



September 14, 2018
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

RE: Architect's Letter of Intent
287 Palm Avenue, Miami Beach, Fl.

Dear Members of the Design Review Board,

This is the Architect's Letter of Intent for the proposed new residence located at 287 Palm Avenue, Miami Beach.

The project proposal is to build a new two-story single-family home in the Tropical Modern style of Architecture with flat roofs and a design to respond to its unique lot configuration. The property size is 8,903 square feet. The new residence area will have a lot coverage area of 2,601 square feet and unit size of 4,448 square feet which is in compass with City of Miami DRB maximum allowable regulations of 29.2% and 49.9% respectively of the lot size.

Part of the uniqueness of this lot is that abuts two streets, one being Palm Avenue and the other Coconut Lane. For purposes of the residence siting the main entry will be facing palm Avenue with the amenities usually relegated on the rear of a typical lot are planned on the Coconut lane side. Thus we comply with the front yard minimum 50% pervious area requirement on both sides. The front yard pervious area facing Palm Avenue is 56%, and the pervious area facing Coconut lane is 59%. The side yards do follow the code established setbacks.

The property is located in an AE flood zone with a BFE of +10'-0" N.G.V.D. The requested floor elevation is also set at 10'-0", although flooding is always a concern we believe that by setting the floor elevation at this height is more in tune with the rest of the latest construction in the neighborhood.

For this project to be viable the following waivers and variances are requested:

1. The first waiver requested is that of the second to first floor ratio, per code it is allowed 70% of the first-floor area. In this case that ratio of the second floor to the first floor is 100.8%, but the volume is the same due to the interior double heights being in the same envelope.
2. Front variances at both ends of the property to reduce the setbacks from 30'-0" to 20'-0"
3. A pool deck variance on the front setback facing Coconut Lane from 10'-0" to 7'-6"

As stated before the uniqueness of the lot presented several challenges to the owner of the property to be able to develop it to the same extent as other properties in the immediate neighborhood. The location of the lot is quite unique in that not only faces two streets, which is not a common occurrence on itself, but it also faces the rotunda and the end of West end of Palm Avenue. This creates a lot with an odd shape that is possibly unique in the area. The lot is effectively wider than its depth, on the West side is only 70'-0" deep, on the other side is 120'-0" deep, and this odd condition is exacerbated by the pronounced double curve facing palm Avenue further hindering the usable area of the lot.

Thus, the request to reduce the front setbacks to 20'-0", if kept at 30'-0" it would render the lot unbuildable. By being wider than deep the buildable area is severely penalized by the both front setbacks.

As a result of this unique lot configuration, the space left to develop a usable pool deck is also compromised. In a more rectangular lot configuration where there is more depth the home could be recessed more than the minimum setback to allow for a more generous and proportioned deck area. In our case if we follow the 10'-0" front deck setback from Coconut lane the resulting deck becomes a 10'-0" wide rectangle. By the time furniture is placed circulation around it will become an issue, thus we are requesting an extra 2'-6" of space reducing said front deck setback to 7'-6". The pool itself will follow the required setbacks.

Rather than neglecting the unique aspects of the site, the design embraces the shape of the lot and uses it to create a statement that we believe will be a contributing factor to the surrounding neighborhood by better defining the spatial configuration at the rotunda. A curved two-story wall finished in an accented dark grey porcelain tile is planned as a gesture reflecting the house location and one that will define the design intent. The design language is simple and powerful in that is unencumbered by other defining elements. The rest of the house develops in contrast to this wall as a simple volume accented by deep balconies and eyebrows adding interest and a play of shades to the home. The entry is defined by a powerful carving of the wall that also brings the duality of solid versus openness where the entry is a two-story glass plane.

In our opinion the beauty of this design lays in its simplicity, being able to tell a story in a powerful stroke. The issue that we faced was that being the lot so constrained there was not much room for further volumetric interventions making the 70% second floor to first floor volume rule difficult to implement without destroying the design intent. We believe the residence will add to the architectural quality of the neighborhood in an understated manner and does not need further manipulation. We respectfully request that the 70% ratio rule be voided.

Hopefully the Board will support this application and our request is that it be approved as presented. Should there be any questions please do not hesitate to contact our offices at the number listed below.

Sincerely

Mario Rumiano, Principal
NuSpace Design, LLC
AA-26001658