AI2 Design Corp

3631 TORREMOLINOS AVE. DORAL, FLORIDA. 33178

Email: info@ai2design.com Tel (305) 520 9242

## LETTER OF INTENT: DRB 22-0896

December 12th, 2022
To: Design Review Board Members and Planning Department Staff,

RE: Request for design review approval for new residents located at 1400 W 23rd St, Miami Beach, FL.

Dear Board Members and Planning Staff,
The applicant for this property is Jason Wright.

The property is located at 1400 W 23rd St, in Miami Beach FL and Mr. Wright is the owner of adjacent property as well, located on the west side 1420 W 23rd St.

Let this letter serve as the letter of intent in support of the owners and applicant request of 3' waiver height for the new two-story single-family residence.

The project is already in a regular process permit and is in an actual vacant lot, with a cost estimate of approximately $480,000.00.

The proposed residence consists in 3,484 square feet modern design style, where only the 2nd floor is 1,332 sq ft, a very small area, where we need the height waiver on a 13,157 sq ft lot.

The lot coverage will be 2,757 sq ft or 20.95% of the total lot size, which is below the allowable lot coverage of the property 30%, 3,947.10 sq ft.

The applicant is requesting a waiver for the height by 3'-0" in order to match his adjacent existing home, which will match in materials and concept to harmonize the context neighborhood, features board formed concrete balconies, dark bronze metal finishes for the windows and doors and wood facades with some smooth stucco finishes.

The residence is surrounded by properties exceeding the 18,000 sq ft lot size and front property and frontal canal property aren't pre 1942 house.

The applicant is not requesting any variances for the property.

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Sea Level Rise and Resiliency Criteria.

The new home complies with the sea level rise and resiliency criteria in Section 133-50(a) of the Code, as follows:

**1. A recycling or salvage plan for partial or total demolition shall be provided**.

The project is in a vacant lot.

**2. Windows that are proposed to be replaced shall be hurricane proof impact windows.**

Hurricane proof impact windows will be provided.

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

The Applicant will provide, where feasible, passive cooling systems.

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

All landscaping will be Florida friendly and resilient.

**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.**

We are addressing sea level rise projections by raising the first floor of the home above the base flood elevation of 8.00' NGVD + 5' of freeboard.

**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 garage at lower level is located base flood elevation of 8.00' NGVD + 1', and all access and driveways have been adapted to comply.

**7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.**

All mechanical and electrical systems will be located above base flood elevation.

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

The proposed home is new construction located well-above base flood elevation.

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**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.**

No habitable space is located below base floor elevation.

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

Water retention systems will be provided.

**11. Cool pavement materials or porous pavement materials shall be utilized.**

Cool pavement materials or porous pavement materials will be utilized where possible.

**12. The design of each project shall minimize the potential for heat island effects on-site.**

The proposed design provides large open spaces, large lawn, and landscape areas with a lot of shaded spaces to strategically minimize the potential for heat island effects on site.

I ask for your support and your vote in favor of the waiver height so we may proceed with the project.

We ask that the board approve our application as submitted.

If you have any questions with regards this application, please do not hesitate to contact us.

Respectfully submitted,

Ruben Gomez