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October 3, 2021

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

Re: 424 W. Rivo Alto, Miami Beach
DRB number DRB21-0707

REQUEST FOR WAIVERS

This firm represents Spanish Rose LLC (the "Applicant"), the owner of the above-reference parcels, with Miami-Dade County Folio No. 02-3232-001-0330 (hereinafter referred to as "Property"). Please consider this letter the Applicant's letter of intent in support of a design review approval from the Design Review Board ("DRB") for a single-family home on the Property.

The property:

The Property is located at 424 w. Rivo Alto Drive in Single Family Residential District 3 (RS-3). Currently, the property consists of one existing lot with one existing single family residence. The lot is 14,222 square feet and is an irregular pie shaped lot. The existing property at 424 W. Rivo drive is 6,219 square feet according to the tax roll and was built in 2001. The home is Mediterranean style and is not historical or has a distinct architectural integrity. .

Applicant's Proposal/request:

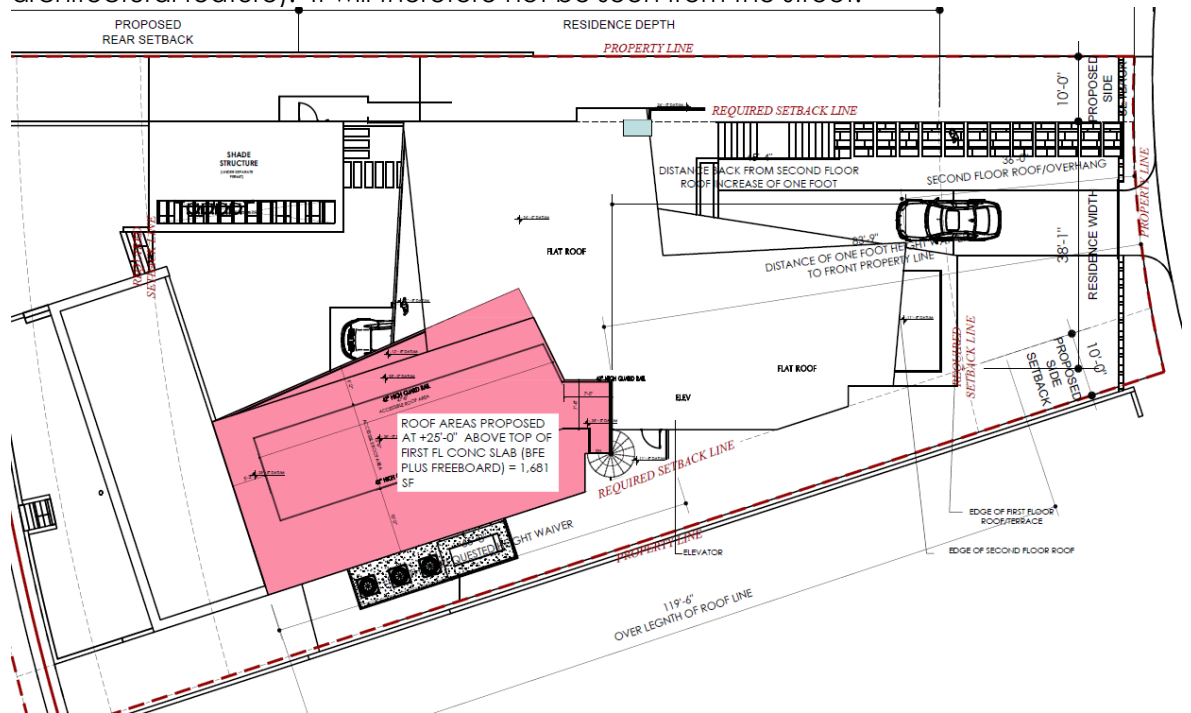
The Applicant is proposing to demolish the existing structure and the two story accessory structure in the rear and replace it with a new two-story family home. The new residence has been designed in Miami Tropical Modern Style. The façade presents a modern pure box using natural materials and stuccoed walls. In the rear, there are two boxes that are angled and frame large glass panels with wood accents. Each main area has ten foot high glass doors to provide vast openness from the back yard, through the main living area, to the pool deck. The interior and exterior flow seamlessly into one unified space.

The proposed new home complies with the Miami Beach Code (the "Code") requirements for unit size, lot coverage and setbacks. The total unit size Proposed is 6,871.44 square feet (49.73%), which is slightly below the allowable 50% unit size limit. The lot coverage proposed is 3,653.54 sf 26.44%, which is significantly below the 30% allowed as of right. In addition, all setbacks comply with and the rear setback exceeds the Code requirements. At this time, however, the Applicant is requesting a DRB approval for increase in height.

Height Increase Request.

The new single family development regulations allow for 24 foot height, for flat roofs, from the required flood elevation, for homes located in the RS-3 zoning district. However, the DRB may grant increases in height of to 28 feet.

The applicant requests a height of 25 feet for 1,681 portion of the roof in the rear of the property. A portion of the roof volume located far back on the property. The raised portion shall be 83'-9" from the front property line to the raised area (83'-9" to the architectural feature). It will therefore not be seen from the street.



The additional one foot would be useful to the internal systems on the first and second level as well as allow for an overlapping architectural feature in the rear. This lot is located on an irregular lot. The additional height does not impede on the front view or street view.

It is important to note that the additional height is only a portion of the total roof. The total roof square footage is 3,987 sf. The requested height increase is 1,681 sf (42.16%) of the total roof. The remainder of the roof shall be at 24 feet and meet height regulations.

The proposed home has a simple modern design and shall be tastefully landscaped to seamlessly fit within the neighborhood. In addition, it is neither practical nor feasible to retain the existing home, due to its age, structural condition and its positioning below the minimum floor elevation. The new home will meet and exceed all of the sea level rise and FEMA requirements as the finished floor will have two foot of freeboard.

Conclusion. As will be shown further at the hearing on this application, the demolition of Applicant's existing home, is justified and appropriate. The Applicant's proposed new home is consistent with character of the neighborhood, as well as with all aspects of the Miami Beach building code and DRB design considerations. The second story height request is substantially setback from the street and only 40% of the total roof.

We believe that the approval of this new well-designed home will be a great improvement to the area. On behalf of the Applicant, we look forward to your favorable review. If you have any questions or comments with regard to the application, please give me a call at 954-921-5333.

Respectfully,

Annie Carruthers
Principal/Architect
AR-97156