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Real Estate
Corporate/Business Law
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City of Miami Beach
1700 Convention Center Drive
Planning Department, second floor
Miami Beach, Florida 33139

Attn: Design Review Board Ave.

Re: Renovation of 3167 Royal Palm Ave.

Dear Members of the Design Review Board,

I represent Braceha LLC (a Florida limited liability company), the owner of property located at 3167 Royal Palm Ave., Miami Beach, Fl. The purpose of this letter is to request your approval of the current design of the home my client is having built at the property. The design shall include and respond to all sea level rise and resiliency review criteria per Section 133-30 of the Miami Beach Code. In addition, we seek a waiver of the requirement [Miami Beach Code, Sec. 142.105(b)(4)(c)] that the second floor be no larger than 70% of the square footage of the first floor. The requested waiver is very modest; the ratio of the second floor to the first is only 78.72%. Below we have provided the dimensions of the property, square footage of the floors, etc., as well as the calculation of the relevant ratios.

Lot size: 15,000 sf

Lot coverage (max 30% of lot size):

4,352.83 sf (29.01%)

Unit Size (Max 50% of lot size):

1st floor = 4,416.69 sf

2nd floor = 3,465.84 sf (Including secondary stair)

1st + 2nd = 7,882.53 sf
- 500 sf (Garage)
- 20.75 (Main stair at 2nd level)
= **7,361.78 sf (49.07%)**

2nd floor area 70% of 1st floor rule:

4,352.83 x .70 = 3,046.98 sf (Max. allowed 2nd floor)

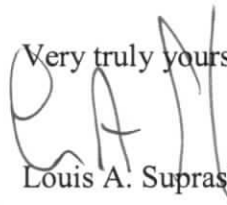
Proposed 2nd floor subject to Waiver = 3,426.76 sf (78.72% of 1st floor)

379.78 sf (8.72%) over the max. allowed second floor.

Although my client is an LLC, this property is not intended for rental, but rather as the family home for its principals, Dr. and Mrs. Gershon Fink and their large family. It is on the second floor that the bedrooms will be located, and in order to accommodate everyone, a small increase in the allowable floor ratio will be required.

We believe that granting this request for a waiver is within the appropriate design review criteria and respectfully solicit your approval of the same.

Thank you for your careful consideration of my client's request.

Very truly yours,

Louis A. Supraski, Esq.

LAS/mt