

April 10, 2023

City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139

RE: 505 S Shore Dr, Miami Beach, FL 33141



LETTER OF INTENT

Dear Members of the City of Miami Beach Design Review Board (DRB),

AGUSTIN LUGONES, R.A. License No. AR 13981. the Architecture firm is submitting to the Miami Beach Design Review Board, on behalf of the client, Jack Vincent Zahra.

The purpose of this submittal is to seek approval for a new two-story residence, to be located at 505 S Shore Dr, Miami Beach, FL 33141, Folio No. 02-3203-007-1040.

THE PROPERTY

The Property is located at 515 S Shore Dr, Miami Beach, FL 33141, in a Single-Family Residential District #4 {RS-4}.

Currently, the property site consists of one existing vacant land.

The existing residence does not have any original construction permits, as it is a vacant land

The existing lot size is of 7,200 square feet according to the Office of the Property Appraiser.

APPLICANT'S PROPOSAL:

The Applicant is proposing a new two-story home, in a modern look style, in compliance with the latest flood height set forth by FEMA.

The proposed facade presents a stucco finished modern square look with a flat roof, and glass guard railings. The proposed site plan incorporates natural landscape finishes, one driveway made of paver over compacted clean soil for a two-car garage.

The proposed new residence complies with all the Miami Beach Code requirements and the FBC 2020 with the exception of 35% of the front façade of the second level shall be setback an extra 5' from the front property line

The Applicant seeks the ability to request a design waiver for the aforementioned item.

The approval by the Design Review Board for these aforementioned items would allow a much better design look of the residence and for the up-coming development for the community. The design is consistent with the character of the up-coming neighborhood, and will be a great improvement to the property and contextual area.

This proposed design waiver is in compliance with the Code for total floor area AS PER MIAMI BEACH ZONING REQUIREMENTS AND THE FLORIDA BUILDING CODE 2020.

On behalf of the Applicant, we look forward to your favorable review, and we respectfully request that the DRB consider this new residence for approval.

If you have any questions or comments in regards to the application, and should any additional information be required, please do not hesitate to contact us.