e. as outlined below – otherwise all items are in line with requirements and have already been approved by this Board.

e. Proposing to amend height by 3' - to be consistent with current Resiliency Code and solve technical coordination issues.

4. Additional Criteria.

These have been addressed as follows:

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.

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Also, we will provide existing documentation in the form of surveys and construction reports to ensure everything is proceeding as planned and approved.

Thank you,

A handwritten signature in black ink, consisting of several fluid, connected strokes. The signature is slanted upwards to the right and appears to be the name 'Juan Azulay'.

Juan Azulay  
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