

August 5<sup>th</sup>, 2019

City of Miami Beach  
Design Review Board  
1700 Convention Center Drive, second floor  
Miami Beach, FL 33139

**Re: 4260 Pine Tree Drive, Miami Beach, FL 33139**  
**Architect's Letter of Intent**

Design Review Board,

This is the Architect's Letter of Intent as it regards a proposed new two-story single-family residence to be located at 4260 Pine Tree Drive on Miami Beach. This residence is designed in the Tropical Modern architectural style and encourages indoor-outdoor living. The residence meets all criteria regarding unit size, lot coverage, front and rear yard requirements. The residence, by right, may be constructed at the FEMA Base Flood requirement plus 5', or at +13'-0" NGVD. We are requesting a height variance of 3' to have the first floor constructed at +16'-0" NGVD which pushes the residence up 3'. We do this in order to allow for an 8' clear underfloor so it can be made usable. The finished 1st Floor to top of Roof is 24', as allowed for this particular zoning.

The waiver requested is for the second floor to first floor ratio. While 70% is allowed before a waiver can be requested, we are asking for 99.58%. The reason for this is that this is designed as an "upside-down" type residence. The second-floor transverse over the open first floor space on the exterior, giving the residence an interesting architectural feature. We also circumvent any perceived boxiness in the design by the changing height of the front to rear roof height. We feel that this, along with the side insets and other movement in the architecture, will make this an interesting design. The main reason that Staff cannot recommend approval on this and is leaving it up to the DRB is due to the additional height request variance.

Now that this type of undercarriage design is being encouraged due to sea level rise is so that the undercarriage of the residence can be made into usable space which also allows the water to flow through in case of flooding. We can now have uses such as parking, covered space to integrate and work with the pool which is now at grade level in lieu of being raised. This also allows some storage space but mostly a lighter and floating effect for the residence. In order to achieve a usable 8'-0" high clearance for the undercarriage to be usable we need the 3'-0" height variance. We also hope that the DRB understands this and allows the second floor to first floor waiver.

We need to point out that this property is much larger than the properties that are also zoned RS-4, which this is. Most RS-4 lots are 6,500 square feet, while this property is 11,850 square feet, which is consistent with a RS-3 zoning. If this were an RS-3 zoned property we would not need a height variance and a waiver would have been requested.

Due to the raising of the residence by right, we need to request an open space waiver on the sides of the residence. We believe we've made all sides of this design very interesting. The sides are as interesting as the front and rear of the residence. We really concentrated on this as this residence will be visible on all sides.

Because of the site conditions, we provide parking for the residents of the residence underneath the first livable floor of the residence. In order to achieve proper back-up space for the vehicles in order to exit the property we need this driveway variance. We feel that this is a necessary variance in order to make the required parking work properly.

I hope I have clearly defined all the waivers requested for this project. Please do not hesitate to call me and ask any questions which you may have.

Sincerely,

Ralph Choeff, President  
Choeff Levy Fischman PA