

July 9, 2019

To: Design Review Board Members and Planning Department Staff,

Re: Request for Design Review Approval & a Waiver for New Residence located at 4736 North Bay Road, Miami Beach, FL.

Dear Board Members and Planning Staff,

The applicant is Niklas de la Motte, the owner of the property located in an RS-2 district, at 4736 North bay Road. Let this letter serve as the letter of intent in support of the owner's request for Design Review Board (DRB) approval and listed waiver request for the construction of a new two-story residence to replace an existing pre-1942 home.

The proposed home is designed as a tropical modern residence using limestone stone cladding, wood cladding, and decorative louvers. China white painted stucco will appear on the side elevations. The home will feature a first floor largely faced with stone cladding to create the appearance of a solid base that supports the folding stucco balcony profiles above at the second floor and at the roof line. Wood cladding will face the vertical surfaces and stucco of the wrapping balcony profiles and louvers are added in places to add warmth and richness. The home will feature large spans of sliding glass doors, a pool and pool deck, and a stone wrapped garage that was rendered to appear as an extension of the stone base of the house.

As designed, the house's lot coverage is 28.9% of the 7, 343 sq. ft. site and the unit size is 49.4%. The height of the new residence is proposed at 28'-0" plus 5 feet freeboard.

The applicant is seeking a waiver from the 70% second floor to first floor ratio. The applicant is requesting a 86.7% second floor to first floor ratio, as this was designed as an upside-down house. Otherwise the design of this house fully complies with the zoning code as approvable administratively.

I ask for your support and your vote in favor of the design and requested waivers so that we may proceed with the project . We ask that the Board approve our application as submitted. Should you have any questions regarding the application, please do not hesitate to contact our offices at the number listed below.

Sincerely,

Raphael Levy

Principal, Choeff Levy Fischman