

December 14, 2020

To: Design Review Board Members and Planning Department Staff,

Re: Request for Design Review Approval and (3) Waivers for New Residence located at 1300 South Biscayne Point Road, Miami Beach, FL 33140

Dear Board Members and Planning Staff,

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 requests for the construction of a new two-story residence in a lot with an existing residence constructed in 1945. The applicant is Matt Cohen, the owner of the property located in an RS-3 district.

As designed, the house's lot coverage is 27.1% (2,937.0SF) of the 10,849 sq. ft. site and the unit size is 49.6% (5,380.5 Sq. Ft.). The height of the new residence is proposed at 27'-0" measured from First Top of Slab, which is FEMA Base Flood (+8.00' NGVD) + 2'-0" Freeboard = +10'-0" NGVD.

Waivers – The applicant is seeking the following waivers:

1. Waive Height requirements

- a. As per table in Sec. 142-105(b)(1), the height requirement for zoning district RS-3 is 24' for flat roofs. However this may be increased up to 28' for flat roofs when approved by the DRB. We are seeking to go to 27' in height, and our logic is as follows: Our Base flood Elevation is +8.00' NGVD, our first finish floor is at +10.00', and our roof level is at +37.00' – giving us a height of 27'. However, we could, rightfully so, go to FEMA plus +5', leaving us with a First Finish Floor Elevation of +13.00', and then go to the allotted height of 24' leaving us at the same +37.00'NGVD. Thus we are requesting that we are granted this waiver so we can design a much more aesthetically pleasing residence for our clients, and for the neighborhood at large.

2. Waive Elevation requirements for the Open-Space Court-Yard for NorthWest Side Elevation

- a. As per Sec. 142-106 (2)d, elevations that are parallel to the property line and over 60' in length or 50% of lot depth must be broken up by an open space. This rule was created to avoid boxy and uninteresting design solutions. In the Northwest elevation there is a lot of movement rendering an interesting and dynamic residence. There is also a lot of play with the materiality here. We have a Vena Grigio stone

cladded wall feature, which wraps around from the Front façade to this side façade. This wall feature is accentuated by the hanging vines that come from the planter on the second floor balcony. The entire façade is broken up by the glass stair tower. On the second floor, we have floor to ceiling sliding glass doors and windows, as well as long ribbon windows. This façade is anything but uninteresting and boxy.

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,

Ralph Choeff

Principal, Choeff Levy Fischman