

November 18, 2021

To: Design Review Board Members and Planning Department Staff,

Re: Request for Design Review Approval and (1) Waiver for New Residence located at 1300 South Biscayne Point Road, 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 and listed waiver requests for the construction of a new two-story residence in a lot with an existing residence constructed in 1945. The applicant is Matt Cohen, the owner of the property located in an RS-3 district.

This residence has gone before and been approved by the Design Review Board. The case file for the original submittal is DRB20-0628, and went in front of the board on March 2, 2021. We are now going in front of the DRB again to approve substantial façade changes – mainly changes in the materiality used. The lot coverage and unit size varies very slightly.

As designed, the house's lot coverage is 29.1%, 3,153.1 SF (previously at 29.3%) of the 10,849 sq. ft. site and the unit size is 49.6% (5,383.9 Sq. Ft.) (previously at 49.9%). The height of the new residence is proposed at 24'-0" (previously at 27'-0" but denied by the DRB) measured from First Top of Slab, which is FEMA Base Flood (+8.00' NGVD) + 2'-0" Freeboard = +10'-0" NGVD. The updated approximate cost of construction is \$4,332,800 (was previously thought to be much less).

Waivers – The applicant is seeking the following waiver:

1. Waive Elevation requirements for the Open-Space Court-Yard for NorthWest Side Elevation
 - a. As per Sec. 142-106 (2)d, elevations that are parallel to the property line and over 60' in length or 50% of lot depth must be broken up by an open space. This rule was created to avoid boxy and uninteresting design solutions. In the Northwest elevation there is a lot of movement rendering an interesting and dynamic residence. There is also a lot of play with the materiality here. We have a Vena Grigio stone clad wall feature, which wraps around from the Front façade to this side façade. This wall feature is accentuated by the hanging vines that come from the planter on the second floor balcony. The entire façade is broken up by the glass stair tower. On the second floor, we have floor to ceiling sliding glass doors and windows, as well as long ribbon windows. This façade is anything but uninteresting and boxy.

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