

toma design group inc.

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September 7th, 2021

Via Electronic Mail

Fernanda Sotelo-Chotel
Michael Belush
City of Miami Beach
Planning Department
1700 Convention Center Dr.
Miami Beach, FL, 33139

RE: Nautilus Single Family 2 Story Residence / 4225 N. Bay Rd. Miami Beach, FL
Letter of Intent for Design Review Board Submittal

Dear Mrs. Sotel-Chotel, Mr. Belush,

Toma Design Group Inc. represents Nautilus 4225 LLC (the "applicant"), owner of the property located at 4225 N. Bay Rd. Miami Beach, FL, 33140. (the "Property").

Following our pre-application meeting, where we shared initial concept plans, enclosed please find architectural plans produced by Toma Design Group Inc., dated August 16th, 2021, along with signed and sealed recent survey and other relevant application materials from check list in connection with request for recommendation of Design Review Board Hearing on November 2nd 2021.

Property and Existing Conditions

The Property is located within the RS-4 zoning district in the City of Miami Beach, with frontage on N. Bay Rd. This Property predominantly situated in the middle of a residential area close to Mount Sinai Medical Center and a commercial growing retail area along W 41st St.

The Property is currently vacant and does not possess any trees or vegetation, only dominated by trimmed sod. This existing lot is almost situated mid street of a very private single block street between W 41st St and Alton Rd. All neighboring lots are on NE side of street, and there are no properties on SW side of street.

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Project Description and Applicant's Vision

The proposed Project is for a 2 Story Single family residence on vacant lot. The new home unit size is 3144 sqft with a considerable and strong aesthetic for warm tropical modern architecture.

This warm modern, 2 story home has a shifted and setback 2nd floor that looks for bedroom privacy from street traffic giving, room to a beautiful entrance courtyard.

The homes irregular front and rear lot lines create 1st floor and 2nd floor non-parallel facades with exposed concrete, glass and wood slats to blur lines between garage door, walk-in door and courtyard. These front vertical wood slats are contained and framed inside a modern exposed concrete portico. The wood slat material was selected for its warmth and modern look for private curb appeal that has a semitransparent look into the walk-in courtyard from the exterior and a beautiful courtyard space to enjoy from the interior as a type of "zen" garden to create an interior space that opens up to a private controlled front courtyard at the same time as this courtyard creates privacy on the 1st floor for the interior space.

For the rear design, we are proposing a consistent aesthetic to where we repeat all materials and create a covered terrace with the 2nd floor balcony that is parallel to the slanted rear property line, leaving both rear 1st and 2nd floor lines perpendicular to side lot lines. As the front is set for privacy, the rear is set to connect the exterior and interior with large glass sliding door panels that bring green and vegetation to the interior and together with pool and pool deck also create a full extended view to the rear lot privacy green back yard for an open outdoor living area, which is also a small private rear exterior yard for plenty of natural sunlight to bathe the interior spaces. Finally, there is an off centered exterior courtyard to bring natural sunlight and open sky view from all spaces surrounding this enclosed open space.

The applicant's goal with this project is to build a beautiful warm modern home that is surrounded by tropical vegetation that will blend well with its surroundings, especially with the plenty open green space across the street on N. Bay Rd. , a quiet street with a natural setting very close to heavy traffic, where this house can take a back seat to the streets natural landscape.

Estimated cost of construction is approximately \$1,125,000.00 for a total of \$375 per sq ft.

Zoning Waiver Requested:

The project anticipates the following requested Variances outlined here:

1)We are requesting a zoning variance for 2nd floor setback. Due to the irregular nature of the front and rear lot lines not being perpendicular to the side lot lines we believe there is a hardship to consider for the 2nd floor set back. We have proposed as shown on page A-5.0 (setback variance diagram) for the 2nd floor to be perpendicular to the side lot lines and the 1st floor to be parallel to the front lot line. This irregular shape in the existing lot generates a trapezoidal lot shape and due to this particular situation, we are proposing this variance, which on the opposite side, for the rear, and due to this lot shape creates the opposite effect, leaving a small area in the rear 1st and 2nd floor as empty space. The request is for the front 2nd floor set back, but it's important to take in consideration, we are not requesting for the entire 2nd floor, it is only for a "triangular" area of the 2nd floor, due to the nature of the irregular lot, the 2nd floor design starts setting back gradually as it extends North.

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2)We are requesting a 2nd zoning variance for lot coverage. Also as mentioned in variance request 1, lot coverage has become a difficult task to resolve under the required 30% due to the irregular trapezoidal shape of the lot, which together with the width, do not allow garage door to be perpendicular to lot line, impeding automobile circulation to achieve necessary vehicle turning path to be minimum for turn radius into garage. Instead, garage door is needed to be parallel to irregular front lot line, for direct vehicle entrance, which, does not allow for benefit of garage sqft (406 sqft) to be deducted from lot size calculations. Page A-5.1, Lot coverage variance diagram shows all accounted lot coverage areas including garage to only exceed maximum allowed per code by **2.60ki** %.

Other than the Variances outlined above, we believe that the project is in compliance with all zoning and development standards within the RS-4 zoning district.

Conclusion:

We are very excited to be a part of this Project and to the great contribution to the beautiful homes in this Miami Beach neighborhood that provides a prime location on a very unique street, while maintaining and celebrating the wonderful positive future growth.

While Applicant has shared in the challenges of other home builders in the area, we believe this project brings a positive addition to the area and the Applicant is ready to proceed with this project with the necessary variances to pursue a building permit for the plans enclosed.

Thank you for your consideration and we look forward to answering any questions or requests for additional information.

Sincerely,



Martin Litman
Toma Design Group Inc.