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## LETTER OF INTENT: DRB 22-0819

April 5, 2022

To: Design Review Board Members and Planning Department Staff,

RE: Request for Design Review Approval for New Residence Located at 4635 Alton Rd., Miami Beach, FL.

Dear Board Members and Planning Staff,

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

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 one existing two story pre-1942 single family residence zoned RS-4. The applicant is seeking Design Review approval for the new home.

The Cost Estimate for this residence is \$700,000.

The proposed residence consists of 3,401 sq. ft. designed in an art deco/modern style. The total unit size for the property will be 3,003 sq. ft., (49.80%) of the 6,027 sq. ft. lot

The lot coverage will be 1,703 sq. ft or 28.2 % of the total lot size, which is below the lot coverage allowable for the property (30%), 1,808.1 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'-2". The Second Floor is set back to 40'-6".

Waivers are being requested for the front setback and side street setback since the 50-foot corner radius of the lot creates a significant design challenge with its extreme setbacks. The code sections for the Waivers request are **Sec. 142-105 (b)(4)c.1. and Sec. 142-105 (b)(4)c.2.**

At the front setback, we are required 35% of the second floor at the front elevation to be set back a minimum of five feet from the minimum required setback. We are proposing no reduced setback for this since the stair volume is only 9'-0" wide and the remaining elevation at the front setback is only 3'-11" and is pushed back 3'-10" at one end and 1'-4" at the other of the harder curved setback. At the side street setback, we are proposing a reduced setback of 31'-8" for 7.4% of that façade. This 37'-4" wide building at the setback shifts back to add movements to the façade.

The residence features warm accents such as natural stone walls, dark-bronze metal finishes for the railings, windows, and doors, green pavers and planters, and white stucco finishes. All are incorporated into the design 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. The floor plan is open to great gallery an open layout and gallery spaces for the owner's art works.

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