



Balli-Trautman Architects  
1533 Sunset Drive Suite 101  
Coral Gables, FL 33143

June 27, 2018

City of Miami Beach  
1700 Convention Center Drive  
Planning Department, Second Floor  
Miami Beach, Florida 33139

**Re: Architect's Letter of Intent  
4430 Nautilus Drive Miami Beach, FL.**

Dear Members of the Design Review Board,

We are proposing to construct a new two story single family residence in the Modern style of architecture. The property size is 9,191.5square feet. The proposed new residence as per the calculation standard of the City of Miami Beach is at 5,485 square feet under roof, which translates to a unit size of 4,584 square feet which is 49.8% of the lot size. This meets the DRB maximum allowed required for unit size.

The lot coverage is proposed at 2,624 square feet, which is 28.5%, this also meets the DRB maximum allowed requirement for lot coverage. The front and rear yard pervious area requirements have been met at 65.3% for the front and 75.6% for the rear.

The property is located in an AE-7 flood zone, however the City of Miami Beach requires a BFE of 8.00' NGVD for all lots, using the freeboard a minimum elevation of 9.00' NGVD is required for all habitable spaces. We are utilizing this elevation to protect against flooding issues which are occurring in the area. The crown of road adjacent to the property is 4.49' NGVD, the adjacent sidewalk is at 4.20' NGVD and we intend on sloping the property up to an adjusted grade of 6.60' NGVD.

The only waiver we are requesting is that of the second 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 ratio is 73%. We believe the design is restricted by the size of the lot, which is on the smaller size for the RS-4 zoning district. The large setbacks of the corner lot restrict our buildable area further, requiring us to balance the square footage more to the second floor. Taking these restrictions into consideration we believe this warrants the waiver.

I ask for your support and vote in favor of the design and variance described in this letter of intent so that we may proceed with this project. We ask that the board approve our application, please contact our office with any questions.

Sincerely,

David Trautman, Principal  
Balli-Trautman Architects LLC

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