

September 10, 2019

City of Miami Beach  
Design Review Board  
1700 Convention Center Drive  
Miami Beach, Florida 33139

**Re: Architect's Letter of Intent  
420 N Hibiscus Dr,  
Miami Beach, FL 33139**

Dear Design Review Board Members and Planning Department Staff,

Let this letter serve as the letter of intent in support of the owner's request for Design Review Board approval of the selected exterior finishes for the residence located at 420 N Hibiscus Dr. The Owner *S & C 420 Hibiscus* humbly requests that staff waive the recorded DRB Final Order exterior cladding condition outlined below:

***DRB File No. 23117 (B)(1)(e)***

*The stone cladding proposed along the front façade residence shall consist of a natural keystone or other natural stone, in a manner to be reviewed and approved by staff.*

The Owner is seeking approval for the as-built material selection of smooth white stucco, which has been applied evenly across the architectural volumes—in lieu of natural stone cladding—furthermore amplifying the massing of the project with contrasting exaggerated shadow lines and lush right-of-way landscaping.  
(Existing condition photographs on the following pages)

We feel that our design is more in keeping with the intent of the RS-4 zoning district than the current condition not just in terms of use but also in terms of scale, massing and design. For this reason, we ask that the Board approve our application as submitted. Should you have any questions regarding the application, please do not hesitate to contact our offices at the number listed above.

Sincerely,



Ralph Choeff, President  
Choeff Levy Fischman PA  
Architecture + Design



