praxis.
architecture . design

278 nw 37 st. miami, fl 33127 t. 305 576 8063
praxisarch.com

March 3rd, 2024

City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, Florida. 33139

RE: LETTER OF INTENT (DRB24-1005)

Design Review Board approval for a new two-story residence with an understory to be located at 409 E Dilido Dr, Miami Beach, FL 33139

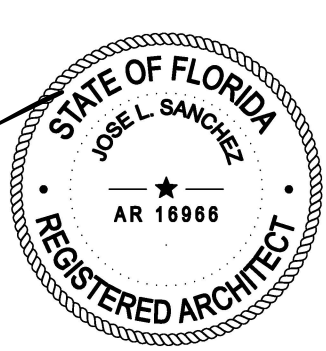
Dear Members of the City of Miami Beach Design Review Board (DRB),

I am submitting this proposed residence on behalf of the owners, to be located at 409 E Dilido Dr, for approval by the DRB. The proposed project will be a new two-story construction with a non-habitable understory. The estimated construction cost is $1,930,000.

Attached to this letter, are the answers to the **SEA LEVEL RISE AND RESILIENCE REVIEW CRITERIA**.

Please consider this as a letter of intent to construct a new two- story custom residence on an empty lot. I respectfully request that the DRB consider this new residence for approval. Should any additional information be required, please do not hesitate to contact me.

Sincerely,



Jose L. Sanchez, AIA
Praxis Architecture Inc.
AR 0016966

Jose L Sanchez

Digitally signed by Jose L Sanchez
DN: cn=Jose L Sanchez, c=US, o=Praxis Architecture, Inc., email=jsanchez@praxisarch.com
Date: 2024.03.01 13:15:44 -05'00'

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCE REVIEW CRITERIA

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resilience that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

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

Recycling plan to be provided by the GC.

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

New construction shall have hurricane proof impact doors and windows.

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

Operable windows have been provided at bedrooms as part of the emergency egress requirement.

(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.

Weather resilient landscaping to be specified by Landscape Architect in landscaping plans.

(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.

Land elevation within property to comply with the minimum requirement of future adjusted grade set by the City of Miami Beach. This includes elevation the land and the installation of new retaining walls around the property.

(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.

Walkways, driveways, and driveway ramps shall be constructed from a removable material such as concrete pavers that would be adaptable to rising public right-of-ways and adjacent land.

(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.

All mechanical equipment will be specified at a minimum elevation of base flood elevation measured to the bottom of the equipment.

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

Proposed building is a new two-story construction with the first habitable floor located at the minimum freeboard elevation of base flood + 1'.

(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.

Project will be a new construction with the first habitable floor above base flood elevation. Other areas, such as garage and storage spaces located below base flood elevation shall be provided with flood vents where necessary and with other flood proof systems. Wall finish for spaces below design flood elevations shall be finished with stucco only.

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

Site drainage and water retention methods and systems to be specified by Civil Engineer in the proposed civil drawings at the time of final plan submittals.

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

Light color paved areas and porous materials to be specified in final permit plans for driveways and other walking surfaces.

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

The design of the building materials, including color, will be light in color as to minimize the potential of heat island effects.