



January 16, 2024

Address: 2334 Alton Road, Miami Beach, FL, 33140

Project name: **Private residence renovation.**

Folio: 02-3227-008-0820

Building type: Two-Story. SFR

LETTER OF INTENT (LOI)

To whom it may concern,

Dear Sirs,

We hope this letter finds you well,

On behalf of Mr. Jason Glazier (the "Client"), we respectfully submit this enclosed Letter of Intent for your review, the project is located at 2334 Alton Road, Miami Beach, FL, 33140 (the "Property"). The existing property contains a two-story residence **LOT 4, BLOCK 13, OF "AMENDED PLAT OF SUNSET LAKE SUBDIVISION OF THE MIAMI BEACH BAY SHORE COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.**

Total estimated cost of construction as per GC contract: \$ 125.000.00.

The primary objective of this project is to enclose the covered terrace in the backyard of the property, transforming it into a purposeful office space. Additionally, we aim to enclose the balcony situated above this terrace on the second level, creating a new room accessible from the interior of the dwelling and through a new exterior staircase proposed on the north facade.

From a functional standpoint, the proposed solution will allow a more efficient use of space, enhancing the spatial arrangement of the residence. These modifications will be reflected in the formal expression of the house, establishing a harmonious visual relationship with the existing dwelling and integrating appropriately with it. In this regard, all materials, from stucco to paint color, carpentry, and roof tiles, will be carefully selected to align with those used in the existing house. The main facade will remain unchanged.

We acknowledge and are mindful of the code stipulations regarding two-story side elevations parallel to a side property line. The proposed facade, measuring approximately 77.2', exceeds the maximum limit of 60 feet set

forth in the code. According to the code, a two-story side elevation should not exceed 50 percent of the lot depth or 60 feet, whichever is less, without incorporating additional open space.

To align with the intent of the code and address the specific challenges presented by our lot size and the existing facade, we propose the following measures:

The proposed additional open space is regular in shape and occupies approximately 193 square feet. Although it is set back 5 feet beyond the minimum side setback allowed, we emphasize its regular shape, ensuring a visually appealing and harmonious integration with the existing structure.

Given that the proposed open space is integral to the existing facade of the house, any disruption would adversely impact the overall project, which has already received approvals with the exception of this specific challenge. Our commitment is to preserve the existing facade, avoiding any unnecessary alterations that could compromise the approved project design.

Recognizing the variance from the code, we understand the importance of seeking approval from the Design Review Board. We are prepared to present our proposal, with the measures we have taken to address the challenges posed by the existing facade and demonstrating how our design aligns with the applicable design review or appropriateness criteria.



Proposal View South West



Proposal View North East

The proposed development project rigorously follows several critical criteria to meet local regulations and enhance environmental resiliency. Firstly, a recycling or salvage plan for partial or total demolition is provided, with specific details outlined in the A-10 and A-11 sheets of the enclosed drawings. This ensures that demolition activities are conducted sustainably. Secondly, all windows proposed for replacement are hurricane-proof, impact-resistant windows, suitable for high-velocity wind zones, thus enhancing the building's durability during severe weather events.

Furthermore, the design incorporates passive cooling systems by proposing operable windows wherever feasible. These windows will allow for natural ventilation and serve egress purposes, promoting energy efficiency and occupant comfort. Although no landscaping work is included in this permit, existing resilient landscaping, which includes salt-tolerant, highly water-absorbent, native, or Florida-friendly plants, will remain in accordance with Chapter 4 of the Land Development Regulations.

The proposal also considers sea level rise projections as per the Southeast Florida Regional Climate Action Plan. The ground floor's finished floor elevation is set to match the existing residence at 8.00 NGVD, reflecting a thoughtful approach to future-proofing against rising sea levels. However, the addition cannot be raised further due to spatial and economic constraints, which prevent creating a proper transition to a higher finished floor.

Critical mechanical and electrical systems are strategically placed above the base flood elevation (BFE) at 8.00 NGVD, ensuring their functionality during flood events. The project recognizes the impracticality and economic challenges of elevating the existing building further but ensures that habitable spaces below the BFE are adequately wet or dry floodproofed in accordance with Chapter 54 of the General Ordinances.

Additionally, the project maintains the typical existing swale system for stormwater retention, which effectively manages runoff and prevents flooding. The use of cool or porous pavement materials is acknowledged, contributing to sustainable site management. Efforts to minimize heat island effects are evident as the proposal retains the existing covered terrace location, reducing the potential for increased heat absorption.

In terms of compliance with city ordinances, resolutions, or recommendations, the proposal is designed to align with the city's sea level rise mitigation and resiliency efforts. The project does not adversely affect areas vulnerable to sea level rise and contributes to the city's overall resilience strategy. The development is contextually appropriate, carefully considering the impacts of sea level rise and integrating measures to enhance the resilience of the property and the community.

Project key elements:

- Enclosure of the covered terrace on the first level to be used as a new home office/study.
- Enclosure with walls and roof of the balcony located on the second level to create a new bedroom with its own bathroom.
- Addition of a new exterior staircase with a closet located in the area beneath it.



Covered terrace and roof balcony to be enclosed.



Roof balcony to be enclosed.

We are confident that the proposed modifications will not only enhance the beauty and functionality of the property but also maintain harmony with the aesthetics of the neighborhood

Thank you for your time and consideration. If you need any further assistance or information, please feel free to contact our office.

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