

Dec 9th, 2019

The City of Miami Beach
Planning Department,
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

Re: Design Review Board approval for a new residence to be located at 79 N. Hibiscus Drive, Miami Beach, FL.

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

Please accept this letter as a formal Letter Of Intent for the noted property above.

The property is currently a 10,500 sf vacant lot. The property is located at Lot 48, Block 2, and 20 FT strip adjacent in Bay of Hibiscus Island, according to the plat thereof, as recorded in plat book 8, at page 75 of the Public Records of Miami-Dade County Florida.

We are respectfully requesting that the DRB consider the approval for the new construction of a two-story home with an attached garage. The new residence will have a Unit size of 4,854 square feet and a 500 square-foot attached garage.

We are requesting the following DRB waiver:

1. The physical volume of the second floor is 94% that of the first floor.

We have designed a single-family home of great architectural articulated value and rich in material application/definition and aesthetic qualities.

Thank you in advance for your help and support. If you have any questions please do not hesitate to contact me.

Cordially,

VANCHZ Architecture:



Gabriel Vargas, AIA, NCARB, LEED AP Homes
Principal