

15-Jun-18 rev 7/20/18

City of Miami Beach  
PLANNING DEPARTMENT  
1700 Convention Center  
Miami Beach, Florida 33139

**RE: Architect's Letter of Intent  
NEW 2 STORY RESIDENCE  
114 4th San Marino Terrace, Miami Beach, FL.**

Dear Members of the Design Review Board:

We are designing a new 2 story single family residence in a Tropical Modern style of architecture. The lot size is 120' deep by 60' wide (7,200 SF), the proposed new residence will have a zoning floor area of 3,600 SF (= 50% of lot), which complies with established max. unit size regulation of 50% of lot area. The proposed lot coverage area is 2,152 SF (= 29.8% of lot), which complies with the max. lot coverage area of 30% of lot. The height of the proposed residence will be 23'-8" from established Base Flood Elevation (BFE) of 10' NGVD, again this falls within the max. allowed height of 24' from BFE.

This property is located in a "AE-9" zone as established by FEMA and as per Miami Beach regulations our BFE has to be 1' over, therefore BFE is established at 10' NGVD.

Front and rear yards comply with requirements concerning pervious and green areas.  
The side walls of the house also comply with max allowable length of continuous wall.  
The house complies with all setback regulations except for the Carport front setback, for which we are requesting a Variance (see below).

In total we are requesting 1 Variance and 1 Waiver, please see explanations for each below:

Variance: Front setback at Carport

We are proposing a concrete structure open on 3 sides Carport with it's front columns located at 20' from the front property line. This is an allowable setback for a 1 story house and the carport is 1 story with nothing above, the rest of the house (2 stories) is located at the required front setback of 30'. Miami Beach allows a metal pipe and canvas carport to be located as close as 1'-6" from the front prop. line. We believe that the carport as designed is a much more appealing solution for the neighborhood and the house than a pipe / canvas structure so close from the front. It is also important to mention that in case of a severe storm a poured concrete structure would fare a lot better than a aluminum pipe and canvas one, this latter one becoming a hazard to neighbors.

Waiver : Maximun percentage area of 2nd floor relative to 1st floor

Miami Beach establishes that the max. floor area of a 2nd floor shall not exceed 70% of the 1st. floor area. We are proposing a 2nd floor area of 80.3% of the 1st. Floor, this amounts to a mere 161 SF increase in the area of the 2nd. Floor. By doing so we are not going over the allowed unit size, instead, to achieve this, we are sacrificing area in the 1st. Floor. We believe that this increase improves the volume massing of the house by adding movement and intricacy to the structure.

Overall the lot open areas will be covered with lush vegetation, including a 2nd floor planter, which as designed exceeds by far the landscaping requirements of Miami Beach. This will make the house more appealing, fresher in feeling and the landscaping will create a smooth transition from the vertical to the horizontal planes thus creating a sensible total scale for the project.

I respectfully ask for your support and votes in favor of the design and waivers for this project so that we may proceed with the same. We ask the Board to approve our application as submitted.

Should you have any questions or comments regarding the design of this house please do not hesitate to contact me.

Truly yours,

A handwritten signature in blue ink, appearing to read 'Juan Zubillaga', with a stylized, flowing script.

Juan Zubillaga  
Pres. Zubillaga Design, Inc.