

December 10th, 2018

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 4534 Sheridan Avenue, Miami Beach, FL 33140

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 2,185 square-foot, one-story structure on a 0.17 Acre lot, built in 1945. The property is located at Lot 9, Block E at page 114 of 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 an understory. The new residence will have a Unit size of 3,725.52 square feet and an understory with 535.2 square-foot open garage and storage.

This resilient home is introducing an Understory and is making use of the Base Flood Elevation (BFE) plus five feet of freeboard allowed, to protect the home and its inhabitants from sea level rise, rain flooding, high tides, and storm surges.

We are requesting three (3) Variances:

1. Additional vestibule unit area of 66.52 sf with a total vestibule area of 291.52 sf (3.87% of lot).
 - a. Due to the length of the stairs and comfortable 7" high Ma. risers to go from the understory to the first habitable floor above, and the use of an elevator, the footprint of air-conditioned access to the house grew bigger than the 3% allowed.
2. Building height of 26'.
 - a. We request the building height to be increase to 26' to accommodate HVAC equipment, ducts and lighting and still preserve comfortable spaces.
3. Planter over architectural overhang of 3'-5" over the 30' front setback
 - a. This is just an eyebrow with a small planter on top, which cantilevers over the 30-foot front setback but does not extend to the maximum allowed overhang of six feet.

We are requesting the following DRB waiver:

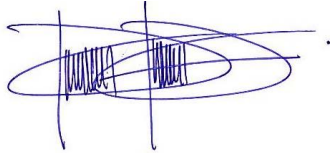
1. 4'-11" deep by 13'-9" wide facade break niche, measured perpendicular from the minimum required setback line.

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