

December 5, 2019

To: Design Review Board Members and Planning Department Staff,

Re: Request for Design Review Approval & a Waiver for New Residence located at 98 LaGorce Circle, Miami Beach, FL.

Dear Board Members and Planning Staff,

The applicant is Phillipe Harari, the owner of the property located in an RS-2 district, at 98 LaGorce Circle. 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 post-1942 home.

As designed, the house's lot coverage is 29.66% (9,422.14 SF) of the 31,764.67 sq. ft. site and the unit size is 46.50%. The height of the new residence is proposed at 28'-0" measured from First Top of Slab, which is FEMA Base Flood (+8.00NGVD) + 3'-0" Freeboard = +11'-0" NGVD.

The applicant is seeking a waiver from the 70% second floor to first floor ratio. The applicant is requesting a 95.01% second floor to first floor ratio, as this was designed as an upside-down house. The applicant also requests an accessory structure height Variance (Cabana). 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