

June 14, 2021

To: Design Review Board Members and Planning Department Staff,

Re: Request for Design Review Approval for New Residence located at 1745 W 23rd Street, 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 for the construction of a new two-story residence in a lot with an existing residence constructed in 1938. The applicant is Nicholas T. Smith, the owner of the property located in an RS-3 district.

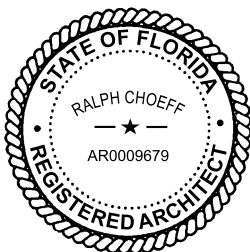
As designed, the house's lot coverage is 27.6% (2,754.5 SF) of total are of 9,990.87 sq. ft. site and the unit size is 49.7% (4,966.0 Sq. Ft.). The height of the new residence is proposed at 24'-0" measured from First Top of Slab, which is FEMA Base Flood (+8.00' NGVD) + 3'-0" Freeboard = +11'-0" NGVD. **Please note that we are not requesting waivers or variances.**

I ask for your support and your vote in favor of the design 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



Digitally signed
by Ralph Choeff
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