

April 6th, 2021

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

TO WHOM IT MAY CONCERN,

Letter of Intent directed to the Design Review board requesting the approval of the modifications to a previously Approved Design plan set for a new residence located at 4747 North Bay Road, Miami Beach Florida

Ames international Architecture represents Anup Naren Patel, owner of the property referenced above. The client presents this letter as a request for the DRB approval of the changes proposed to the previously approved design of a new two story single-family Residence.

The Property, folio: 02-3222-011-0560, sits on a land area of 90'-0" wide by 100'-0" deep rectangular lot of 9,000 square feet. The lot is located at the west side of North Bay Road, Miami Beach with neighboring properties to the north (4751 N Bay Road) containing a two-story sloped roof property and to the south (4737 N Bay Road) with a two-story, sloped roof residence. This Property lies in the RS-4, Single-Family Residential Zoning District. The surrounding context consist of a mix of 1- and 2-story single-family homes. The property currently a vacant lot.

DESCRIPTION OF PROPOSED DEVELOPMENT

The Applicant seeks to obtain approvals for modifications to the design of the previously approved plans. Changes has been done to the ground floor, 1st floor, 2nd floor and roof plan. Minor modifications have been done to the elevated pool and is presented for approval as well. The landscape plan will remain as previously approved by the DRB.

The previously approved residence has a contemporary architectural style, while keeping a cohesive language with the existing neighboring properties. The proposed home complies with the City of Miami Beach Code requirements for setbacks, open space, lot coverage, and unit size requirements.

SEAL LEVEL RISE AND RESILIENCY CRITERIA – Section 133-50(a):

(1) A recycling or salvage plan for partial or total demolition shall be provided.

A recycling or salvage plan for partial or total demolition will be provided under separate cover at the appropriate time in the development process.

(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

All proposed windows will be hurricane proof impact windows.

(3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

Passive Cooling systems, including, but not limited to, operable windows, overhangs, and elevated structure, will be provided.

(4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

Resilient and native landscaping has been incorporated into landscape design.

(5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact including a study of land elevation and elevation of surrounding properties were considered.

Adopted Sea level rise projections in the Southeast Florida Regional Climate Action Plan, including a study of land elevation and elevation of surrounding properties, were considered.

(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

The ground floor, driveways, and garage ramping are adaptable to the raising of public rights-of-ways and adjacent land.

(7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.

All critical mechanical and electrical systems are located above base flood elevation.

(8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

Not applicable.

(9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter 54 of the City Code.

Wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the City Code for habitable space located below the base flood elevation plus City of Miami Beach Freeboard.

(10) Where feasible and appropriate, water retention systems shall be provided.

As noted above, wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the City Code for habitable space located below the base flood elevation plus City of Miami Beach Freeboard.

CONCLUSION

Approval of the proposed modifications to design of the plans and the addition of the roof deck of the previously approved DRB plan set. As the Applicant has taken careful measures to mitigate any negative impact of the proposed development, we respectfully request that you approve the proposed design. These requests capture the spirit of the land development regulations and will not result in negative impacts to the neighborhood. We look forward to your favorable review of the application.

Shane Ames
Architect CEO & Interior Designer



AMES INTERNATIONAL ARCHITECTURE
203 Dixie Blvd. Delray Beach, Florida 33444.
t: 561.274.6444 • f: 561.274.6449
www.amesint.com

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FL AA 0002307