

May 4, 2018

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

**Re: Architect's Letter of Intent
2122 Bay Avenue, Miami Beach, FL.**

Dear Members of the Design Review Board,

This is the Architect's Letter of Intent as it regards a proposed new residence to be located at 2122 Bay Avenue on Miami Beach.

We are proposing to construct a new two story single family residence in the Tropical Modern style of architecture. The property size is 14,304 square feet. The proposed new residence size, as per the calculation standards of the City of Miami Beach is proposed at 6,955 square feet, which translates to a unit size which is 48.6% of the lot size. This meets the DRB maximum allowed requirement for unit size.

The lot coverage, or footprint, is 3,984 square feet, which translates to 27.9% of the lot size. This also meets the DRB maximum allowed requirement for lot coverage, or footprint.

The front yard pervious area requirement is met, as we have 67% pervious area in the front yard. As well, the rear pervious area is also met, as we have a pervious area in the rear setback of 71%. As well, our rooftop deck area is 25%, which is the maximum permitted by code. All habitable rooftop areas meet all required setbacks.

The property is located in an AE-8 flood zone. Using the freeboard, the minimum allowed finished floor elevation for the first habitable floor must be at +9.0' NGVD. We are requesting that our finished first floor be at +10.0' NGVD, which is the required flood zone of 8', +2'. My client is concerned about the global warming and flooding issue and has requested this higher elevation. By right we are allowed to raise the first floor elevation by 5', but in this case we are asking for 2', which is really only a 1' increase from the required base flood elevation of the first habitable floor.

The first waiver we are requesting is that of the second floor to first floor ratio. We are allowed a 70% ratio without asking for a waiver. Above 70%, a waiver must be requested and approved. In this case, our second floor to first floor ratio is 80.9%. We believe the design, with its movement and its different exterior materials warrant this waiver. We have reflecting ponds that cut into the residence at each side, which will make it appear that the water is coming inside the residence. These reflecting ponds also incorporate water feature and break up the interior architecture, while allowing a vast amount of natural light to flow in. as well, we have designed a two story

entry space which amplifies the glass at the front of the residence and makes it more inviting to the street. As well, we located the residence more forward on the property to create a larger rear yard, which is absent in the design of many newer residences. This will also allow the neighbors clearer path views to the waterfront. The combination of these elements is the reason for the requested waiver of 80.9%.

The second waiver requested is the height waiver. The zone in which this property is located allows roof heights up to 24'. But, in this zone, one may request a waiver from the DRB of a maximum roof height up to 28'. In this case, we are requesting a waiver of 3' so that the allowable roof height would be 27'. This is very deceiving, as the major portion of the roof will be at 26', which is only a 2' waiver. To provide interest and movement to the architecture, we are requesting that only a small portion of roof on the northwest corner of the residence, and the roof over the stair well be allowed the extra foot in height, making those two small areas 27'. We would be willing to make this a condition of the final order. Again, we are requesting the additional height in these two small areas only to add interest to the architecture. We do not find this request egregious and hope that the DRB can grant us this waiver.

The final waiver requested is regarding the side courtyards on the north and south sides of the residence. Code requires the open space provided on either side elevation be no higher than 30" above grade and that the space be sodded/landscaped. We are asking for a waiver from these requirements, so the client can incorporate water features and reflecting ponds level with the first floor. This will provide benefit to both neighboring residences as it will create an opportunity for tiered and diverse setting combining landscape and water.

One variance is being requested regarding the allowable height of the rear-yard accessory structure. Code states "accessory buildings shall be limited to two stories. The maximum height above adjusted grade shall not exceed 12 feet for a one-story structure and 20 feet for a two-story structure." Adjusted grade does not factor freeboard, which in this case is 2 additional feet above BFE. As a result, the rear-yard cabana measures 15'-10" and the maximum height limitations above adjusted grade become very constraining. We are seeking this variance to allow for a one-story rear yard cabana with a functional height and that matches the scale of the residence.

I ask for your support and your vote in favor of the design and waivers/varaince described in this letter of intent so that we may proceed with the project. We ask that the Board approve our application as submitted. Should you have any questions regarding the application, please do not hesitate to contact our offices at the number listed below.

Sincerely,

Ralph Choeff, President
Choeff Levy Fischman PA
Architecture + Design