



ARCHITECTURE INTERIOR DESIGN PLANNING

July 6th, 2017

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

Re: Design Review Approval for the property Located at 1825 W 24th Street, Miami Beach, FL 33140.

Dear Tom:

Bart Reines (the "Applicant"), the authorized representative for the owner of the above-referenced property (the "Property"). Please consider this letter the Applicant's letter of intent in support of design review approval by the Design Review Board ("DRB") for a single family home on the Property.

The Property. The Property is a 13,125 square foot waterfront lot located on the north side of Sunset Island #3 and is in the RS-3, Single Family Residential Zoning District. The property is identified by Miami-Dade County Folio No. 02-3228-001-1810. The property currently is vacant.

Description of Proposed Development. The applicant proposes to construct a new residence, approximately 6,397 square feet in size. The proposed home will be a beautiful, modern two-story structure and the Property will include attractive landscaping. The proposed home contains a mixture of one and two-story volumes which reduces the perception of mass and creates architectural articulation between the sections of the home.

The garage will only be one-story in height and will be at a lower elevation than the main house. The two-story section is significantly setback from the front property line at over 48 feet away. As is preferred in the city, the garage door will not face the street.

The proposed new home complies with the City of Miami Beach Code ("Code") requirements for unit size and lot coverage. The size of the proposed home is approximately 6,397 square feet (48.73% of the lot size), which is below the allowable 50% unit size limit. The lot coverage is approximately 24.69%, which is below the 30% permitted. Further, because the home contains less than 25% lot coverage, the home is exempt from the 70% second floor area requirement (See Code Section 142-105(b)(4)(c)).

Waiver Requests. The Applicant requests DRB approval of the following waivers – for elevation of the additional open space on the west side of the home, elevation of the additional open space on the east side of the home, and the height of (2) skylights located towards the center of roof.

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1. Elevation of Additional Open Space on West Side of Home – Waiver of the requirement that additional open space along the west side of the proposed home be no greater than the maximum elevation of the adjacent required side yard. See Section 142-106(2)(d). As required to reduce the massing of the 2-story elevation of the new home, the Applicant proposes a significant amount of additional open space along the west side of the home. This area will be open to the sky and landscaped. To better address the elevation of the finished floor of the new home, the Applicant proposes to elevate this open space to approximately eight and a half (8.5) feet. This will provide a helpful transition from the side yard to the home while continuing to afford a reduction in the massing of the 2-story portion of the home. Importantly, a significant landscape buffer is being provided near the west property line so the higher elevation has no adverse impact on the neighboring home to the west.
2. Elevation of Additional Open Space on East Side of Home and Reduced landscape ratio – Waiver of the requirement that additional open space along the east side of the proposed home be no greater than the maximum elevation of the adjacent required side yard, along with the required 75% landscape ratio. See Section 142-106(2)(d). As required to reduce the massing of the 2-story elevation of the new home, the Applicant proposes a significant amount of additional open space along the east side of the home on the second floor of the residence. This area will be open to the sky and a landscaped planter with slanted privacy louvers will be provided. Importantly, the Applicant has proposed to limit the overall length of the 2-story façade on the eastern property line to 68'-1" as to not adversely impact the neighboring home to the east.
3. Height of (2) skylights located towards the center of the roof – Waiver of the 24' tall height restriction, only as it applies to the (2) skylights located towards the center of the roof, as allowable in an RS-3 zone Sec. 142-105(b)(1). By centrally locating the skylights, the proposed 4'-0" of additional height will have minimal impact of the overall massing of the proposed design.

Conclusion. We believe that the approval of the proposed home will permit the development of a well-designed single-family home on the Property that will be compatible with the prevailing character of the existing single-family neighborhood. The waivers do not adversely impact the scale and massing of the home. We look forward to your favorable review of the application. If you have any questions or comments, please give me a call at (305) 573-1818.

Sincerely,
Kobi Karp
Lic. # AR0012578

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Exhibit A

Legal Description

Lot 20, in Block 3H, "SUNSET ISLAND NO 3", according to the plat thereof, as recorded in Plat Book 40, at Page 8, of the Public Records of Miami-Dade County Florida.