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LETTER OF INTENT: DRB 21-0670

April 19, 2021

To: Design Review Board Members and Planning Department Staff,

RE: Request for Design Review Approval for New Residence Located at 2120 Lucerne Av., Miami Beach, FL.

Dear Board Members and Planning Staff,

The applicant for this property is Daniel Schwartz. The owner is also Daniel Schwartz.

The property is located at 2120 Lucerne Av., Miami Beach, FL.

Let this letter serve as the letter of intent in support of the owner's and applicant's request for Design Review Board (DRB) approval for the construction of a new two story, single family residence on a vacant lot. Previously, there was an existing one story pre-1942 single family residence zoned RS-4 lot. There was also a previously approved DRB project that was never constructed. The applicant is seeking Design Review approval for the new home.

The proposed residence consists of 3,977 sq. ft. designed in an art deco/modern style. The total unit size for the property will be 3,477 sq. ft., (49.30%) of the 7,064.2 sq. ft. lot

The lot coverage will be 4,868 sq. ft or 20.05 % of the total lot size, which is below the lot coverage allowable for the property (30%), 2,119.26 sq. ft.

The maximum height proposed for the building's roof is 24 ft. We are not requesting any waivers for height. The First Floor is set back 20'-0". The Second Floor is set back 40'-0".

The residence features warm accents such as natural stone walls, dark-bronze metal finishes for the windows and doors, precast concrete tile, wood entry underside, and white stucco finishes. The spaces and materials are incorporated and oriented in a manner to create a harmony between interior and exterior spaces. The corners of the project are incorporated in such a way to emphasize this connection, as well as the vertical and horizontal axis.

The applicant is not requesting any waivers or variances for the property.

I ask for your support and your vote in favor of the design so we may proceed with the project. We ask that the Board approve our application as submitted. Should you have any questions with regards to this application, please do not hesitate to contact us

Respectfully Submitted,

Eduardo A. Calil, AIA

Eduardo A. Calil
4.19.21

