

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

September 9, 2019

City of Miami Beach
1700 Convention Center Drive
Planning Department, Second Floor
Miami Beach, Florida 33139

**Re: Architect's Letter of Intent
2135 Lake Avenue
Miami Beach, FL 33140
Plan No: DRB19-0457**

Dear Members of the Design Review Board.

This is the Architect's Letter of Intent as it regards a proposed new residence to be located at 2135 Lake Avenue on Miami Beach.

We are proposing to construct a new two story single family residence in the Tropical Modern style of architecture. The property size is 23,361 square feet. The proposed new residence size, as per the calculations standards of the City of Miami Beach is proposed at 9,829 square feet, which translates to a unit size which is 42.07% of the lot size. This meets the DRB maximum allowed requirement for the unit size.

The lot coverage, or footprint, is 5,562 square feet, which translates to 23.80% of the lot size. This also meets the DRB maximum allowed requirement for lot coverage, or footprint.

The front yard pervious area requirement is met, as we have 74.64% pervious area in the front yard. As well, the rear pervious area is also met, as we have a pervious area in the rear setback of 71.10%. As well, our rooftop deck area is 16.93%, which is below the maximum permitted by code. All habitable roof top areas meet all required setbacks.

The property is located in an AE-8 flood zone. Using the freeboard, the minimum allowed finished floor elevation for the first habitable floor must be at +9.00' NGVD. We are requesting that our finished first floor be at +10.00' NGVD, which is the required floor zone of 8', +2'. My client is concerned about the global warming and flooding issue and has requested this higher elevation. By right we are allowed to raise the first floor elevation by 5', but in this case we are asking for 2', which is really only a 1' increase from the required base flood elevation of the first habitable floor.

The first waiver we are requesting is the height waiver. The zone in which this property is located allows flat roof heights up to 24'. But, in this zone, one may request a waiver from the DRB of a maximum flat roof height up to 28'. In this case, we are requesting a waiver of 4' for a portion of the residence so that the allowable flat roof height would be 28'. This is very deceiving, as the major portion of the roof will be sloped roof. The zone district for this property allows up to 27' for sloped roofs at mid-point. We are proposing a sloped roof height of 26'-8", which is allowed by code.

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The final waiver we are requesting is that of the two story massing open space. We are providing an open terrace within the second floor between the Guest Suite and the Main Residence with a distance of 24'-2". We are providing the open space in order to break up the massing of the residence.

One variance is being requested regarding the roof overhang on the west side of the property. The corner of the roof overhang exceeds the maximum 25% projection into the required yard. Due to the irregularity of the site, it is a challenge to maintain the roof overhangs within the setback requirements throughout the site. We are seeking this variance to maintain the 4'-6" overhang throughout the residence in which it will maintain the scale of the residence.

We ask for your support and your vote in favor of the design and waivers described in this letter of intent 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,



Cesar A. Molina
Principal