

May 5, 2024

Ms. Giselle Deschamps, Principal Planner  
City of Miami Beach Planning Department  
1700 Convention Center Dr.  
Miami Beach, FL 33139

**RE: Letter of Intent for Design Review Board Approval Request  
Casa Leroy Doble  
1339 14<sup>th</sup> Terrace  
Miami Beach, Florida**

Dear Ms. Deschamps:

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 for the above referenced project.

The Owner of this property wishes to develop a new duplex residence in what is a multi-family zoned area (RM-1), a respite from the typical development approach of maximizing residential units in an already crowded neighborhood. The design Parti organizes the Owner’s building program in a manner that not only satisfies the desire for openness and concern for privacy, diametrically opposite requirements, but does it in an uncompromised and respectful response to its future development neighbors. The scale of the house contributes to a street vocabulary of three, four and five-story structures that will add a unique solution to the vitality and rhythm of the block and the entire neighborhood.

The design of the 5,751 gross square foot (6,250 sq. ft. allowed by FAR), three level duplex (including rooftop decks with small pools) is rendered in a modern vocabulary, appropriate and in keeping with the built history of Miami Beach, the birthplace of some of the most notable “Moderne” and “Art Deco” architecture in the world.

Programmatically, the duplex is arranged in a vertical mirror image composition that assumes neighbors to the east and west of its site to be 4 or 5 story high, multi-family developments in the future. The ground level is reserved for covered parking and storage and hidden from street view by the vertical circulation elements of stairs and elevator, in compliance with design development standards required in the zoning code, creating a sort of “front porch”. The main living spaces start at the second level, containing the Great Room and a Bedroom Suite. A vertical glass area in the central dining space creates light filled moments for the Great Room in the units, providing openness and privacy central to the design. The third level of the units contain the Master Bedroom Suite, an additional Bedroom Suite and an office/studio area. The rooftop for each unit contain outdoor entertaining spaces that transition from covered, to trellised to open and include a rooftop pool. The Landscape Design proposal uses 100% Florida native trees, palms and groundcover/flora, specifically selected for their high salt water tolerance and ease of maintenance.

We are making one waiver request to locate the underside of the first habitable floor slab for the ground floor to 10'- 0" above BFE+1 instead of +12'-0" above BFE+1 as allowed under Sec. 142-155 (a) (3) (f)1. With the exception of the waiver request, the design for Casa Leroy Doble will be in compliance of all existing zoning regulations, all applicable sections of Article II and will not seek or require any special zoning variances or relief of any existing land use regulations.

Sea Level Rise and Resiliency Review Criteria. The proposed project advances the sea level rise and resiliency criteria provided in Section 7.1.2.4(a) as follows:

- 1. A recycling or salvage plan for partial or total demolition shall be provided.**  
Will comply at permitting.
- 2. Windows that are proposed to be replaced shall be hurricane proof impact windows.**  
Will comply.
- 3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.**  
Will comply.

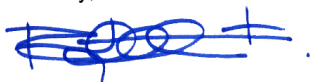
MATEU

4. **Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with Chapter 4 in Land Development Regulations.**  
Will comply. (see landscape plans).
5. **The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.**  
Will comply.
6. **The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land, and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to 3 additional feet in height.**  
Will comply. (see plans).
7. **As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation.**  
Will comply. (see plans).
8. **Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.**  
N/A. New building.
9. **When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with chapter 54 in General Ordinances.**  
N/A. New building.
10. **As applicable to all new construction, stormwater retention systems shall be provided.**  
Will comply.
11. **Cool pavement materials or porous pavement materials shall be utilized.**  
Will comply. (see plans).
12. **The design of each project shall minimize the potential for heat island effects on-site.**  
Will comply. (see plans and elevations).

In **Casa Leroy Doble**, we will be adding an exciting, new, modern contributor to the City of Miami Beach and in particular, a sensitive and compatible addition to the existing eclectic fabric of the 14<sup>th</sup> Terrace neighborhood.

We look forward to your favorable review and recommendation of this Design Review Board application and we look forward to presenting this exciting project at the July 2, 2024 Design Review Board Meeting.

Sincerely,



Roney J. Mateu, FAIA  
RJM/rm