

May 7th., 2019

City of Miami Beach
PLANNING DEPARTMENT
1700 Convention Center
Miami Beach, Florida 33139

**RE: Architect's Letter of Intent
New 2 story Residence
4495 Jefferson Avenue (BR1802638)**

Dear Members of the Design Review Board:

We have designed a new 2 story single family residence in a Tropical Modern style of architecture. The lot size is 110' deep by 80' to 82' wide (8,928 SF).

The proposed new residence complies with maximum area , unit size and lot coverage requirements as well as setback and maximum height requirements plus numerous other site requirements.

This property is located in a "AE-8" zone as established by FEMA and as per Miami Beach regulations our BFE has to be 1' over, therefore BFE is established at 9' NGVD. Again, we are in compliance with this regulation.

Front and rear yards comply with requirements concerning pervious and green areas.

The side walls of the house also comply with max allowable length of continuous wall.

We are requesting 1 Waiver, please see explanation below:

Waiver : Maximun percentage area of 2nd floor relative to 1st floor

Miami Beach establishes that the max. floor area of a 2nd floor shall not exceed 70% of the 1st. floor area. We are proposing a 2nd floor area of 92.4% of the 1st. Floor. By doing so we are not going over the allowable unit size or max. area as described at the top of this letter, instead, to achieve this, we are sacrificing area in the 1st. Floor.

We believe that this increase improves the volume massing of the house by adding movement and intricacy to the structure.

I believe that it is important to point out that the design has already been reviewed and approved by all departments at MBBD except for Planning. This department reviewed the proposed plans 4 different times and in fact removed the comment regarding this issue after the 2nd review, in efect, approving it. At the very end of the lengthy permitting process a different Planning reviewer, interpreted the way we had measured the structure differently than the previous reviewer and brought this issue back. This setback has caused the owner and the entire design team a significant hardship. If this had been brought up at the right time, during the review process, we would have gladly revised the design accordingly. We ask that the Board considers this situation when making their determination.

Overall the lot open areas with be covered with lush vegetation, including a 2nd floor planter, which as designed exceeds by far the landscaping requirements of Miami Beach. This will make the house more appealing, fresher in feeling and the landscaping will create a smooth transition from the vertical to the horizontal planes thus creating a sensible total scale for the project.

I respectfully ask for your support and votes in favor of the design and waiver for this project so that we may proceed with the same. We ask the Board to approve our application

as submitted.

Should you have any questions or comments regarding the design of this house please do not hesitate to contact me.

Truly yours,

Juan Zubillaga
Pres. Zubillaga Design, Inc.