

Nathan & Anna Cohen  
1200 West ave TS1,  
Miami Beach FL, 33139

VIA HAND DELIVERY

May 2, 2017

Attn: James Murphy  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach Florida 33139

Re: Design Review & Variance request for a 2-story Residential Building to be located at  
1134 S Biscayne Point Road, Parcel 1, Miami Beach Florida – Letter of Intent

Dear James,

Pursuant to the Pre-Application meeting that was held on April 6, 2017, I am happy to submit this Letter of Intent in connection with a request for Design Review and for two variances to develop a two story house on Parcel 1's currently vacant land. My family and I intend on occupying the future house as end users, having already enrolled our kids in a very nearby school.

Property Background

I am currently under contract to purchase Parcel 1 from the current owner, Biscayne Point 2016 LLC. The current owner purchased the original 30,000 sqft undivided lot, zoned RS-3, at 1134 S Biscayne Point Road to pursue a lot split and the development of two one story homes on the respective lots. The lot split was approved through Planning Board Order 16-0059, and the 2 home designs were separately and subsequently approved by the Design Review Board. DRB Order 16-0055 approved the development of the proposed house on the 14,127 sqft Parcel 1 (the western parcel) that I am under contract to purchase. DRB Order 16-0056 approved the development of the house on the 19,411 sqft Parcel 2, which is proceeding with permitting and its development process.

Description of the Development Program and Proposed Design

As per my family needs, I was looking for a house with a minimum of five full sized bedrooms, which the DRB approved design on Parcel 1 could not accommodate, as well as a more minimal house footprint to promote more overall rear yard area for my kids to enjoy. I have worked with Design-Builder Leon Azicri from Keytech Design Build and Jose Ruben Jimenez of R-Method Architecture to come up with a modern design, integrating sleek and texture-rich architectural elements, but emphasizing a more welcoming and warmer family look and feel. We have also focused on minimizing the house footprint on the lot, working with a 2 story design,



and accommodating the lot's pie shape constraints that included a tight front lot area for accessing and maneuvering around the proposed garage.

The result is a 5,600 sqft proposed design, amounting to a 39% Unit Size ratio, including a small accessory bathroom structure in the rear yard, and a proposed Lot Coverage footprint of 3,477 sqft representing a 24.6% Lot Coverage ratio. Setbacks have also been improved in comparison to the previously approved home, providing a 42'4" Rear Lot setback (vs. the 29'5" required), a 60'5" Front Lot setback (vs. the 30' required for a 2 story house), an east side lot setback of 7'6" (as per minimum required) and a 8'6" west side lot setback (vs. 7'6" required). The current design effectively eliminates two of the four approved variances for the prior design, namely (i) one relative to the required minimum Rear lot setback of 29'5" (the prior design provided 22'6" and we are providing 42'4"), and (ii) one relative to the Rear Yard minimum required pervious area ratio of 70% (we are providing 72.5% of pervious area in the Rear Yard vs. 54.4% by the prior design).

We also believe we have accomplished a design that will further clear view corridors through the larger rear yard, and that is compatible with Biscayne Point's neighborhood density and feel as a family oriented island.

#### Request for Approval of 2 Variances

We are hereby requesting approval of the 2 other variances that were granted by the Design Review Board for this parcel as part of DRB 16-0059, and that are inherent to the mere feasibility of developing this lot. (i) One variance is sought to reduce the minimum required lot width of 60' calculated at the 20' front setback in the RS-3 zoning district to the 41'10" width that the pie shaped lot allows us to provide, and (ii) another variance is sought to reduce the minimum required setback of 4' for the driveway, to be built at a zero setback along the side property line, pursuant to a shared driveway agreement with the adjacent eastern neighbor at Parcel 2, as per the prior DRB order. Without those variances, development on the lot would not be possible and we believe them to constitute, as such, a true hardship to the envisioned project.

The odd shape of the lot has also created additional practical difficulties for us to be able to lay out a house footprint that could work with a very narrow front yard, which we had to overcome as part of the design process.

#### Conclusion

My family and I look forward to becoming a part of the beautiful island of Biscayne Point. We wish our home will positively contribute to the island's overall environment and mix of family oriented waterfront designs. We look forward to be joining a number of neighbors we have known through our kids' school community ties and friendly circles. We hope the proposed house design and specifications will please the Planning Department and would like to hereby respectfully request your recommendation of approval.

Very Sincerely,

  
Nathan Cohen

CC: Leon Azicri of Keytech Design-Build, Jose Ruben Jimenez of R-Method Architecture