

Date: 07.13.2016

City of Miami Beach
Planning Department – Design Review Board
1700 Convention Center Drive
Miami Beach, FL 33139

RE: Letter of Intent

SFR File No. 106 – 3400 Chase Avenue

Dear Mr. Murphy:

The intent at 3400 Chase Avenue is to create a structure that will serve as a single-family home in Miami Beach, FL. Refurbishment of the existing structure was considered, however, it was determined that a new structure would provide better functionality and use of space, as well as provide an opportunity to incorporate modern amenities and introduce a façade that would improve the view of the home from the street and adjacent properties.

The orientation and design of the new home will take advantage of the views of the golf course and the Biscayne Waterway, while integrating with the surrounding community. The first phase of the project will focus on the demolition of the existing two-story single-family residence, approximately 5,560 square feet, and pool. The second phase will focus on the construction of the new residence – 7,876 square feet, with seven (7) bedrooms, seven (7) full bathrooms, two (2) half bathrooms and a two-car garage. A 50'x10' pool will be constructed. Six (6) terraces and property wide landscaping will also be included to enhance the property and community overall. Both phases will run continuously.

The City of Miami Beach Zoning Section 142-105(3)(b)(4)(c) states, “for two-story homes with an overall lot coverage of 25% or higher, the physical volume of the second floor cannot be more than 70% floor area than the floor below.” In the design of the new house, the square footage of the second floor is 83.5% of the floor area below. We are requesting a variance to proceed with the design as shown on the project drawings, and to have the 70% requirement waived by the Design Review Board. An axonometric drawing is attached for your review. If you have any questions, or would like to discuss further, I can be reached via phone at 305.205.4905, or via e-mail at sgb@fiocchigroup.com.

Sincerely,



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