

Crawford Development LLC
1701 Ponce de Leon Blvd Suite 203
Coral Gables, FL 33134



February 12, 2021

City of Miami Beach
1700 Convention Center Drive
Planning Department, Second Floor
Miami Beach, FL 33139

Dear Members of the Design Review Board.

This is the general contractor Letter of Intent as it regards a proposed new residence to be located at 2044 Alton Road Miami Beach, FL 33140

We are proposing to construct a new two-story single-family residence in the Tropical Model style of architecture. The property size 7305 square feet. The proposed residences size, as per the calculation's standards of the City of Miami Beach s proposed at 2679 square feet, which translates to unit size of 36.7 % of the lot size. This meets the DBB maximum allowed requirement for the unit size.

The lot coverage, of footprint. Is 1480 square feet, which translates to 20.2 % of the lot size. This also meets the DRB maximum allowed requirement for the coverage, or footprint.

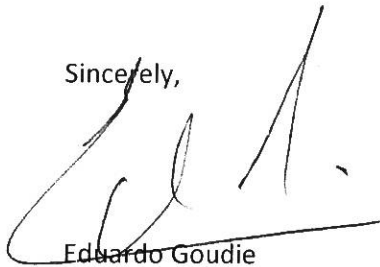
The front yard pervious a requirement is met., as we have 56 % previous area in the front yard. As well, the rear pervious area is also met, as we have previous area in the rear setback of 75 % As well, our rooftop deck area is 20 % which is below the maximum permitted by code. All habitable roof top areas meet all required setbacks.

The property is located in an AE flood zone. Using the freeboard, the minimum Allowed finished floor elevation for the first habitable floor must be at + 8.00 NGVD. We are requesting that our finished first floor be at + 9.0 NGVD, which is required floor zone of 8 '.

The covered structure / canopy at the roof shall be setback 10'-0 from the exterior walls at the rear. This would require a variance (not a waiver) as proposed. Since size and front location has been changed or reduced.

We ask for your support and your vote in favor of the design and waivers describer in this letter of intent so that we may proceed with the project. We ask the Board approve our application as submitted. Should you have any questions regarding this application, please do not hesitate to contact our office at the number listed below.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eduardo Goudie', written over a horizontal line.

Eduardo Goudie