

May 15<sup>th</sup>, 2023

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

Attention: Gabriela Freitas and Planning Staff

**Re: Architect's Letter of Intent  
New Residence Proposed at 290 S. Coconut Lane 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 290 S. Coconut Lane on Miami Beach. Here are the site specifics:

- Lot Size: 7,316 square feet
- Unit Size: 3,655 square feet (49.9%) no waiver required.
- Front Yard Area: 1,500 square feet. Pervious Area Provided: 892 sqft (60%) no waiver required.
- Rear Yard Area: 1,002 sqft. Pervious Area Provided: 770 sqft (77%) no waiver required.
- Lot Coverage (Footprint): 2,185 sqft (29.8%) no waiver required.
- Flood Zone: AE-10. Finished First Floor: +14.0' 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.
- The project meets the criteria of the Seal Level Rise and Resiliency Code per sec. 7.1.2.4.
- The Construction cost estimate is \$1,300,250.

Being that no waiver or variance is required for the aforementioned project, we hope you can approve this application and that the project can move ahead.

Sincerely,

Ralph Choeff, President  
Choeff Levy Fischman PA