



ARCHITECTURE INTERIOR DESIGN PLANNING

March 11th, 2019

Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Design Review Approval for the property Located at 1420 W 23rd Street, Miami Beach, FL 33140.

Dear Tom:

Kobi Karp (the “Applicant”), the owner of the above-referenced property (the “Property”).

Please consider this letter the Applicant’s letter of intent in support of design review approval by the Design Review Board (“DRB”) for the total demolition of an existing pre-1942 single-family residence and the proposal of a new two-story single-family residence on the Property.

The Property. The Property is a 19,686 square foot waterfront lot located on the south side of Sunset Island #3 and is in the RS-3, Single Family Residential Zoning District. The property is identified by Miami-Dade County Folio No. 02-3228-001-1510. There currently exists a pre-1942 single-family residence on the Property.

Description of Proposed Design. The Applicant proposes to construct a new, two-story single-family residence with a floor area of approximately 8,595 square feet in size. The proposed home will be a beautiful, modern, two-story structure and the Property will include attractive landscaping. The proposed home contains a mixture of one and two-story volumes to create moments of dramatic cantilevering on the ground floor and useable terrace on the second floor. The site is designed to create a gentle slope to mask the transition of grade from street to the ground floor which will also hide the parking from street view.

The proposed new home complies with the City of Miami Beach Code (“Code”) requirements for unit size and lot coverage. The unit size of the proposed home is 8,595 square feet (43.66% of the lot size), which is below the allowable 50% unit size limit. The lot coverage is 24.90%, which is below the 30% permitted. Further, because the home contains less than 25% lot coverage, the home is exempt from the 70% second floor area requirement (See Code Section 142-105(b)(4)(c)).

Request for additional Height. As allowed per the Code for single-family residences located within the RS-3 district, the Applicant would like to ask the DRB for the additional increase



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of the height limitation of flat roofs from a maximum of 24'-0" to 28'-0" as defined in the Code.

Conclusion. We believe that the approval of the additional height of the proposed home will permit the Owner of the single-family home on the Property to better utilize the residence, while maintaining compatibility with the prevailing character of the existing single-family neighborhood. We look forward to your favorable review of the application. If you have any questions or comments, please give me a call at (305) 573-1818.

Sincerely,

A large, stylized handwritten signature in dark ink, appearing to be 'Kobi Karp', is written over the typed name and license number.

Kobi Karp
Lic. # AR0012578

EXHIBIT "A"

LOT 20 AND THE EAST 1/2 OF LOT 21, BLOCK 3-D, OF ISLAND NUMBER 3, OF SECOND REVISED PLAT OF SUNSET ISLANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40 AT PAGE 78, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



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Exhibit B

Compliance With Sea Level and Resiliency Review Criteria Response Narrative

1. A recycling or salvage plan for partial or total demolition shall be provided. Windows that are proposed to be replaced shall be hurricane proof impact windows.
-All new windows shall be hurricane proof impact windows.
2. Where feasible and appropriate, passive cooling systems, such as operable windows shall be provided.
-Operable windows and systems are provided throughout the proposed project.
3. Whether resilient landscaping will be provided.
-Resilient landscaping shall be provided.
4. Whether adopted sea level rise projections in Southeast Florida regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation of surrounding properties was considered.
-Proposed project takes advantage of maximum allowable Miami Beach Freeboard.
5. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.
-Adjacent roadway has already been risen.
6. Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
-All mechanical and electrical systems will be above base flood elevation where feasible and appropriate.
7. Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
-Not applicable to this project.
8. 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 shall comply.
9. Where feasible and appropriate, water retention systems shall be provided.
-Project will provide where appropriate and feasible.

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