



Architecture – Interiors – Construction Management
Lic.#AA26002467

VIA HAND DELIVERY

The Chairperson and Members of the
Miami Beach Design Review Board
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

May 13, 2019

Re:

2001 Bay Dr, Miami Beach, FL 33141 (the “Property”)

Application for Design Review Approval (“Application”)

DRB File #DRB-19-0409

Replace Existing Balcony Slabs & Railings with New Juliet Balcony & Aluminum Railings

Dear Chairperson and Members of the Design Review Board:

Our firm represents 2001 Bay Drive (the “Applicant”) in connection with design review submittal relating to the Property. Please accept this Application, on behalf of the Applicant, for a Design Review Approval for design to the project as the 2001 Bay Drive (the “Project”).

I. The Property

The Property is located and designated as Residential Multifamily, Low -Density District (“RM1”) on the City of Miami Beach Official Zoning Map. It is currently a Condominium with 16 units. The building was originally constructed in 1982. The Property is located on the southwest side of Normandy Isle. It is a five-story structure with parking in the ground floor. The adjusted area is approximately 19,218 sq.ft.

II. The Project

The proposed scope of work is to remove the existing balcony slabs & railings in the North (Bay Dr.) elevation, and replace it with a Juliet balcony and aluminum railing design. No other balconies are to be removed or renovated. The existing cantilevered balcony slabs appear to be experiencing spalling and stress cracks from impacts of lateral forces.

A new 6” deep Juliet style slab is to be introduced, along with two railing design options: 1) New Aluminum Picket Railing. 2) New Aluminum Railing to match existing railing design.

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III. Request for Design Review Approval

The Applicant is applying for Design Review Approval to improve the current conditions of the existing balconies on the North (Bay Dr.) elevation. A new Juliet balcony is being proposed with the existing length of the slab being maintained, along with two new options of code compliant railings. The building and their owners are in favor of the proposed renovation and are willing to have the architecture consistent with Miami Beach.

IV. Request for Variances/Waivers

No Variances or Waivers are being requested.

V. Conclusion

The Applicant is requesting approval to renovate the property at the North (Bay Dr.) elevation to maintain the beautiful Condominium while maintaining the appearance of the Miami Beach Architecture. The building is not in the Historic Building Directory or Historic Register.

Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,

Wesley Art Castellanos, Registered Architect

Cc: Mr. James Murphy, Miami Beach Planning & Zoning Department