



August 3, 2017

City of Miami Beach
Planning & Zoning Department
1700 Convention Center Drive
Miami Beach, FL 33139

RE: DESIGN REVIEW BOARD / LETTER OF INTENT / WAIVER REQUEST LETTER / 1414 WEST AVE. MIAMI BEACH, FL

Project Description:

New 14-unit condominium building, 5 stories in height, with a pool deck on the roof top. Units range from a one-bedroom, one-bath unit to a two-bedroom, two and one half-bath unit. The project consists of an enclosed garage with 14 parking spaces (1 per unit) and 11 parking lifts.

Board of Adjustment / Design Review Board

We are requesting a waiver for the following:

1. Lot Coverage: Maximum allowed lot coverage is 45% of lot area. Lot area = 15,952 SF. Maximum allowed lot coverage = Proposed lot coverage is 9,549 SF (60%)
2. 11 Parking Lifts

Reponses:

1. Lot coverage maximum is being exceeded as the design of the project was carried over from the previous code. The extra lot coverage is being used to provide the enclosed garage. Additional landscape areas are being provided on the second level deck to compensate for the additional lot coverage.
2. The parking lifts are begin requested to provide additional parking for unit owners if they wish to have a second parking space. 14 parking spaces are being provided for the 14 units as required by code. The additional parking lifts are not intended to increase density, only supplement the required parking.

In all other areas, the project meets the requirements of the zoning code of Miami Beach. We request your consideration of these waivers and thank you for your attention.

Sincerely,

Carlos J. Bravo AIA LEED AP BD+C
Principal
AR17584