

VIA HAND DELIVERY

Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: Letter of Intent in Support of Design Review Approval for the Facade
modifications to Previously Approved Property at 4520 Meridian Ave

Dear Tom:

This architecture firm represents Sinai Bergstrom (the "APPLICANT"), the owner of the above-referenced property (the "Property"). Please consider this the Applicant's letter of intent in support of Design Review Board ("DRB") approval for the renovation of all the facades of the existing two-story single-family home on the Property.

This property sits on an square shaped lot 83.64' wide by 150' deep lot. The lot to the North (4530 Meridian Ave) contains a TWO-story, flat roof home, and the property to the South (4510 Meridian Ave) contains a TWO-story pitch roof property.

THE PROPERTY

The Property, identified by Miami-Dade County Folio No. 02-3222-010-0740, measures approximately 9,556 square feet and is located at 4520 Meridian Ave. The Property is located in the RS-4, Single-Family Residential Zoning District, where the surrounding area contains a mix of 1- and 2-story single-family homes. The property contains a TWO-story Pre-2019 single family home that will have facade modifications.

DESCRIPTION OF PROPOSED DEVELOPMENT

The Applicant proposes to improve the facades of the residence by raising the atrium middle area to match the existing roof height of 32'10". The proposed elevated TWO-story home will be designed in a Contemporary style with a warm color palette and complimentary materials of stone, stucco, clear glazing, and metallic elements. Lush landscaping is currently surrounding this beautiful Property, while providing privacy to the Homeowner and neighboring Properties.

The Applicant proposes a home with unique architectural style, while maintaining compatibility with the existing neighborhood. Importantly, the proposed home complies with all of the City of Miami Beach Code ("Code") requirements for open space, lot coverage, and unit size requirements. The proposed home

contains a unit size of 4,777 square feet (49.99%) and lot coverage of 2,866 square feet (29.9%).

WAIVER REQUEST

The applicant will require a waiver for this application.

- A design waiver is requested to recede with 35% of the second floor along the front elevation; only 17.93% of the second floor along the front elevation is set back 5' from the minimum required setback. The design of the home with its transparent glass atrium will reduce the perceived mass of the home.

VARIANCE REQUEST

The applicant will not require waivers for this application.

SEAL LEVEL RISE AND RESILIENCY CRITERIA – Section 133-50(a):

- (1) A recycling or salvage plan for partial or total demolition shall be provided.

A recycling or salvage plan for partial or total demolition will be provided under separate cover at the appropriate time in the development process.

- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

All proposed windows will be hurricane proof impact windows.

- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

Passive Cooling systems, including, but not limited to, operable windows, overhangs, and elevated structure, will be provided.

- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

Resilient and native landscaping has been incorporated into landscape design.

- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact including a study of land elevation and elevation of surrounding

properties were considered.

Adopted Sea level rise projections in the Southeast Florida Regional Climate Action Plan, including a study of land elevation and elevation of surrounding properties, were considered.

(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

The ground floor, driveways, and garage ramping are adaptable to the raising of public rights-of-ways and adjacent land.

(7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.

All critical mechanical and electrical systems are located above base flood elevation.

(8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

Not applicable.

(9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

Wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the City Code for habitable space located below the base flood elevation plus City of Miami Beach Freeboard.

(10) Where feasible and appropriate, water retention systems shall be provided.

As noted above, wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the City Code for habitable space located below the base flood elevation plus City of Miami Beach Freeboard.

CONCLUSION

Approval of the proposed residence will permit development of a well-designed single family home which will undoubtedly enhance the composition of the neighborhood. The Applicant proposes a contemporary design that demonstrates thoughtful consideration for the existing built context, including the height and proportions of the neighboring context. As the Applicant has taken careful measures to mitigate any negative impact of the proposed development, we respectfully request that you approve the proposed design with its accompanying waivers. These modest requests capture the spirit of the land development regulations and will not result in negative impacts to the neighborhood. We look forward to your favorable review of the application. If you have any questions or comments, please contact me directly at (786) 218-3072.

Sincerely,

Yoann Andreu,
PRINCIPAL

A handwritten signature in black ink, appearing to be 'Yoann Andreu', written over a horizontal line.