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September 6, 2018

To: Design Review Board Members and Planning Department Staff,

RE: Request for Design Review Approval for New Residence Located at 10 W San Marino Drive, Miami Beach, Fl.

Dear Board Members and Planning Staff,

The applicant for this property is Ramin Aleyasin. The owners are Jose A. Perez and Thais Granados.

The property is located at 10 W San Marino Drive, Miami Beach, Fl.

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 an existing two story pre-1942 single family residence zoned RS-3.

The applicant is seeking Design Review approval for the new home.

The proposed residence consist of 6,384 sq. ft. designed in a tropical modern style. The total unit size for the property will be 6,384 sq. ft., (49.91%) of the 12,791 sq. ft. lot

The lot coverage will be 3,727 sq. ft or 29.14 % of the total lot size, which is below the lot coverage allowable for the property (30%), 3,837.30 sq. ft.

The maximum height proposed for the building's roof is 28 ft. We are requesting a waiver of 4 additional feet above the 24 ft. maximum requirement. The volumetric area on the second floor is 69.74% of the first, thus being under the code requirement of 70%.

The residence features warm accents such as natural stone walls, dark-bronze vertical aluminum louvers, and exposed board-formed concrete, tongue and groove wood, and white stucco finishes. All is incorporated in to the design in order 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. As one of the main features, the floor plan is an open plan bringing the exterior open spaces to the interior.

The applicant is not requesting any waivers or variances for the property.

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

