

May 24th, 2017

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 160 South Hibiscus Drive, Miami Beach, FL 33139

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 2,693 square-foot, one-story structure on a 0.24 Acre lot, built in 1953. The property is located at Lot 24, Block 8 at page 75 of the Public Records of Miami-Dade County Florida; together with that part of the 20-foot strip contiguous and abutting to said lot, which was conveyed to the Biscayne Island Company by Deed recorded book 1501 at page 479 among 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 a detached garage. The new residence will have a Unit size of 5,347 square feet and a 500 square-foot detached garage.

We are requesting seven (7) Variances:

1. To reduce the required front. A wall extends from the main house to the detached garage and supports the cover for the path between the garage and the main house on the east side of said wall. The one-story structure functioning as a detached garage encroaches into the 30'-0" front setback required for two stories. There is no air-conditioned connection between the one-story garage structure and the two-story house.
2. West yard setback. To allow 7'-6" setback.
3. East yard setback. To allow 7'-6" setback.
4. Sum of side setbacks for lots 60'-0" Wide.
5. Open space in rear yard.
6. Maximum projection allowed for a balcony, decorative structure, and roof overhangs at side setbacks.
7. Maximum elevation within a required yard.

We are requesting the following DRB waivers:

1. The physical volume of the second floor is 77% that of the first floor.
2. We are proposing a building height of 28'-0"

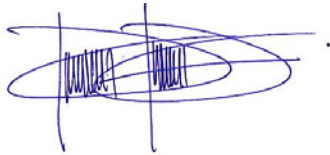
3. The East side elevation although not continuous, is longer than 60'. The second floor breaks down into several masses that are distanced from the property line by more than the minimum setback required.

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