



LETTER OF INTENT / ANSWER TO COMMENTS

After our first presentation and having listened to the concerns of the board, we would like to first make it clear that both the owner and the team in charge of the project are completely aware of the historical value that 826 Meridian Avenue represents and that our premise is to maintain its historical value, but at the same time all of us, Architects and Historic Preservation Board also share the responsibility to observe the needs of the residents of these valuable properties. From our position and in conjunction with the Historic Preservation Planning Dpt. Staff we have analyzed in depth all the available data in relation to the structure under discussion and it is our intention to inform you of the conclusions we have reached.

1 - We would like to address the comment about the proposed new structure being created for short-term rental use.

The owners of the property, Mr. and Mrs. Wiley's family is formed by two sons, one of which have four young children who will be taking the two rooms on the first floor. The rooms on the second level are destined to their parents and to the second son and his wife. The rooms in the proposed guest house are planned to accommodate exclusively family members. By looking at the floor plan it's easy to appreciate that each level shares a full bathroom and there is no living area, kitchen, or any other additional services since family members will be using the facilities in the main house, which counts with only two bedrooms, one for Mr. Wiley and the other one for Mrs. Wiley.

The Wiley family travels to Miami Beach several times a year for business, holidays and vacation and as described above, the proposed building is expected to provide the necessary comfort and privacy for each family group.

Furthermore, Mr. Wiley is a well-known businessman, founder of SKY Leasing, an aviation company with \$15 billion in equity capital and \$20 billion in aircraft transactions with significant presence in the United States and Ireland. Realistically, Mr. Wiley does not need the extra income that an Airbnb business could generate. It is not reasonable to think that the important investment that is envisioned to be performed in this property is intended to accommodate tourists at any time of the year.

2 - Regarding the application for reclassification and demolition of the garage structure, our request is based on the lack of historic characteristic of the structure due to the following reasons:

a - The original structure, of which there are no graphic documentation showing its original architectural characteristics or year of construction was transformed from a garage to a residential unit between 1944 and 1963 as deduced from the Permit Cards #17349 and #43865 respectively. (Exhibit 1)

Further proof of said remodeling appears on a demolition detail that is part of a remodeling plan permitted by the Building Department in 2005 that designates the habitable space as existing. (Exhibits 2 and 2B)

In 2005, as shown on plans approved by Miami Beach Building Department by permit # B0504618 dated May 2005, (Exhibit 3) the facade towards the alley was modified by demolishing one door and one window which were replaced by a modern window.

This fact alone proves that the project was reviewed and approved for remodeling by the building department and the commission in charge of historical conservation at that time, indicating that the building was considered non-contributing back then.

b – The current appearance of the structure not only does not reflect the architectural style of the main house, (Exhibit 4) but was grossly altered as can be seen from the attached stone accents and added modern style windows.

c – Other factors that lead us to propose the demolition of the structure are:

- The existing habitable unit's finish floor elevation is below flood level and lower than the main house finish floor elevation.
- Gas meter and Electrical Power meter are located outside the property line due to the structure's façade sitting right on top of the rear property line creating a significant risk to pedestrians and vehicular circulation through the alley. (Exhibit 4)
- Interior water lines are obstructed, and they should be entirely replaced.
- The structure shows damage and moisture coming from the foundation and upper structure.

3 - Regarding height of the proposed building and view obstruction to the neighbors, the buildings surrounding 826 Meridian Ave are three story high, with windows overlooking our courtyard, condition that adversely impacts the privacy of the property's outdoor area which by the way is the only green internal area in the whole block and that the proposed project plans on expanding.

The height of the proposed structure does not affect neighboring buildings in a different way than neighboring buildings affect our property, with the difference that in consideration of precisely this problem the proposed structure provides larger setbacks than required by the code, additionally to the rear setback of 3'-6" which was created with the intention of providing additional green buffer to a portion of the alley.

With the intention of explaining how minimal the proposed intervention is, Exhibit 5 shows the typical character of the block conformed by buildings topping their F.A.R. in contraposition with our project that keeps larger setbacks and a generous courtyard with very reduced occupied land area.

4 – The rear elevation had been re-designed to remove the screen that was going to allow green vines to climb up. Now the rear front counts with a simpler solution keeping just an architectural feature that breaks the façade and ground level landscape with palms running above the fence (Exhibit 6).

Hoping that this letter helps to clarify the board's doubts and to better understand the intention of our proposal, we remain at your disposal to answer any questions.

Ricardo Muñiz, A.I.A.

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@muvearch

1023 NW 31st Ave
Pompano Beach, FL 33069

EXHIBIT 1

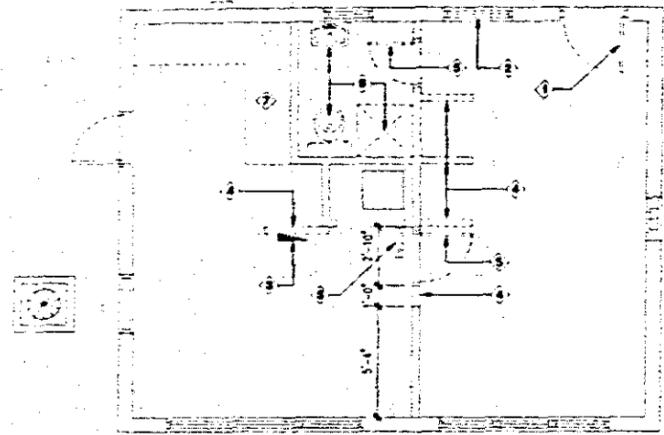
BUILDING PERMIT # 24564 Install inside partitions and new door only: Owner - \$300... May 21, 1947
Lewis Raymond # 29494 Wire fence - 5 ft. high- on property line; see survey: Owner builds-
\$ 50.. Mar. 1, 1949
30549 Remodeling for new bath- all work inside of building- remodeling for closet &
windows also - Owner \$ 450.... August 15, 1949
30553 Filling in 4 C.H. window with glass blocks & replacing approx. 100 glass lights-
Owner \$ 700.... August 16, 1949
33533 Remodeling - see list of work attached to application- Owner \$ 500.. 9/12/50
43637 Sandblasting with Water & Covers: All American Sandblasting: \$ 85: Dec 22, 1953
#69814 N. Raymond, owner: Enclose part of carport to make bath - \$300. - 7/23/63 *W.C. Nov 1-64 O.B.*
#70467 Adams & Beagles: Reroof - \$975. - 10/30/63
#07515-Andrews Roofing-Re-roof 6½ sqs-\$600-6-27-75

PLUMBING PERMIT # 17349... Schweitzer.. 1 sink, 1 gas range. Jan. 3, 1944 *Rem*
28626 McCormick- Boyett: 1 water closet, 1 lavatory, 1 shower- August 24, 1949
30875 Beagle's Solar Service: 1 Solar - 175 gals: Dec. 13, 1950
#43865 Serota Plumbing: 1 water closet; 1 lavatory; 1 shower; 1 sink - 7/23/63

ELECTRICAL PERMIT # 26461 Goddard Electric: 1 service-equipment - June 7, 1948
28416 Emanuel Electric: 1 receptacle, service change - March 14, 1949
29443 Astor Electric: 1 switch outlet, 2 light outlets, 3 receptacles, 2 fixtures -
Aug. 30, 1949
30532 Astor Electric: violations - Jan. 3, 1950 Meginniss-- 1/4/1950
41868 Service Corp of America: 1 television antenna: May 6, 1954
41956 Service Corp of America: 1 television antenna: May 17, 1954
#42052 Service Corp of America: 1 television antenna: May 26, 1954

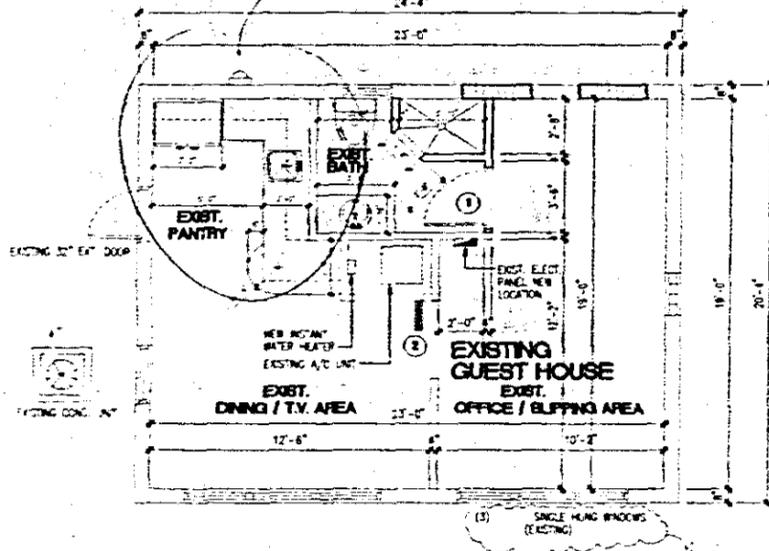
EXHIBIT 2

SCOPE OF WORK
 1- EXIST GUEST HOUSE TO BE UPDATED / REMODELED
 2- NEW ELECT. WATER HEATER



DEMOLITION PLAN
 SC: 1/4"=1'

*Do not pull
 Trip light
 Small wall
 No sign on wall*



FLOOR PLAN
 SC: 1/4"=1'

DOOR SCHEDULE									
No.	SIZE	THICK	TYPE	JAMB	THRESH	WEATH	TRM	REMARKS	UNITS
1	2'-8 1/2" x 8"	1 3/8"	PANELS	WOOD	-	-	WOOD		1
2	3'-11 1/2" x 8"	1-3/8"	B-FOLD	-	-	-	-	LOUVERED	1

GROSS LOT AREA	2,750 sq/ft
NET LOT AREA (Dim 1/4)	7,000 sq/ft 1,000
MAX. FOOT PRINT ALLOWED	2,450 sq/ft 1.35
EXIST. FOOT PRINT	2,428 sq/ft 1.344
NEW ADDITION	- sq/ft

- LEGEND
- EXISTING DOOR TO BE REMOVED
 - EXISTING DOOR TO BE BLOKED HIGH TO MATCH EXISTING
 - EXISTING DOOR TO BE REMOVED
 - EXISTING DOOR TO BE BLOKED HIGH TO MATCH EXISTING
 - EXISTING ELECT. PANEL TO BE REMOVED / RELOCATED
 - EXISTING PARTITION TO BE REMOVED
 - EXISTING DOOR TO BE REMOVED
 - EXISTING PLUMBING FIXTURES TO BE REMOVED / RELOCATED / REPLACED
 - EXISTING COUNTER TO BE REMOVED / REPLACED

PUBLIC WORKS
PLAN REVIEW BOARD
 Phone 305-473-7000 Fax 305-473-1228

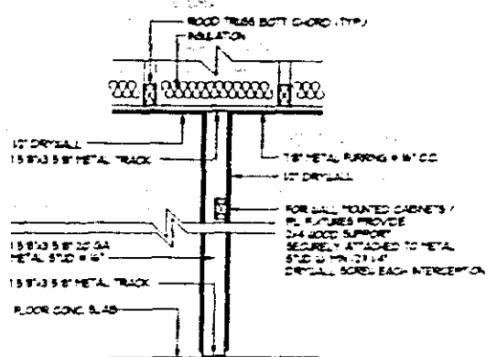
THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.

All construction and use of all equipment in the right-of-way and/or easements, requires a separate Public Works Department permit under the rules of construction.

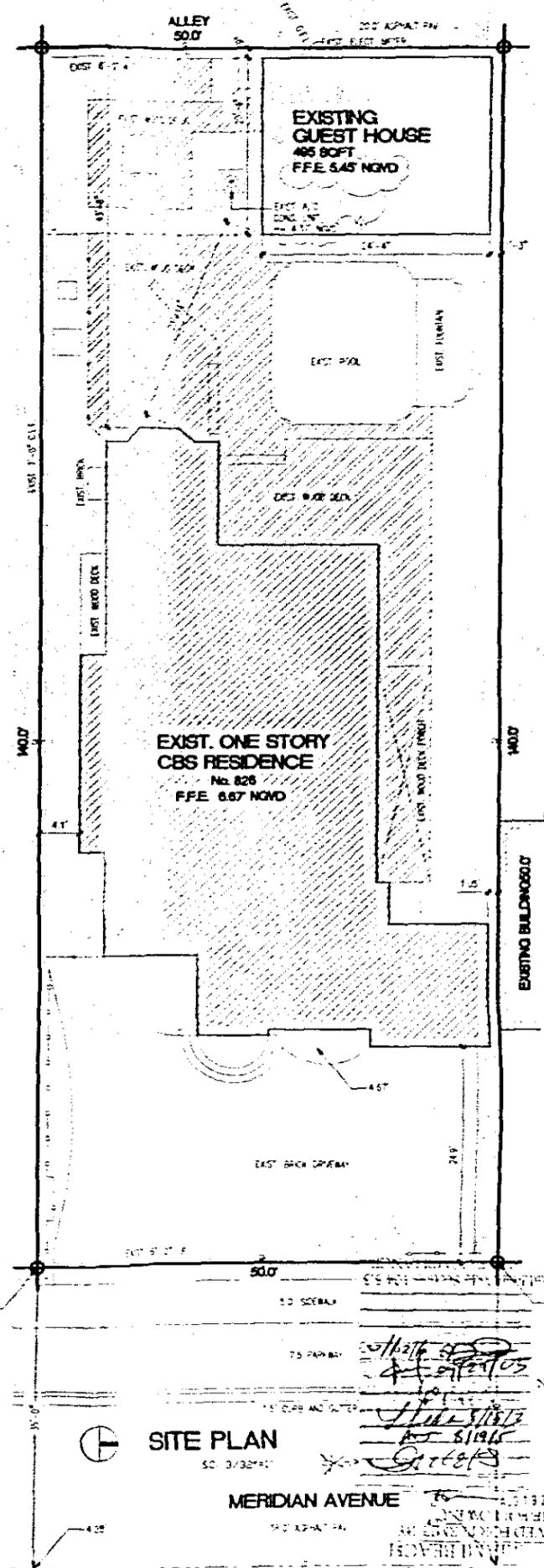
Permit Requirements: Proof of existing adjacent owner's written conditions (shaded) and/or grading of adjacent roadway (shaded). (Public Works Department of the City of Miami will be required prior to final approval on the C.C./C.O. by the issuance of permits.)

Approved/Reviewed By: *[Signature]*

- NOTES
- PROVIDE DOOR PRODUCT CONTROL APPROVAL FOR PRODUCT RESISTANT SHUTTERS AND EXTERIOR WINDOW SHUTTERS
 - SEPARATE PERMIT REQUIRED FOR DOORS AND STORE SHUTTERS
 - GENERAL CONTRACTOR TO VERIFY AND COORDINATE ALL WINDOW OPENINGS AND MASONRY OPENINGS PRIOR TO CONSTRUCTION
 - ANY CHANGE OF INTERIOR FINISHES BY OWNER/OC SHALL BE COORDINATED BY THE ENGINEER
 - INTERIOR PARTITION OF 3.5" x 5.5" METAL STUDS @ 24" OC REFER TO FLOOR PLAN FOR DIMENSIONS
 - PROVIDE FLOOR / DOOR ON LET WALLS ONLY
 - REFER TO SITE PLAN FOR F.F.E.
 - EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED
 - EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET
 - STUDS IN NON-BEARING PARTITIONS SHALL NOT BE LESS THAN 2x4 @ 24" OR 2x6 @ 24" UNLESS OTHERWISE SPECIFIED
 - STUDS IN NON-BEARING PARTITIONS SHALL SUPPORTING WALL HANG PLUMBING FIXTURES AND WALL CABINETS SHALL NOT BE LESS THAN 2x4 @ 24" OR 2x6 @ 24" HORIZONTAL WALL MEMBERS SECURELY FASTENED TO NOT LESS THAN 2 BUCK STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HANG PLUMBING AND CABINETS WHEN METAL STUDS PARTITIONS USE 20GA STUDS @ 24" MAX. FOR ALL CASES
 - SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NON-ABSORBENT WATER RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 10 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.



TYPICAL INT. WALL DTL.



SITE PLAN
 SC: 1/32"=1'

ADOLFO GONZALEZ, P.E.
 6667 WILSON RD #201 MIAMI FL 33142
 REG. NO. 59233
 PH. (305) 740-7499

REVISIONS

NO.	DESCRIPTION	DATE
1	AS SHOWN	04/25/05

EXISTING GUEST HOUSE
 485 SQ FT
 F.F.E. 5.45' NGVD

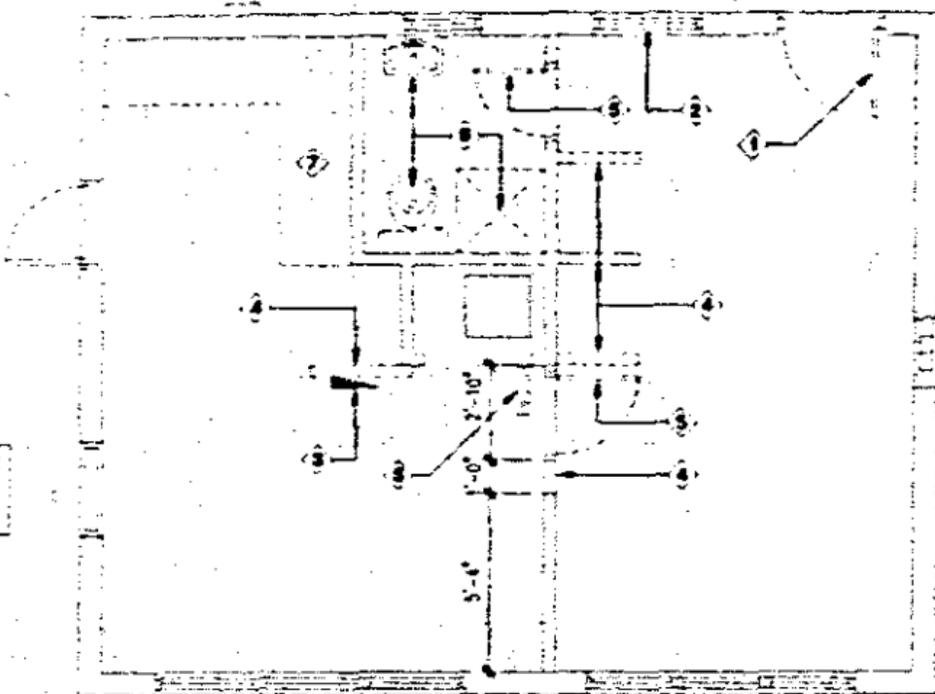
EXIST. ONE STORY CBS RESIDENCE
 No. 826
 F.F.E. 8.67' NGVD

SITE PLAN
FLOOR PLAN
AND NOTES

EXISTING GUEST HOUSE INTERIOR ALTERATION for PEGASUS AVATION INC.
 826 MERIDIAN AVE. MIAMI BEACH, FL
 PH: (305) 491 4037

DATE: 04/25/05
SCALE: AS SHOWN
SHEET: A-1
1 of 1

EXHIBIT 2B



GROSS LOT AREA	2,750 sq/ft	
NET LOT AREA (Ded 1/4)	7,000 sq/ft	1,000
MAX FOOT PRINT ALLOWED	2,450 sq/ft	1.35
EXIST. FOOT PRINT	2,450 sq/ft	1.344
NEW ADDITION	- sq/ft	

LEGEND

- ① EXISTING DOOR TO BE REMOVED
OPENING TO BE BLOCKED
FINISH TO MATCH EXISTING.
- ② WINDOW TO BE REMOVED
OPENING TO BE BLOCKED
FINISH TO MATCH EXISTING.
- ③ EXISTING ELECT PANEL TO BE REMOVED / RELOCATED
- ④ EXISTING PARTITION TO BE REMOVED
- ⑤ EXISTING DOOR TO BE REFINED.
- ⑥ EXISTING PLUMBING FIXTURES TO BE REMOVED/
RELOCATED / REPLACED
- ⑦ EXISTING COUNTER TO BE REMOVED / REPLACED

 **DEMOLITION PLAN**

SCALE: 1/4"=1'-0"

Handwritten notes:
wall
overly

PUBLIC
PLAN REVIEW
Phone 303-873-7000

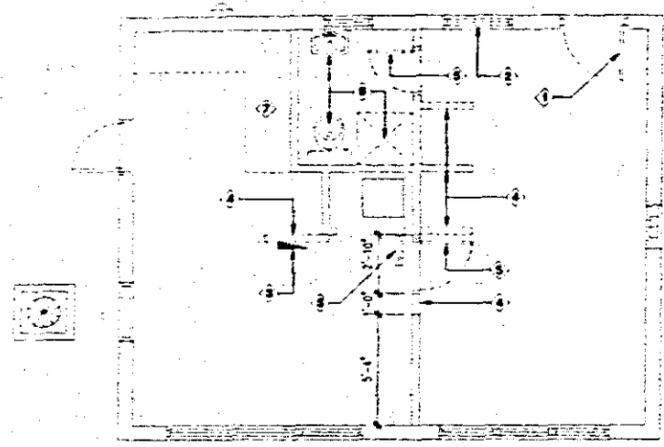
THIS PLAN REVIEW CON
STANDING BUILD

All construction and/or use of a
separately requires a separate P
IN PART OF

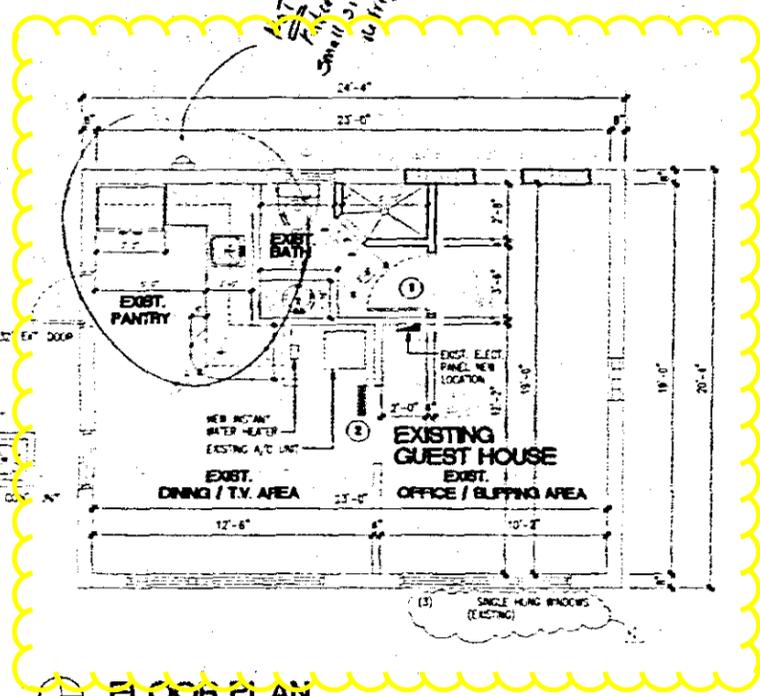
Partial Requirements: Proof of all
finished and/or pending of all

EXHIBIT 3

SCOPE OF WORK
 1- EXIST GUEST HOUSE TO BE UPDATED / REMODELED
 2- NEW ELECT. WATER HEATER



DEMOLITION PLAN
 SC: 1/4"=1'



FLOOR PLAN
 SC: 1/4"=1'

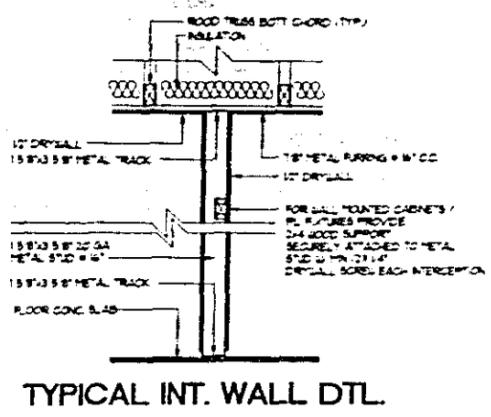
DOOR SCHEDULE									
No.	SIZE	THICK	TYPE	JAMB	THRESH	WEATH	TRM	REMARKS	UNITS
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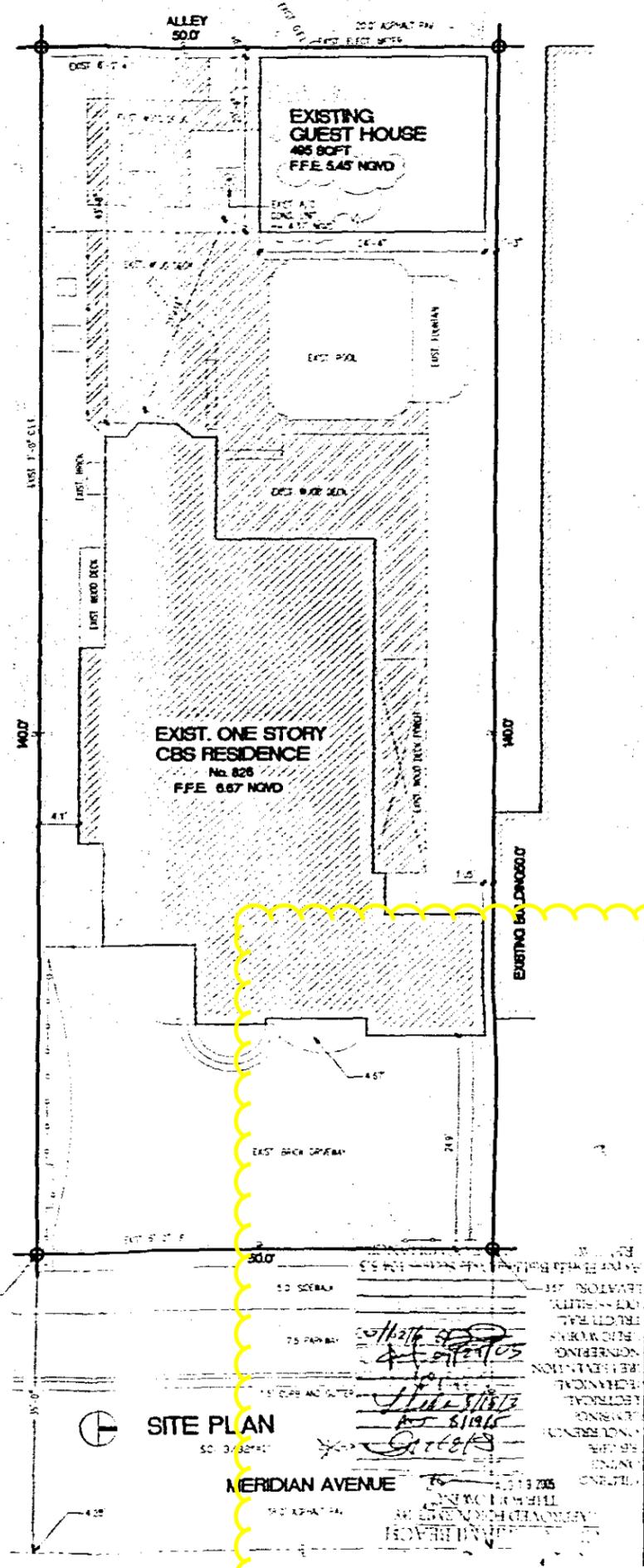
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 - EXISTING PARTITION TO BE REMOVED
 - EXISTING DOOR TO BE REMOVED
 - EXISTING PLUMBING FIXTURES TO BE REMOVED
 RELOCATED / REPLACED
 - EXISTING COUNTER TO BE REMOVED / REPLACED

PUBLIC WORKS PLAN REVIEW NOTICE
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 Permit Requirements: Proof of existing adequate sewer and water conditions (water and/or grading of adjacent roadway berms).
 Public Works Department of the right-of-way will be required prior to final approval as the C.C./C.O. or the issuance of permits.
 Approved/Reviewed By: *[Signature]*

- NOTES**
- PROVIDE D.P. PRODUCT CONTROL APPROVAL FOR IMPACT RESISTANT SHUTTERS AND EXTERIOR WINDOW SHUTTERS.
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 - INTERIOR PARTITION OF 3.5" x 1/2" METAL STUDS @ 24" O.C. REFER TO FLOOR PLAN FOR DIMENSIONS.
 - PROVIDE FRIGIDOL / DURCOCK ON LET WALLS ONLY.
 - REFER TO SITE PLAN FOR F.F.E.
 - EVERY BATH-ROOM DOORS SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.
 - EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
 - STUDS IN NON BEARING PARTITIONS SHALL NOT BE LESS THAN 2"x4" @ 24" OR 2"x6" @ 24" WOOD STUDS.
 - STUDS IN NON BEARING PARTITIONS WALLS SUPPORTING SHALL HANG PLUMBING FIXTURES AND WALL CABINETS SHALL NOT BE LESS THAN 2"x4" @ 24" OR 2"x6" @ 24" HORIZONTAL WOOD MEMBERS SECURELY FASTENED TO NOT LESS THAN 2" BUCK STUDS. SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HANG PLUMBING AND CABINETS. WHEN METAL STUDS PARTITIONS USE 20GA STUDS @ 24" MAX. FOR ALL CASES.
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TYPICAL INT. WALL DTL.



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REVISIONS

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1	AS SHOWN	04/25/05

EXISTING GUEST HOUSE INTERIOR ALTERATION for PEGASUS AVATION INC. 826 MERIDIAN AVE. MIAMI BEACH, FL
 Ph: (305) 491 4037

SITE PLAN FLOOR PLAN AND NOTES

DATE: 04/25/05
SCALE: AS SHOWN
BY: KIM GUEST
SHEET: A-1
1 of 1

EXHIBIT 4



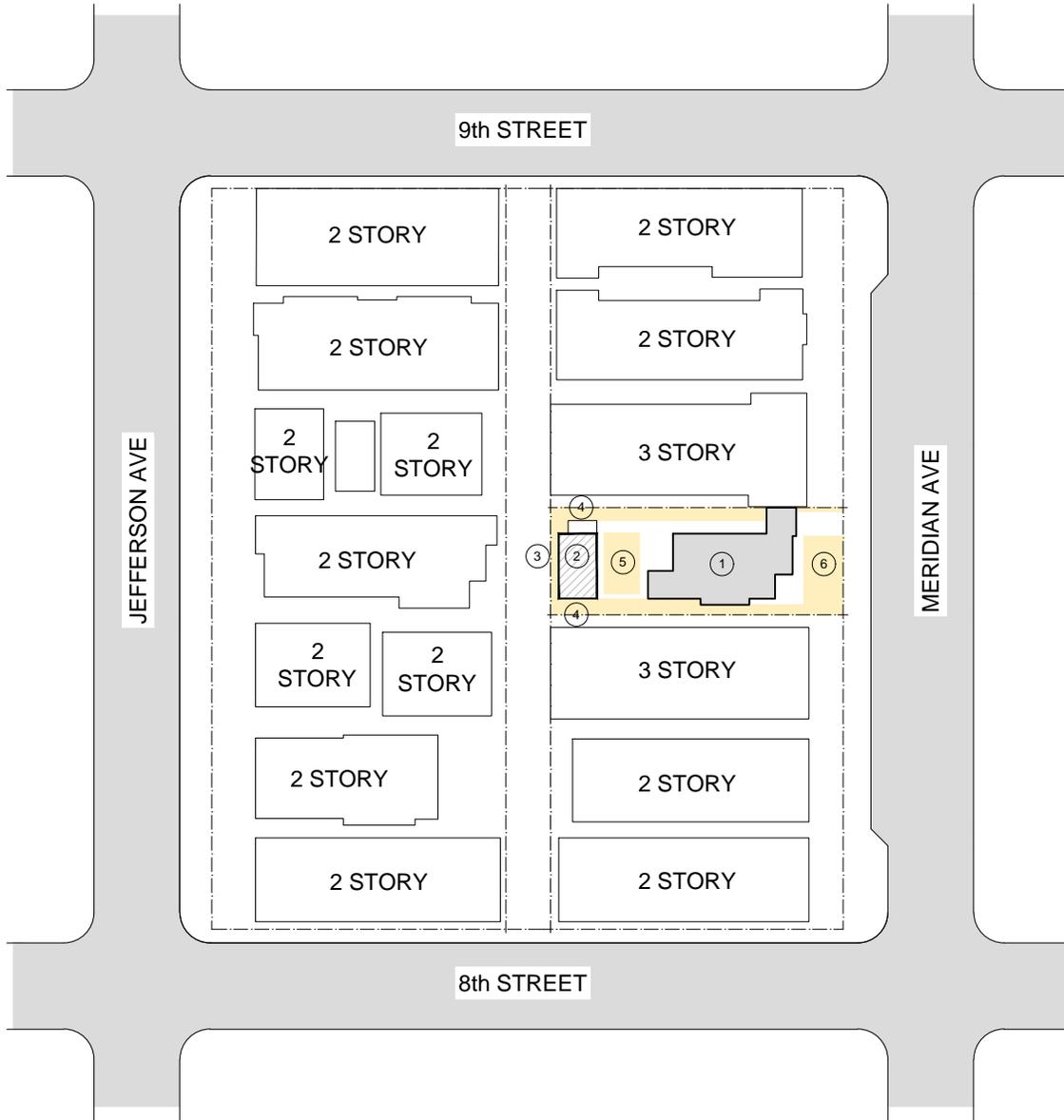
Existing West Façade - Rear View



Gas and electrical equipment on ROW

EXHIBIT 5

826 MERIDIAN AVENUE - BLOCK CHARACTERISTICS



REFERENCES

- ① EXISTING ONE-STORY HISTORICAL HOUSE
- ② PROPOSED TWO-STORY STRUCTURE
- ③ GREEN BUFFER TO ALLEY
- ④ OVERSIZED SIDE SETBACKS
- ⑤ GREEN COURTYARD
- ⑥ RECOVERED GREEN AREA

EXHIBIT 6



West Façade - Rear View