



VILLA & ASSOCIATES, INC.  
ARCHITECTURE - PLANNING - INTERIOR DESIGN

**VIA HAND DELIVERY & ATTACHEMENT**

February 14, 2017

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

Re: Letter of Intent for a New construction on a site with an existing pre-1940's Residence Non-Historical.

To whom it may concern,

Our firm of Architects represents JESSAM INVESTMENTS LLC, (the "applicant") address at *4301 Prairie Ave Miami Beach, FL 33140*, the owner of the above referenced parcel identified by Miami-Dade County Folio Number 02-3222-001-1780, Please consider this letter as of **Letter of Intent** requesting the Design Review Board (DBR) approval the total demolition of the existing residence which is a pre-1940's residence non-historical and the construction of new residence. This development with comply with all requirements from the Planning and Zoning without any variance and always maintain the context of the surroundings.

- **The proposed improvements will comply with applicable codes, ordinances, regulations, neighborhood plans and laws.**

The proposed Residence will consist of a two-story residence, in which includes a two-car garage, five (5) Bedrooms, five (5) Bathrooms, Laundry room, Kitchen, Dining Area, Great or Family Room, Balconies, Driveway, Open Patio Area. With a total height of 25'-0" max.

- lot square footage \_\_\_\_\_ 9,120 S.F.
- Ground Floor Level (Including Garage) \_\_\_\_\_ 2,724 S.F. (29.8%)
- Second Floor Level (Not Including Balconies) \_\_\_\_\_ 1,904 S.F.
- Total Building Area \_\_\_\_\_ 4,628 S.F.

In conclusion, no variance necessary at this moment in order to build and satisfy the client and planning & zoning ordinances needs. We respectfully request your recommendation of approval for the construction of this residence. We believe that the granting of this approval will ultimately result in a great improvement to the space and the surrounding area. As always, we look forward to your favorable review. Should you have any questions, please do not hesitate to contact me at (305) 661-8181.

Sincerely,

Jorge L. Villavicencio

Villa & Associates Inc,  
7344 S.W. 48<sup>th</sup> Street Suite # 201 Miami Florida 33155  
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