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LETTER OF INTENT: DRB 21-0671

April 19, 2021

To: Design Review Board Members and Planning Department Staff,

RE: Request for Design Review Approval for New Residence Located at 1060/1070 W 47 St., Miami Beach, Fl.

Dear Board Members and Planning Staff,

The applicant for this property is Jorge Fernandez. The owner is also Jorge Fernandez.

The property is located at 1060/1070 W 47 St., 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 to replace two existing two story pre-1942 single family residence zoned RS-4 on two lots to be unified as one. The applicant is seeking Design Review approval for the new home.

The proposed residence consists of 7,147 sq. ft. designed in an art deco/modern style. The total unit size for the property will be 7,147 sq. ft., (44.30%) of the 16,256 sq. ft. lot

The lot coverage will be 4,868 sq. ft or 29.94 % of the total lot size, which is below the lot coverage allowable for the property (30%), 4,868 sq. ft. and far below the existing, to be demolished 5,411 sqft (33.3%).

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 35'-7". The Second Floor is set back 54'-0".

The residence features warm accents such as natural stone walls, dark-bronze metal finishes for the railings, windows, and doors, green pavers and walls, and white stucco finishes. All are incorporated in to the design in order to create a warm ambient and harmony on all four elevations. The residence is designed to create a harmony with the entire property, its design elements, and its surroundings. As one of the main features, the floor plan is an open plan bringing the exterior open spaces to the interior.

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

