



ARCHITECTURE INTERIOR DESIGN PLANNING

December 13th, 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:

Alain Zagury (the "Applicant"), 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 Previous Design Review Approval. Under File Number DRB17-159 the Applicant proposed to construct a new residence, approximately 6,390 square feet in size, that was approved by the Design Review Board on September 05th, 2017. Included in this approval was a waiver for the west side open space, which allowed the height of the courtyard to be raised to +8.375' NGVD. In addition, a waiver was also approved for the east side open space, which allowed for the ground floor to be enclosed AC space while the second floor portion remained open to interrupt the continuity of the two-story massing of the residence.

Description of Proposed Design. The Applicant would like to alter the design of the west open space in order to enclose the ground floor portion and convert it to AC space, while maintaining the second floor portion to be open to interrupt the continuity of the two-story massing of the residence that measure 63'-8" in length..

Waiver Requests. The Applicant requests DRB approval of the following waivers – for elevation of the additional open space and the 75% on the west side of the home, and for the 70% ratio of the second floor volume to first floor volume.

1. Elevation of Additional Open Space on the West Side of Home and Removal of 75% landscape ratio – 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



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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 on the second floor of the residence. This area will be open to the sky, and interrupt the continuity of the two-story massing of the residence. Importantly, the Applicant has proposed to limit the overall length of the 2-story façade on the eastern property line to 63'-8" as to not adversely impact the neighboring home to the west.

2. 70% ratio of second floor volume to first floor volume – Waiver of the requirement that the physical volume of the second floor shall not exceed 70% of the first floor of the main home when lot coverage is equal to 25% or greater. See section 142-105(b)(4)(c). With the enclosure of the ground floor volume of the west side open space, lot coverage for the home will increased by 163 SF over the previously approved design, bringing the total lot coverage to 3,404 SF (25.93%). This will exceed 24.99% lot coverage by 123 sf. The current second floor volume will equal 80.49% of the first floor volume.

Conclusion. We believe that the approval of the requested design waivers of the proposed home will permit the Owner of the single-family home on the Property to better utilize the residence, while maintaining compatibility 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