

DOMO ARCHITECTURE + DESIGN

March 16th, 2017

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

**Re: Design Review Board approval for a new residence to be located at 119 E 2nd CT,
Hibiscus Island, Florida.**

Dear Members of the City of Miami Beach Design Review Board (DRB),

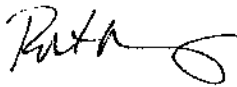
I am submitting this proposed residence on behalf of the owner, Tracey Rishty to be located at 119 E 2nd Ct, Miami Beach, for approval from the DRB. There is an existing pre-1942 structure on the site which is currently encroaching on the north and south side yard setback as set forth by the City of Miami Beach. The existing structure is also currently below the minimum flood heights set forth by FEMA. In addition, there have been modifications made to the existing pre-1942 structure.

Please consider this a letter of intent to demolish the existing structure, and construct a new two story custom residence. The new residence shall be approximately 4,000 square feet. We feel that it would be prohibitively expensive to raise the existing structure to the minimum flood elevations set forth by FEMA.

We respectfully request that the DRB consider this new residence for approval. We are not requesting any variances or waivers as the proposed new residence's lot coverage, unit size, and building height and minimum setbacks are all within the allowed parameters set forth by the city.

I truly hope that you all like the design.

Sincerely,



Robert Moehring
RA, RLA, LEED AP

