

September 19, 2017

**City of Miami Beach Design Review Board**

c/o Mr. Thomas Mooney  
City of Miami Beach  
Planning Department  
1700 Convention Center Drive  
Miami Beach, FL 33139

**Re: Application for Design Review Board Approval ("Application")  
1820 Bay Road, Miami Beach, Florida 33139 ("Property")**

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Dear Design Review Board Members,

Our Firm is the Architect of Record representing 1800 Bay Road Investors LLC, a Florida limited liability company ("Applicant"), owner of the Property. Please accept this Application, on behalf of the Applicant, requesting design review approval for the demolition of the existing one-story building on the Property, and construction of a new one-story commercial building.

**I. Property**

The Property is zoned CD-2 Medium Intensity Commercial on the City of Miami Beach ("City") Official Zoning Map and designated CD-2 Medium Intensity Commercial on the City's Future Land Use Map. The CD-2 zoning district primarily permits commercial uses. Enclosed please find a copy of that certain Sketch of Survey ("Survey") prepared by J. Bonfill & Associates, Inc. which identifies the existing conditions and configuration of the Property.

The Property is surrounded on the north by a retail/office building under construction on a 3,750 square foot lot, on the east by Bay Road, on the south by an existing two-story commercial building on a 7,500 square foot lot, and on the west by an existing two-story commercial building on a 11,250 square foot lot. According to the Survey, the existing building's finish floor elevation is 5.85' NGVD, which is 2.15' below the current base flood elevation set by FEMA Flood Insurance Rate Map, and 3.15' below the current design flood elevation set by FEMA Flood Insurance Rate Map. Note, the current base flood elevation for this Property is set at 8' NGVD, and the current design flood elevation for this property is set at 9' NGVD.





## II. Design Review Approval

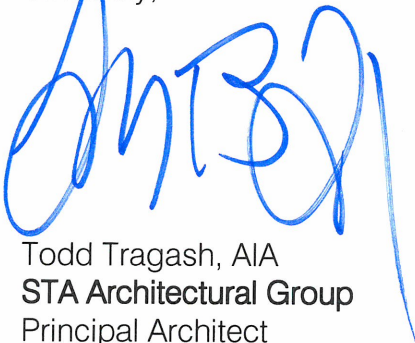
Applicant will construct a new one (1) story, approximately 3,357 square foot commercial building on the Property. According to the City's Land Development Regulations ("LDR"), the Property may be developed with a maximum Floor Area Ratio ("FAR") of 1.5, or 5,625 square feet. According to the City's LDR, a setback of 0 feet is permitted on the front, street side, and interior side, while a setback of 5 feet is required at the rear. The proposed building is designed to comply with all LDR requirements including, but not limited to FAR, lot coverage, height, setbacks, etc.

Note, in connection with global sea level rise, the City requires Property owners to take appropriate floodproofing measures in designing new structures. In this case, Applicant will floodproof the building by utilizing a hydrostatic slab on grade and providing flood panels at all exterior openings up to the design flood elevation of 9.0' NGVD.

## III. Conclusion

The Applicant is requesting Design Review Board approval to demolish the existing building and construct a new one-story commercial building. We respectfully request approval of the Application and look forward to working with staff.

Sincerely,



Todd Tragash, AIA  
**STA Architectural Group**  
Principal Architect  
(305)571-1811 x204  
Todd@staarchitecturalgroup.com