

July 19th, 2017

The City of Miami Beach
Planning Department,
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

Re: Design Review Board approval for a new residence to be located at 160 South Hibiscus Drive, Miami Beach, FL 33139

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

Please accept this letter as a formal Letter of Intent for the noted property above.

The property is currently a 2,693 square-foot, one-story structure on a 0.24 Acre lot, built in 1953. The property is located at Lot 24, Block 8 at page 75 of the Public Records of Miami-Dade County Florida; together with that part of the 20-foot strip contiguous and abutting to said lot, which was conveyed to the Biscayne Island Company by Deed recorded book 1501 at page 479 among the public records of Miami-Dade County, Florida.

We are respectfully requesting that the DRB consider the approval to demolish the existing structure, and the new construction of a two-story home with a detached garage. The new residence will have a Unit size of 5,347 square feet and a 500 square-foot detached garage.

We are requesting one waiver to allow the maximum height of the building to be broken down into masses of 24, 25, and 27 feet in height as a modification to the approval for DRB17-0148.

We have designed a single-family home of great architectural articulated value and rich in material application/definition and aesthetic qualities.

Thank you in advance for your help and support. If you have any questions please do not hesitate to contact me.

Cordially,

Borges + Associates Architects:



Reinaldo Borges, AIA, NCARB
Principal