

VILLAGE ARCHITECTS, INC.

ARCHITECTS, PLANNERS, AND INTERIOR DESIGN

Letter of Intent

Ref: **Mevorah LLC. Residence**
DRB22-0901
1275 North Biscayne Point Rd.
Miami Beach, Fl. 33141

December 12, 2022

To the Design Review Board, City of Miami Beach,

We are designing a single-family home and requesting that we can use the +5 free board and an additional 2'-7", to elevation the home enough to create a usable understory. We feel that this Design Intent is the best solution for the Sea Level Rise and Resiliency Criteria (Sec. 133-50), as follows:

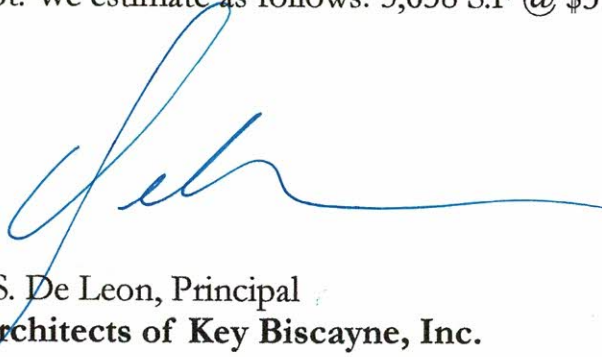
1. A recycling or salvaging plan shall be provided.
2. All new windows and doors shall be product approved Hurricane proof impact resistant.
3. Where feasible and appropriate, passive cooling systems, such as operable windows and sliding doors opening to balconies shall be provided.
4. Use of Resilient Landscaping.
5. This project and the design of the Understory provide clear open passage of water during a large event with minimal damage to the structure.
6. The Understory design is very adaptable to the raising of the public right-of-way and adjacent properties.
7. As required for all new construction, all critical mechanical and electrical systems shall be located above Base Flood Elevation (BFE).
8. The proposed finished floor is BFE +5 with an additional 2'-7" and well above the required BFE +1.
9. Only areas for parking, circulation and storage areas are located below the required BFE +1 and all wet or dry flood proofing systems will be provided in accordance with Chapter 54 of the City Codes.
10. As applicable to all new construction, stormwater retention systems shall be provided.

11. Cool pavement material or porous pavement materials shall be provided.
12. The design shall minimize the potential for heat island by minimizing the paved areas, light roofing, open breezes through understory and cool pavement and porous materials.

We strongly believe that these Understory homes are the best solution for Sea Level Rise and Resiliency and hope to be able to move forward with this project as Design. To have proper usable understory and marketable ceiling heights we are requesting a height waiver of 1' for flat roofs and slopes roofs. So, from 24' to 25' for flat roofs and from 27' to 28' for sloped roofs, measured from BFE +5.

The estimated cost of this project is based on current market cost per square foot. We estimate as follows: 5,638 S.F @ \$375/S.F = \$2,114,250.00.

Sincerely,

A handwritten signature in blue ink, appearing to read 'De Leon', with a long horizontal flourish extending to the right.

Deborah S. De Leon, Principal
Village Architects of Key Biscayne, Inc.