



ARCHITECTURE INTERIOR DESIGN PLANNING

November 18th, 2019

Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Design Review Approval for the property Located at 1485 Cleveland Road, Miami Beach, FL 33141.

Dear Tom:

Kobi Karp (the "Applicant"), the owner of the above-referenced property (the "Property").

Please consider this letter the Applicant's letter of intent in support of design review approval by the Design Review Board ("DRB") for the total demolition of an existing post-1942 single-family residence and the proposal of a new two-story single-family residence on the Property.

The Property. The Property is a 11,250 square foot waterfront lot located on the north side of Biscayne Point and is in the RS-3, Single Family Residential Zoning District. The property is identified by Miami-Dade County Folio No. 02-3203-001-2230. There currently exists a post-1942 single-family residence on the Property.

Description of Proposed Design. The Applicant proposes to construct a new, two-story single-family residence with a floor area of approximately 5,979 square feet in size. The proposed home will be a beautiful, modern, two-story structure and the Property will include attractive landscaping. The proposed home contains a mixture of one and two-story volumes to create moments of dramatic cantilevering on the ground floor and useable terrace on the second floor front guest room above the garage. The main feature of the design is a 28'-0" high entry canopy that is setback 56'-4" from the front property line of the site.

The proposed new home complies with the City of Miami Beach Code ("Code") requirements for unit size and lot coverage. The unit size of the proposed home is 5,609 square feet (49.85% of the lot size), which is below the allowable 50% unit size limit. The lot coverage is 25.76%, which is below the 30% permitted. Further, because the home is slightly more than 25% lot coverage, the home would require a waiver to be exempt from the 70% second floor area requirement (See Code Section 142-105(b)(4)(c)).

Request for additional Height. As allowed per the Code for single-family residences located within the RS-3 district, the Applicant would like to ask the DRB for the additional increase



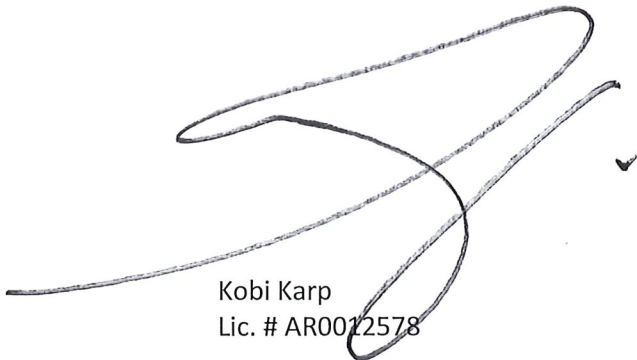
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of the height limitation of flat roofs from a maximum of 24'-0" to 28'-0" as defined in the Code.

Request for second floor ratio waiver. As allowed per the Code for single-family residences located within the RS-3 district, the Applicant would like to ask the DRB for a waiver that would allow the second floor ratio to be slightly above the 70% of the first floor when lot coverage is more than 25% of site.

Conclusion. We believe that the approval of the additional height and second floor ratio waiver of the proposed home will permit the Owner of the single-family home on the Property to better utilize the residence, while maintaining compatibility with the prevailing character of the existing single-family neighborhood. We look forward to your favorable review of the application. If you have any questions or comments, please give me a call at (305) 573-1818.

Sincerely,



Kobi Karp
Lic. # AR0012578