

April 18, 2022

Mr. James 'Jake' Seiberling, Principal Planner
City of Miami Beach
1700 Convention Center Dr.
Miami Beach, FL 33139

**RE: Letter of Intent for Design Review Board Approval Request
Casa Grubea
1339 14th Terrace
Miami Beach, Florida**

Dear Mr. Seiberling:

MATEU Architecture, Inc. is pleased to submit this "**Letter of Intent**" in fulfillment of the requirements for submittal to the City of Miami Beach Design Review Board for the above referenced project.

The Owner of this property wishes to develop a new single family residence in what is a multi-family zoned area (RM-1), a respite from the typical development approach of maximizing residential units in an already crowded neighborhood. The design Parti organizes the Owner's building program in a manner that not only satisfies the desire for openness and concern for privacy, diometrically opposite requirements, but does it in an uncompromised and respectful response to its future development neighbors. The scale of the house contributes to a street vocabulary of three, four and five-story structures that will add a unique solution to the vitality and rhythm of the block and the entire neighborhood.

The design of the 4,052 gross square foot (6,250 sq. ft. allowed by FAR), three level house (including an interspatial loft deck above the kitchen area) is rendered in a modern vocabulary, appropriate and in keeping with the built history of Miami Beach, the birthplace of some of the most notable "Moderne" and "Art Deco" architecture in the world.

Programmatically, the house is arranged in a vertical composition that assumes neighbors to the east and west of its site to be 4 or 5 story high, multi-family developments. The ground level is reserved for covered parking and storage and hidden from street view by the vertical circulation elements of stairs and elevator, in compliance with design development standards required in the zoning code. The main living spaces (Great Room) start at the second level, containing the Great Room, Master Bedroom Suite and an Outdoor Pool/Patio area, designed for openness and privacy. This is achieved by creating high volume spaces and incorporating a combination of metal trellises and vertical green walls providing privacy and openness to the exterior patio from future neighbors. The third level of the house contains three additional Bedroom Suites and an private roof deck overlooking the Pool/Patio below. The Landscape Design proposal is one that uses 100% Florida native trees, palms and groundcover/flora, specifically selected for their high salt water tolerance and ease of maintenance.

In **Casa Grubea**, we will be adding an exciting, new, modern contributor to the existing eclectic fabric of 14th Terrace. We are making one waiver request to locate the underside of the first habitable floor slab for the ground floor to 10'-0" above BFE+1 instead of +12'-0" above BFE+1 as allowed under Sec. 142-155 (a) (3) (f)1.

With the exception of the waiver request above, the design for Casa Grubea will be in compliance of all existing zoning regulations, all applicable sections of Article II. – Sea Level Rise and Resiliency Review Criteria, Section 133-50 and will not seek or require any special zoning variances or relief of any existing land use regulations.

We look forward to presenting this exciting project at the June, 2022 Design Review Board Meeting.

Sincerely,



Roney J. Mateu, FAIA
RJM/rm

MATEU