

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN

August 15, 2019

City of Miami Beach
1700 Convention Center Drive
Planning Department, second floor
Miami Beach, Florida 33139

**RE: Architect's Letter of intent
40 Palm Avenue, Miami Beach, FL.**

Dear Members of the Design Review Board,

This is the Architect's Letter of Intent regarding a proposed new addition and interior remodeling for an existing structure Located at 40 Palm Avenue, Palm Island, Miami Beach, the existing structure sits on a lot with a net area of 30,800 sf. under zoning district RS-1.

We are redesign the entire façade of an existing two story residence built in 2014, under permit #B1403651, with 7,592.18 sf. (23.69%) of lot coverage and 14,772 of unit size or 47.7% of lot size, please note that existing lot size has been modified, canal not to be part of overall calculations. We are proposing to build an exterior addition in the front of the house as well as enhancing the exterior elevations of the existing house to bring the aesthetics of the house to a language that represents the design philosophy of CMA Design Studio. The new proposed size of the house, as per City of Miami Beach calculation standards is 15,254 sf., which translate to a unit size of 49.5% of the lot size. This meets the DRB maximum allowed requirement for unit size.

The lot coverage, or foot print, is 7,949 sf., which translates to 24.84% 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, required is 50%, we have 88% pervious area in the front yard.
The rear yard pervious area requirement is also met, required is 70%, we have 83.65% pervious area in the rear.
The roof top deck area is 6.2%, which is well below the 25% allowed by code. All habitable rooftop areas meet all required setbacks.

The property is located in an AE flood zone. Using the freeboard, the minimum allowed finished floor elevation for the first habitable floor must be at 9'-0" NGVD plus 1'-0", which matches the existing first floor elevation of 10'-0" NGVD.

We are requesting one and only variance:

- a. Variance #1 to reduce front setback by 12" (front columns)

This house has been abandoned for the past two years creating an eye sore for the neighborhood, our intent is to bring the house to life and not only build a beautiful residence for the island but to enhance the whole community. I ask for your vote in favor of the requested variances here described in this Letter of Intent so we can proceed with the project. We ask the board to approve our application as submitted. Should you have any questions regarding this application, please contact our offices at the number listed below.

Sincerely

Jose Miguel Silva,
Principal
CMA Design Studio