

January 31st, 2021

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

Attention: Planning Staff and Design Review Board

**Re: Proposed new two-story residence to be located at 400 N. Hibiscus Drive on Miami Beach, FL.  
Architect's Letter of Intent.**

Planning Staff and Design Review Board,

We have designed a new two-story residence to be located at 400 N. Hibiscus Drive on Miami Beach. The property has 9,500 square feet and is in an AE-10 flood zone. This is a corner property, thus both street elevations must read as front elevations. We feel we have achieved this combining shifting architectural planes with the careful use of materials. The estimated cost of construction is 2,064,780.00.

We feel we comply with all zoning requirements except one. We are seeking a waiver from the maximum allowed 60' length on the South side elevation that has an adjacent property. We have a continuous run of about 68' but have circumvented the elevation with shifting plans and the use of materials and fenestration.

We are compliant with the unit size at 48.2%, the lot coverage at 25.9%, the front yard pervious area at 60.4%, the rear pervious area at 80.1% and our maximum finished first floor to top of roof height is 24'-0". The existing residence on site to be demolished was constructed in 1956. Since the flood zone is AE-10, we are required to go at a minimum of the flood zone elevation plus 1'-0", this our finished first floor will be at +11'-0" NGVD.

We hope that the Planning Staff and the Design Review Board will grant us the one waiver that we seek here.

Sincerely,

Ralph Choeff, President  
Choeff Levy Fischman PA