

March 23rd, 2023

City of Miami Beach
Planning Department
1700 Convention Center Drive
Second floor
Miami Beach, Florida 33139

Attention: Michael Belush and Planning Staff

**Re: Architect's Letter of Intent
New Residence Proposed at 1830 Daytonia Road Miami Beach, FL**

Planning Staff and Members of the DRB,

This shall serve as the Architect's Letter of Intent regarding a proposed new residence to be constructed at 1830 Daytonia Road on Miami Beach. Here are the site specifics:

- Lot Size: 11,250 square feet
- Unit Size: 5,612.67 square feet (49.8%) no waiver required.
- Front Yard Area: 1,500 square feet. Pervious Area Provided: 840 sqft (56%) no waiver required.
- Rear Yard Area: 1,687.5 sqft. Pervious Area Provided: 1,333 sqft (78.9%) no waiver required.
- Lot Coverage (Footprint): 3,302 sqft (29.4%) no waiver required.
- Flood Zone: AE-8. Finished First Floor: +11.0' NGVD. no waiver required
- Residence Height: Finished First Floor to Top of Roof: 24'-0" no waiver required
- All Front, Rear and Side Setbacks meet the code required distances for one story and two-story construction. No waiver required.

Being that no waiver is required for the aforementioned, the only waiver we are requesting is the maximum distance allowed on a straight run along the side setbacks. In order to circumvent a straight appearance, we set back the first floor 10'-6" where only 10' is required, while setting back the second floor 10'-0". This allows a slight overhang on the second floor which will allow for a clean break in materials. We are changing the materials between the first and second floors. The west side elevation will not require a waiver, as the run is exactly 60'-0" long. The only side that requires a waiver is the east side elevation. This is the only waiver we are requesting for this project.

We have broken the plane between the first and second floors to allow for a slight overhand and to change materials to make it more interesting. We've also provided some interesting design elements such as vertical louvers and planters at the rear of the residence, narrow horizontal long window at the kitchen, a central glass element that breaks up the second floor stone facing and resin wood walls that also break up the first floor. We could add fenestration at the second floor should the DRB request it, but we feel the elevation is already quite interesting and may ruin its simplicity.

We hope you can approve this one waiver and that the project can move ahead.

Sincerely,

Ralph Choeff, President
Choeff Levy Fischman PA