

March 7, 2025

VIA ELECTRONIC DELIVERY**City of Miami Beach Design Review Board**

c/o Mr. Rogelio Madan, Development & Resiliency Officer
City of Miami Beach, Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**Re: Final Submittal / Saka Residence / Letter of Intent for Design Review Board
Application File No. DRB24-1052 (the “Application”) / Property located at 4330
Nautilus Drive (Folio No. 02-3222-006-0240), Miami Beach, Florida (the “Property”)**

Dear Design Review Board Members:

Our firm represents James and Fancy Saka (collectively, the “**Owner**” or “**Applicant**”), as owners of the property located at 4330 Nautilus Drive in the City of Miami Beach, Florida (the “**City**”). The Owner seeks to build a beautiful, new single-family home at the Property. Please consider this correspondence as the letter of intent in connection with the Owner’s request before the Design Review Board (“**DRB**”) for design review, waiver and variance approvals for the construction of a new, 2-story home with an understory, as more fully detailed below.

I. The Property

The Property is located within the Nautilus mid-beach neighborhood and fronts Nautilus Drive to the East and currently contains a 2-story, single family residence originally built in 1938, with substantial expansion and renovations done in over the years¹. According to that certain Boundary Survey prepared by Schwebke-Shiskin & Associates, Inc., a copy of which is enclosed, the Property contains a total of 10,694 +/- square feet or 0.245 +/- acres of land. The Property is located within the RS-4, Single Family Residential zoning district and is surrounded by other 2-story, single family homes to the North, South, and East along Nautilus Drive.

James and Fancy Saka have lived at the Property since 2011. For over 13 years, the Saka’s have raised their children, formed lasting bonds within the community and built countless cherished memories at the existing home on the Property. For these reasons and many more, they have decided to stay in the neighborhood and rebuild the home of their dreams at the Property.

¹ Per the information provided on the Miami Dade County Property Appraiser’s website, the Property has undergone various renovations and additions since the original construction date, including doubling the home in size since 1981.

II. The Project

As detailed in the plans prepared by Choeff Levy Fischman Architecture and Design (the “**Plans**”), Owner intends to build a new, 2-story modern and resilient home with an understory (the “**Project**” or “**Saka House**”). The estimated cost of the Project is approximately \$3,200,000.00.

The Saka House is a Modern architectural home that seeks to integrate sustainable and resilient design features with the surrounding natural elements of light, air, water and lush greenery. Starting along the East side of the Property, the front view of the Saka House appears as a two story volume floating above a large reflecting pond. This entrance feature complements and is nestled amidst the lush greenery surrounding the Property and serves as a tranquil introduction to the modern elegance and design of the homes interior space.

Hovering above the reflecting pond is the architectural entry staircase that leads directly to the first level and main stay of the family home. Crafted with sleek contemporary materials and lined with transparent glass panels as the side rails, the staircase appears to effortlessly float in mid-air creating a sense of weightlessness and allowing the surrounding greenery and blue water of the pond below, to shine through. The glass material used in the entry stair continues to the first floor, where glass paneling is used for the balconies that border both sides of the first story. Transparent, glass paneling is carefully used throughout the front and rear facades of the Saka House allowing exterior elements to spill into and seamlessly blend with the interior space of the home.

Just above the reflecting pond, a series of architectural aluminum louvers frame the front façade of the home, adding design interest and verticality to the largely horizontal structure. These sleek, metal louvres are a design element throughout various areas and at each level of the Saka House, but also provide privacy. For example, the metal louvres conceal the primary stairwell, while allowing small glimpses of the staircase from the outside. The backyard includes a lap style pool, lounge space, summer kitchen and seating area designed for hosting family events and enjoying the nearly year-round, warm Miami Beach climate.

At the ground level, the Saka House is designed with an understory. The open air serves as a conduit allowing natural light and air to pass easily through the Property, but also serves as functional space for the Saka House. For example, the understory is designed as convenient space for car storage and is accessed from two vehicular access points off of Nautilus Drive. This space also includes a motor court, providing ample room for vehicle maneuverability on site and masked from public view. The open-air, understory also provides various entrance points and accessibility from the ground level to the roof deck, including a private elevator and primary stairwell.

The open-air nature of the understory creates a versatile and functional space that is both practical and resilient. It offers concealed vehicular storage options for the Saka family, while also contributing to the overall sustainability and adaptability of the residence in furtherance of the City’s sea level and resiliency efforts.

The Owner has collaborated closely with the architect to ensure that the Project not only aligns with the various development regulations provided in the City's Resiliency Code (the "**Resiliency Code**"), including the design review criteria codified in Section 2.5.3.1 provided below, but also provides functional and usable space for this local Miami Beach family. As such, the Project is in compliance with the RS-4 zoning regulations per Section 7.2.2 of the City's Resiliency Code, with the exception of the minor waiver and variance requests detailed in Sections IV and V of this Letter of Intent.

III. Design Review Approval

The Project is consistent with the City's design review criteria, per Section 2.5.3.1 of the Resiliency Code and as provided below.

- a. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.*

Satisfied; The Project, including the proposed elevation of the home and understory, are in line with the City's future road raising conditions and resiliency efforts. For example, the under story level is being raised to 7' NGVD, ensuring it remains one foot above the future crown of road for Nautilus Drive². This proactive approach provides flood protection and long term sustainability for the newly proposed home at the Property. Although the understory is raised for resiliency purposes, the overall height of the home is 28 feet and is in compliance with the permitted height under the applicable RS-4 regulations. Furthermore, the Project integrates the existing natural landscape elements and uses it as inspiration to enhance the Property with lush trees and shrubs, creating a natural buffer that reinforces on site drainage, mitigates flooding, and complements the natural elements of the surrounding neighborhood.

- b. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.*

Please refer to the enclosed Plans for detailed drawings reflecting the location and design of the proposed home in relation to the parking driveway and access points to the Property, in addition to the proposed rooftop screening materials. Additionally, please refer to the enclosed Landscape Plans prepared by Christopher Cawley and dated August 16, 2024 ("Landscape Plans") for detailed information on the proposed tree and landscaping details. Civil and lighting plans will be submitted during the permitting process, as may be required.

As stated elsewhere in this Letter of Intent, the home embodies a modern design aesthetic with functionality to accommodate the Saka's large and expanded family. For example, the proposed understory and double driveway design is

² Per the City's Public Works Department, the future crown of road for Nautilus Drive is 5.96' NGVD.

intended to conceal cars for the Saka's many family members, complements the double driveway directly across the street at 4330 Nautilus Drive, and mirrors the Property's existing double driveway.

- c. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.*

Satisfied; Please refer to the enclosed Plans that reflect compliance with the applicable R-2 zoning regulations, with the exception of the minor variances discussed further in Section V of this Letter of Intent. Specifically, the proposed home is designed at a height of 28 feet with an understory set at 7 feet NGVD to comply with the City's floodplain and resiliency efforts. The Project's proposed lot coverage and unit size are all in compliance with the applicable RS-4 zoning requirements. The overall design sufficiently addresses the intent of the Resiliency Code and applicable design guidelines.

- d. The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the city identified in section 2.5.3.2.*

Satisfied; The Project is designed with high quality and sleek contemporary materials and finishes, such as glass panels, metal railings and wood cladding.

- e. The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.*

Satisfied; The Project, including the site plan, location and design for the proposed new home complies with the requirements of the City's Resiliency Code, as reflected in the enclosed Plans.

- f. The proposed structure, or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.*

Satisfied; The Project's design integrates sustainable and resilient design elements that further the City's goals and intent but is also compatible with the surrounding 2-story homes and neighborhood's natural environment. The proposed home's modern architectural aesthetic, infused with mixed materials such as glass, wood and metal, coupled with the lush landscaping will enhance not only the Property but the surrounding properties. Neighbors to the North, South and East all

contain 2 story homes. Furthermore, the neighbor at 4322 Nautilus Drive redeveloped their property in 2015 with a similar modern design aesthetic.

- g. The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.*

Satisfied; The home will be secured with gates, perimeter walls, and other electronic surveillance devices to protect the home.

- h. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safely and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.*

Satisfied; the Project ground floor design ensures safe and efficient access to the Property. Specifically, the U-shaped driveway design enhances accessibility by offering vehicular access from two locations, which eliminates the need to back out and cause potential traffic disruptions on Nautilus Drive. Additionally, the open-air understory and motor court allows for ample space for vehicle maneuverability and parking, while also ensuring that the parked cars are safely arranged and concealed from public view. This layout helps to segregate pedestrian movement from vehicular circulation and improves overall pedestrian and traffic safety.

- i. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.*

Satisfied; A proposed lighting plan will be submitted to the City during the permitting process, as may be required.

- j. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.*

Satisfied; As mentioned above, the Project includes lush trees and shrubs that serve as a landscape buffer to the abutting homes to the North and South of the Property. Please refer to the enclosed Landscape Plans for more details.

- k. *Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.*

Satisfied; The Project is designed with multiple layers of protection to ensure that the lights and noise from the parked cars are shielded from the adjacent property views and pedestrian areas. For example, the continuous natural landscape buffer coupled with the 6 to 7 foot high solid wall lining the perimeter of the property, provides multiple layers of protection that serve to absorb sound and block direct visibility of the parked cars within the Property.

- l. *The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).*

Satisfied; The proposed structure is thoughtfully designed to be compatible with the surrounding neighborhood. While the Project incorporates a resilient, elevated understory, it maintains the appearance of a modern 2-story home, consistent with the southern abutting neighbor.

- m. *The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.*

Not applicable, as the proposed Project is for a single family home with an understory.

- n. *The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.*

Satisfied; As reflected in the enclosed Plans, the rooftop architectural elements including aluminum louvers and metal screening, substantially screen the rooftop mechanical equipment and other rooftop features.

- o. *An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).*

Not applicable, there are no additions to the proposed home.

- p. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.*

Satisfied; The Project is designed with extensive glass paneling along the eastern frontage, facing Nautilus Drive, creating a transparent façade that allows natural light to pass through. This transparency connects the interior and exterior spaces, maintaining architectural cohesion and visual interest along the abutting sidewalk.

- q. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.*

Satisfied; Since this is a single family home, there are no service, delivery or trash rooms on the Property. The home's trash receptacles will be stored on site and concealed from public view when not in use.

- r. In addition to the foregoing criteria, section 104-6 (t) the General Ordinances shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.*

Not applicable.

- s. The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.*

Satisfied; Please see Section VI of this Letter of Intent for compliance with the City's Sea Level and Resiliency Review Criteria.

IV. Waiver

A. Sec. 7.2.2.3.b.12.H: Fence, Walls and Gates Standards

Side Interior Yard and Rear Yard: 7 feet

Footnote (1). In the event that a property has approval to be improved at future adjusted grade, the overall height of fences, walls and gates may be measured from future adjusted grade, provided that the portion of such fences, walls or gates above 4 feet in height consists of open pickets with a minimum spacing of 3 inches, unless otherwise approved by the Design Review Board (DRB) or Historic Preservation Board (HPB), as applicable.

Pursuant to Footnote 1 of Section 7.2.2.3.b.12.H of the Resiliency Code, Owner is requesting waivers to allow the Project and corresponding improvements at the Property be measured from the future adjusted grade, and to allow construction of the proposed solid wall along the interior and rear yards up to the maximum allowable height. Specifically, the proposed

solid wall is 7 feet along the side and rear yards, and is designed to mirror the modern aesthetic of the home.

V. Variances

The Owner requests the following variances for the Project (“**Variances**”):

A. Sec. 7.2.2.3.a.12.N.VI. Projections

Porches, platforms and terraces up to 30 inches above the yard elevation of the lot, as defined in section 1.2.1. Such projections and encroachments may be located up to the first habitable floor elevation and include stairs, steps, ADA-compliant ramps and related walkways, not exceeding 5 feet in width, which provide access to all porches, platforms, terraces and the first floor when elevated to meet minimum flood elevation requirements, including freeboard.

The Owner is requesting approval of the staircase encroachment, measuring 9’10” wide, where 5 feet is the permitted maximum width pursuant to Section 7.2.2.3.a.12.N.VI. of the Resiliency Code. The proposed entry staircase is essential for functional and safety purposes as well as architectural design balance of the Project. Given the home’s elevated design, a wider stair provides a safe and seamless transition from the front yard to the front door entry point. The wider staircase also ensures a safer and more functional entryway by providing adequate space for a large family to enter the home comfortably and reducing any potential safety hazards near the landing.

Additionally, the increased entryway width also serves as a design mechanism to address the Property’s unique lot shape. Although it appears that the Property is a regular shaped lot, the interior side lot lines are slightly uneven and not parallel. Additionally, the minimum lot width is 50 feet for RS-4 zoned properties, such as the Property. In this case, the Property’s lot width abutting Nautilus Drive is 80 feet (as platted) - 60% larger than the required minimum. Given the larger lot width along this frontage, a proportionate increase in the staircase width is merited and consistent with the overall scale of the Property’s frontage. The Project’s thoughtful design, including the entryway stair, maintains visual proportionality with the home’s front façade creating a more balanced and cohesive design.

B. Sec. 7.2.2.3.b.1(6): RS Development Regulations - Understory Front Yard

If an Understory is provided, at least 70 percent 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 49.6% 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 system that provides two (2) separate points of access along Nautilus Drive, consistent with the existing successful driveway condition at the Property. The proposed driveway areas incorporate hardscaped pavers that are necessary for vehicular operations. Given the Applicant’s large local family, the driveway design allows for the concealed storage of cars at the Property without impact to the public right of way/swale system. This design reduces potential impacts on neighbors and vehicles traveling along Nautilus Drive. Furthermore,

from a contextual and compatibility perspective, the Property currently has a double driveway as does the neighbor directly across the street.

As part of the intentional driveway design, the Applicant is able to provide a majority of the designated front yard as landscaped open space, with 49.6% . The only non-landscape features in the front yard are the water feature, the drive aisles and the stairwell access. The overall front yard and extended yard provides significant green space at the Property that includes lush vegetation, trees, shrubs and plants – all creating a welcoming and visually appealing streetscape. This green space, coupled with the open water feature³ surrounded by landscaping at the entrance of the Property, lend to a beautiful front yard experience enhancing the Property's curb appeal. This design is consistent with the driveway condition directly across the street containing the same 2- access drive aisle configuration.

The requested Variances for the Saka House should be approved as they are in compliance with Section 2.8.3. of the Resiliency Code:

- (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 currently contains a U-shaped driveway system, that the owner has successfully used over the past decade to enjoy friends and family without impact to the neighborhood. Given the success of the existing site conditions, Applicant intends on utilizing the same design feature.

Additionally, the proposed stair width is designed to be proportionate to the entry landing and overall facade design. Providing a narrower stairway entry would appear visually unbalanced and diminish the architectural integrity of the home. Given the Property's unique lot shape (detailed further below), the proposed stairway width is a way to balance and bring proportion to the front façade for a more functional and aesthetically appropriate entry sequence.

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

Satisfied; The special conditions and circumstances of the proposed driveway design mirror the existing conditions at the Property. For example, the existing home at the Property currently maintains a U-shaped driveway with two access points. The new Project seeks to recreate this dual access driveway to maintain the vehicular functionality and efficiency at the Property.

³ Note, the front yard water feature should theoretically be counted toward the landscaped pervious open space calculation, similar to the provision allowing water portions of a swimming pool to be counted toward the same calculation in the rear yard per Section 7.2.2.3.b.1(7) of the Resiliency Code. However, the Resiliency Code does not provide a similar requirement for the front yard regulations. If the front yard water feature were counted toward the pervious open space calculation, the variance would be significantly minimized.

Additionally, the wider entry stair provides a way to establish visual harmony and structural cohesion with the front façade, addressing the Property’s unique lot configuration (unparalleled side lot lines and larger lot width) while ensuring a balanced and well integrated entryway to the home.

- (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; The requested Variances will not confer any special privilege on the Applicant, that would be otherwise denied or detrimental to similarly situated properties within this neighborhood and RS-4 zoning district. Specifically, the Project is designed to accommodate a driveway with two (2) vehicular access points to the Property. Again, the dual access driveway configuration is similar to many of the residential homes in the neighborhood and situated along Nautilus Drive – including the home situated directly across the street. Although this configuration lends to slightly more hardscaped areas, the 2-point access drive provides for streamlined vehicular access to and from the Property and allows greater utilization of the understory. To mitigate the appearance of the paved driveway, the Project maintains substantial landscaping surrounding the driveway and located in the front yard. Most importantly, the Project is designed with landscaping buffers (in the form of shrubs and plants) that line the entire length of both driveways.

- (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; As mentioned above, the front yard is designed with not only lush landscaping but also contains a beautiful, water feature. The only hardscape material is for the driveway and stairwell landing areas. The zoning requirement stipulates that 70% of the front yard must be sodded or consists of landscape, pervious open space. As previously mentioned, the Saka House is designed with just over 49% of the landscaped open space within the designated front yard. It is important to note that the provided “landscape open space” calculation does not account for or include the expansive water feature situated within the front yard space. Although the water feature may not fit the technical definition of “landscape open space” – its function remains the same and maintains a beautiful, open space area that enhances the curb appeal and aesthetics of the Property and neighborhood.

Additionally, strict adherence to the 5-foot required maximum for the front stair width would create practical difficulties, resulting in an entryway that is visually disproportionate to the home’s front facing exterior and restricting safe functional access for large family gatherings.

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

Satisfied; The requested variance, providing 49.6% of landscaped open space within the front yard, is the minimum variance necessary to enable the reasonable use of the Property while maintaining the existing functionality.

Considering the Project's elevated design and understory, the proposed entry stair is the least deviation necessary to maintain safe and functional entry access to the home. A narrow stair width would create potential safety issues and compromise the visual quality and design of the home.

- (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 Variances do not negatively impact or result in a detrimental impact to the surrounding neighborhood. In fact, the Project's design with extensive landscaping, open space and water features, and a balanced entryway all provided in the front yard, not only enhance the curb appeal of the Property, but also significantly contributes to the overall aesthetics of the entire neighborhood. In addition, the visual impact conceals and minimizes the main building volume from the street frontage. The double access driveway is consistent with the surrounding home design and onsite conditions and therefore in harmony with the neighborhood.

It is also important to note that the proposed entry stair does not pose any adverse impacts to the neighboring properties or the streetscape, as it simply ensures safe, resilient, and well-integrated access to the home.

- (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 Variances will allow for the construction of a beautiful new, single family home that is consistent with the City's Comprehensive Plan and resiliency efforts. The elevated home design and stairway supports the City's flood mitigation strategies while simultaneously providing visual and design cohesiveness. Additionally, the proposed Saka House and corresponding Variances 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 I, as applicable*

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

VI. 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 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.*

One of the primary design tenets driving the Saka House design is sustainability and resiliency. As such, the finished first floor elevation is raised to City resiliency standards, with an understory that allows a cool under breeze as well as upgraded 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.*

The Project was thoughtfully designed with an open understory and elevated first-floor for added resiliency purposes and to ensure adaptability to any potential raises in public rights of way and adjacent land in the future.

- (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 systems will comply with all flood requirements.

- (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 flood 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 Saka House is purposefully designed with lush landscaping and shaded open space to reduce the potential for heat island effects on the site.

Sincerely,



Ethan B. Wasserman, Esq.

BEW:dv

Enclosures:

cc: Devon Vickers, Esq.