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December 8, 2020

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

Re: 205 East San Marino Drive, Miami Beach
DRB number DRB20-0618

LETTER OF INTENT

This firm represents Azenda Properties LLC (the "Applicant"), the owner of the above-reference parcels, with Miami-Dade County Folio No. 02-3232-003-0550 (hereinafter referred to as "Property"). Please consider this letter the Applicant's letter of intent in support of a design review approval from the Design Review Board ("DRB") for a single-family home on the Property.

The properties:

The Property is located at 205 East San Marino Drive in Single Family Residential District 3 (RS-3). Currently, the property consists of one existing lot with one existing single family residence. The lot is 18,375 square feet 105' x 175' in depth. The existing property at 205 E San Marino drive is 6,401 square feet according to the tax roll and was built in 1938. The home does not maintain its original architectural design integrity due to numerous alterations and major additions, as evidenced by the building card, microfilms and existing photos.

Applicant's Proposal:

The Applicant is proposing to demolish the existing structure and the two story accessory structure in the rear and replace it with a new two-story family home. The new residence has been designed in Miami Tropical Modern Style. The façade presents a modern pure box using natural materials and stuccoed walls. In the rear, there are two boxes that are symmetrically positioned and centered on the pool. Each main area has eleven foot 6 inch high glass doors to provide vast openness from the back yard, through the main living area, to the pool deck. The interior and exterior flow seamlessly into one unified space.

The proposed new home complies with the Miami Beach Code (the "Code") requirements for unit size, lot coverage and setbacks. The total unit size Proposed is 5,722.92 square feet (31.14%), which is below the allowable 50% unit size limit. The lot coverage proposed is 3,775.88 sf 20.54%, which is significantly below the 30% allowed as of right. In addition, all setbacks comply with and the rear setback exceeds the Code requirements. At this time, however, the Applicant is requesting a DRB approval for increase in height.

□ **Height Increase Request.**

The new single family development regulations allow for 24 foot height, for flat roofs, from the required flood elevation, for homes located in the RS-3 zoning district. However, the DRB may grant increases in height of to 28 feet.

The applicant requests a height of 27 feet. The two story mass is located far back on the property 82'-2" from the front property line to the two story enclosed area (80'-2" to the architectural feature). This location of the two story mass to the street edge is 100'-11". Two story depth is only 32'-0".

The additional three feet would be useful to the internal systems on the first and second level as well as allow for a greater view to the water. This lot is located on a double lot as is wider than most of the adjacent homes on East San Marino. The additional height is in relation to its width and does not impede on the overall scale.

It is important to note that the proposed residence is considerable smaller that allowed maximum unit size and lot coverage. Therefore the pervious area is estimated at about 48% of the lot overall.

Also, the house has been centered on the lot and the side setbacks are equal. Currently the existing two story house is farther north.

The two story accessory structure in the rear will be demolished and a new shade structure in the rear is not proposed. This will allow the neighbor additional open views.

The proposed rear setback is also much greater than allowed. Currently the required rear setback is 26'-3" the proposed rear setback is 44'-10".

The existing house FAR is estimated at 7,742 SF (42.14%). The proposed residence has a unit size of 6,296 SF (34.26%) considerably smaller than the existing residence and footprint.

The proposed home has a simple modern design and shall be tastefully landscaped to seamlessly fit within the neighborhood. In addition, it is neither practical nor feasible to retain the existing home, due to its age, structural condition and its positioning below the minimum floor elevation. The new home will meet and exceed all of the sea level rise and FEMA requirements as the finished floor will have two foot of freeboard.

Conclusion. As will be shown further at the hearing on this application, the demolition of Applicant's existing home, which is structurally deficient, is justified and appropriate. The Applicant's proposed new home is consistent with character of the neighborhood, as well as with all aspects of the Miami Beach building code and DRB design considerations. The second story height request is substantially setback from the street and from the rear. The mass of the house is smaller than the existing residence and the two story accessory structure will be removed.

We believe that the approval of this new well-designed home will be a great improvement to the area. On behalf of the Applicant, we look forward to your favorable review. If you have any questions or comments with regard to the application, please give me a call at 954-921-5333.

Respectfully,



Annie Carruthers
Principal/Architect
AR-97156

