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VIA HAND DELIVERY

March 27, 2015

Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Design Review Approval for Single-Family Home located at Lot 14 of
Block 2, La Gorce-Golf Subdivision, Miami Beach, Florida

Dear Tom:

As you know this firm represents 6030 Alton, LLC (the "Applicant"), the owner of the above-referenced property (the "Property"). Please consider this letter the Applicant's letter of intent in support of a its request for design review approval pursuant to City of Miami Beach Code ("Code") 142-105 (b)(9) for lot split properties.

The Property. The Property is situated on an irregular lot located at 6030 Alton Road, on the interior portion of the island. It is identified by Miami-Dade County Folio No. 02-3215-003-0480 and is located within the RS-4 Single-Family Residential zoning district. It consists of two platted lots and a portion of a third, lots 14, 15 and ½ of lot 16 of Block 2, La Gorce-Golf Subdivision. Collectively, the Property is approximately 18,479 square feet in size. Lot 15 and a portion of 16 currently contain a 5,523 square foot single family residence which was constructed in 1941. Lot 14 contains a pool structure and concrete pavers.

Applicant's Proposal. The Applicant has applied to have the existing lots subdivided according to the original platting for the area. Therefore, lot 14 will be restored to approximately 7,500 square foot lot. The Applicant is proposing to construct a new two-story single-family home. The home has been designed in a

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contemporary style. It is proposed to have 3,750 square feet and will flow seamlessly between the interior and exterior spaces of this home.

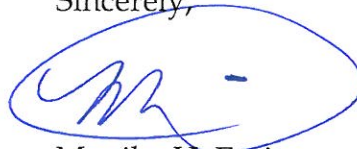
The proposed new home complies with all of the City of Miami Beach Code ("Code") requirements for unit size, lot coverage and height. The size of the proposed home is approximately 3,750 (50% of the lot size). The lot coverage is approximately 30%, which is at the 30% allowed. The height of the home is 24 feet measured from Base Flood Elevation (BFE).

The Request. While the proposed home falls within the permissible size allowances pursuant to §142-105 (b)(9) of the Code: "all new construction for homes on lots resulting from a lot split application approved by the planning board shall be subject to the review and approval of the design review board (DRB) ..."

In this instance, the home is surrounded by two (2) homes. There are also several homes in the area which the DRB previously approved to be grander in scale and design. While past approvals should not be decisive of current DRB reviews, the overall effect of the past approvals should be reviewed when determining appropriateness of the current design. The surrounding homes are part of the neighborhood thread and overall character of the area.

Conclusion. We believe that approval of this new exciting design will be compatible with the prevailing character of the existing single-family neighborhood and will be a great improvement to the area. The granting of the requests will be in harmony with the intent and purpose of the Code, will not be injurious to the area involved or otherwise detrimental to the public welfare. Based on the foregoing, the Applicant respectfully requests your favorable review and recommendation of this application.

Sincerely,



Monika H. Entin

MHE