

September 24<sup>th</sup>, 2018

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

**Re: Proposed second floor addition to existing residence designed and constructed in 2011 located at 2324 North Bay Road. Design Review Board.**

Members of the Design Review Board,

In 2011 we designed a single-family residence which was constructed at 2324 North Bay Road in Miami Beach. At the time the residence was designed, and then subsequently approved by the DRB, the zoning code for the City of Miami Beach as it pertains to single family residences was different that it is today. This residence was always designed with consideration of a future addition to accommodate an expanding family. The south side of the residence was designed as a two-story structure, while the north side was designed as a one-story structure with the knowledge that a second floor would eventually be constructed over it to accommodate additional children's bedrooms for a future family. The entire one-story structure was designed to accommodate two stories from the very beginning.

The addition over the north side of the residence does not affect the lot coverage of the existing residence. What has changed during that time was how lot coverage is calculated. The code now states that any exterior area facing the front or the rear that has three contiguous walls must be counted as lot coverage, even if it's open air. Due to this code change the existing lot coverage would now be calculated at 33.9%. This area will not change, as the proposed addition goes directly over the existing first floor which has already been taken into consideration when calculating the lot coverage using today's approved methods. The lot coverage will not change at all with the new proposed addition, as it will remain the same.

The unit size has increased. Before the proposed addition, the unit size was 37% of the lot size. With the proposed new addition, the unit size increases to 48.2% of the lot size. This percentage is less than the maximum 50% allowed.

The height of the residence from the finished first floor to the top of the roof remains at 26'-4" and will not increase. The finished floor is at +8.0' NGVD. There is no addition to the first floor, only the second floor will be added on to. Since today's code requires FEMA Base Flood plus 1', the actual height in today's code would be 25'-4". At FEMA plus 5', with a 24' roof height, the allowable roof would be at a 29'-0" height, which would be substantially higher than the roof as it currently exists.

The front and rear yard requirements for pervious area remains the same, as no work is being done to them. The existing pervious areas are fully compliant with today's code. We have

included the originally approved landscape plans for this project which was constructed. Nothing will change with the landscaping, and it will remain the same.

The one waiver we are requesting is the first floor to second floor ratio. By code, one is allowed a 70% ratio that if exceeded, a waiver from the DRB must be obtained. Because we must count two story spaces now, and because this was designed in a semi “upside-down” residence theme, the new second to first floor ratio is 97.4%. We have provided renderings to show that the front of the residence has very wide open spaces and a courtyard, and there is good movement in the design of the architecture which we feel make this design palatable.

We are looking forward to presenting this project with the goal of obtaining the one waiver approval we need from the DRB.

Sincerely,

Ralph Choeff, President  
Choeff Levy Fischman PA