

February 21, 2017

Mr. James G Murphy, Chief of Urban Design
City of Miami Beach
1700 Convention Center Dr.
Miami Beach, FL 33140

**RE: Letter of Intent for Design Review Board Approval Request
Casa for Nicole Cohen
3155 Prairie Avenue
Miami Beach, Florida 33140**

Dear Mr. Murphy,

After several attempts by others to execute a residential design for the above referenced property, MATEU Architecture, Inc. is pleased to submit this **"Letter of Intent"** in fulfillment of the requirements for submittal to the City of Miami Beach Design Review Board to what we believe will be the definitive solution.

The design Parti organizes the Owner's building program in a manner that not only satisfies the family's Orthodox Jewish lifestyle, but does it in an uncompromised and respectful response to its neighbors, contributing to a street vocabulary of one and two-story structures that adds vitality to the rhythm of the block.

The design of the 7,038 gross square foot, two-story house is rendered in a modern vocabulary, very appropriate and in keeping with the history of Miami Beach, the birthplace of some of the most notable "Moderne" and "Art Deco" architecture in the world.

Programatically, the house (for a family with 6 children) is arranged with formal "public" spaces across the front (west) on the ground floor, while the informal "family" spaces line the side (south), visually and physically accesible to a pool/patio courtyard from all rooms on the ground floor. The kosher kitchen is placed centrally between the formal and informal spaces, available to serve both, especially during the numerous yearly religious functions that involve food and celebration. The second floor is dedicated to the private functions of the family (bedrooms) with the children's spaces along the side from the front to the back, with the master bedroom anchoring the rear of the two-story composition.

The obligatory two-car garage, closest to the street edge, is expressed as a single story volume and is camouflaged with a vertical green wall and a trellis device which help break down the solid nature of its use and provides a different and softer edge to the streetscape. The two-story portion only begins over forty feet into the yard, offering a gentle transition to the higher volume, while creating a covered and shaded entry of the front door and arrival area below, providing solar and rain protection for visitors. The "L" shape plan symbolically centers around a covered patio (accesible from all sides) that doubles as a SUKKAH, a ceremonial space used by Orthodox believers to commemorate the "Clouds of Glory" which surrounded and protected the ancestors during the 40 year desert sojourn which followed the Egyptian exodus, demonstrating their faith in God and his benevolence.

In **Casa for Nicole Cohen**, we will be adding an exciting, new, modern contributor to the existing eclectic fabric of Prairie Avenue. Its design will be in compliance of all existing zoning regulations, and will not seek or require any special zoning variances or relief of any existing land use regulations.

MATEU

We look forward to presenting this exciting project at the May Design Review Board Meeting.

Sincerely,



Roney J. Mateu, FAIA
RJM/rm