

11/10/21

To:

Thomas Mooney, Planning Director

Planning Department

Design Review Board

City of Miami Beach

1700 Convention Center Drive, 2nd Floor

Miami Beach, FL 33139

Re: Request for Design Review Board Approval for the new construction of a two story single family home with a swimming pool to a vacant lot which was pre-1942 but torn down in 2016 due to Unsafe Structures Violation, Property is located at: 415 E Rivo Alto Drive Miami Beach, FL. 33139

Mr. Mooney,

My name is David Hunt Solomon and I am owner and managing member of 415 E Rivo Alto Drive, LLC the entity who will purchase the property located at 415 E Rivo Alto Drive on December 7, 2021. Please let this letter serve as our letter of Intent to get approval from Design Review Board to build a brand new home on this vacant lot in Miami Beach.

The property is a waterfront lot which is 10,833 square feet in size, located in the RS-3, Single Family Residential Zone of Miami Beach. The folio # as per Miami-Dade County records is 02-3233-001-0480. The property is currently a vacant lot.

Applicant's Proposal. The applicant is proposing to build a new two story single family home for a Total Floor Area (Unit Size) : 2,293 SF (Ground) + 3,056 SF (Second) = 5,349 SF Total/49.3% of Lot Area and a Gross Floor Area : 5,349 SF + 500 SF (Garage) = 5,849 SF Total (Interior A/C Space only) and Lot Coverage: 3,247 SF/29..9% of Total Area. The home's first floor slab will be built at 2 ft above Base Flood Elevation. We are privileged and proud of the fact that our architect is Carlos Prio-Touzet from Touzet Studio and what he has designed is thoughtful, innovative, elegant, and sustainable. One day when history looks back at our City, Touzet will be a name that will be hanging in the rafters amongst the elite architects of our time.

The estimated construction cost is \$3,500,000.00.

There are no variance requests and no waiver requests on this application.

The existing home which was built pre-1942 was demolished in 2014 by previous owner after the owner received a unsafe structures violation from the county and an emergency demolition permission from the City of Miami Beach. There is not currently any structures on the property.

Other waterfront properties within this zoning district have residences whose unit size & setbacks are comparable to the unit size & set back proposed by the Applicant. Hence we are coming in front of Design Review Board to get approval to build this new home.

Conclusion. The Applicant's proposed new construction of a new 2 story single family home with a swimming pool is consistent with the character of the neighborhood, as well as the intent of the City's land development regulations. We strongly believe that approval of this thoughtfully designed new home will be an improvement to the Property as well as to the immediate neighborhood. I look forward to your favorable review and staff approval and ultimately Board approval. Please free to contact me at 305-542-1131, if you should have any questions or comments regarding this application to the Design Review Board.

Sincerely,



David Hunt Solomon

For 415 E Rivo Alto Drive, LLC