

August 02, 2024
City of Miami Beach, Planning Department
1700 Convention Center Drive, Second floor
Miami Beach, Florida 33139
Attention: Rogelio Madan and Planning Staff

FINAL SUBMITTAL
BEALE RESIDENCE
Application File No.: DRB24-1025
Folio No.: 02-4205-002-0260

Re: Architect's Letter of Intent

New Residence Proposed at 201 N. Coconut Lane, Miami Beach, FL 33139

To Planning Staff and Members of the DRB:

This shall serve as the Architect's Letter of Intent regarding a proposed new residence to be constructed at 201 N. Coconut Lane in Miami Beach. Please find site specifications below:

- Lot Size: 7,500 Sq. Ft.
- Unit Size: 3,736 Sq. Ft. (49%)
- Front Yard Area: 492 Sq. Ft. (49%) Pervious (please see **Variance** request below)
- Rear Yard Area: 863 Sq. Ft. (77%) Pervious
- Lot Coverage (Footprint): 2,231 Sq. Ft. (29%)
- Flood Zone: AE-9. First floor elevation: +15.0' NGVD
- Residence Height: 2-story, with an **Understory**. Finished First Floor to Top of Roof: 24'-0"
- All Front, Rear and Side facades meet the code required setbacks for one story and two-story construction.
- Cost estimate: \$1.8 million

This application is being presented before the DRB for the approval and review of the following three items:

- This is a two-story residence with an **Understory**, and as such, needs to go before the DRB.
- **Design waiver request** to waive requirement to provide a courtyard for a 2- story elevation exceeding 60 feet, on the west side.
- **Variance** to reduce landscape requirement in the front yard from 70% to 49% to provide an appropriate driveway width within the boundaries of the front yard of a narrow lot.

Waiver

The owner requests a waiver for this Project from the following code:

Sec. 7.2.2.3.b.2.A: Two-Story Side Home Elevations

Two-story side elevations located parallel to a side property line shall not exceed 50 percent (50%) of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard.

Owner is requesting a waiver from the maximum West side 2-story elevation width of 60 ft. to 63'-10" in order to maintain the design intent that incorporates a reflecting pond that is 6-8" deep, 46'-8" long, and is open to the sky. Though it does not meet the letter of the code, the courtyard provided meets the intent of the code, by substantially breaking up and setting back the 2-story elevation that exceeds 60 feet, and providing a courtyard that is 311 sq. ft. or 4.2% of the lot area.

Variance

The owner requests a variance for this Project from the following code:

*Sec. 7.2.2.3.b.1 (6): RS Development Regulations – Understory Front Yard
If an understory is provided, at least 70 percent (70%) of the required front yard and street side yard areas shall consist of sodded or landscaped pervious open space.*

The Owner is requesting approval to provide 49% landscape open space in the designated front yard, where 70% is required pursuant to Section 7.2.2.3.b.1 (6) of the Resiliency Code. The Project is designed with a driveway that correlates to the width of the double garage, which by itself will exceed the maximum allowed impervious area in the Front Yard, due to the narrowness of the lot.

In addition, the area taken by the pedestrian path will also require impervious area that exceeds the maximum allowed in the Front Yard. Due to the narrowness of the lot, the amount of impervious space allowed for an understory home is too limited to provide a driveway and pedestrian paths of standard and compliant widths, and thus we request a variance to permit the hardscape surface area needed to provide the commensurate amenities in the Front Yard as a similar home with a wider lot.

The requested Variance for the Beale Residence shall be approved upon demonstration of the following:

(i.) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

Satisfied; the Property is narrow and thus, will have a small yard and 30% will not allow for intended width that is for a home.

(ii.) The special conditions and circumstances do not result from the action of the applicant.

Satisfied; the hardship is due to the narrowness of the lot, and no the action of the applicant.

(iii.) Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.

Satisfied; requested Variance will not confer any special privilege on the Applicant, that would be otherwise denied or detrimental to similarly situated properties within this neighborhood.

Granting the variance would allow the applicant a driveway width that is commensurate for a residence.

(iv.) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant.

Satisfied; complying with the code as written would not allow for a normal driveway width due to the narrowness of the lot.

(v.) The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Satisfied; we are requesting the minimum needed to provide a normal driveway width.

(vi.) The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Satisfied; the proposed Variance does not negatively impact the surrounding neighborhood.

(vii.) The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

Satisfied; the requested Variance will allow for the construction of a beautiful new, single family home that is more consistent with the City's Comprehensive Plan and resiliency efforts. The proposed Beale residence and corresponding Variance will not reduce levels of service.

(viii.) The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 7, article 1, as applicable.

Satisfied; please refer to the Sea Level Rise and Resiliency Review provided below for more detail.

Sea Level Rise and Resiliency Review

Section 7.1.2.4.a of the Resiliency Code provides review criteria for compliance with the City's recently adopted sea level rise and resiliency criteria.

(i.) A recycling or salvage plan for partial or total demolition shall be provided.

A recycling plan will be provided as part of the submittal for a total demolition permit to the building department.

(ii.) Windows that are proposed to be replaced shall be hurricane proof impact windows.

The windows and glass balcony system will be hurricane impact windows.

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

Passive cooling systems, such as operable windows and balcony doors, may be installed as appropriate.

(iv.) Resilient landscaping (salt tolerate, highly water absorbent, native or Florida friendly plants) shall be provided, in accordance with chapter 4 in Land Development Regulations.

All new landscaping will consist of resilient, Florida friendly species.

(v.) The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject of the subject property and the elevation of surrounding properties.

One of the primary design tenets driving the Beale residence design is sustainability and resiliency. As such, the finished first floor elevation is raised to 15' NGVD, to account for the (3) additional feet provided for the understory to allow a cool under breeze and better on-site drainage.

(vi.) 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 3 additional feet in height.

Satisfied; though please note that the street in front of this property has already been raised.

(vii.) 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.

Critical mechanical and electrical equipment is located on the roof deck and first floor above BFE.

(viii.) Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.

Not applicable to new construction.

(ix.) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry floor proofing systems will be provided in accordance with Chapter 54 of the City Code.

As applicable, flood proofing will be provided as needed.

(x.) As applicable to all new construction, stormwater retention systems shall be provided.

Owner will explore various water retention systems, where feasible and appropriate, for the Project.

(xi.) Cool pavement materials or porous pavement materials shall be utilized.

Cool pavement materials or porous pavement materials will be utilized, where possible, throughout the Project.

(xii.) The design of each project shall minimize the potential for heat island effects on-site.

The Beale residence is purposely designed with lush landscaping and shaded open space to reduce the potential for heat effects on the site.

I ask for your support and your vote in favor of the design so that we may proceed with the project. We ask that the Board approve our application as submitted. Should you have any questions regarding the application, please do not hesitate to contact our offices at the number listed below.

Sincerely,
Raphael Levy, Principal
Choeff Levy Fischman PA