

August 19, 2019

City of Miami Beach  
Design Review Board

RE: Letter of Intent for 1025 West 47<sup>th</sup> Street

Members of the Design Review Board:

This application is for construction of a two story single family residence to replace an existing two story residence which will be demolished. The existing residence has significant structural issues, the existing pool will be retained. This will be the primary residence of the owners.

This application is in compliance with applicable zoning requirements including Unit Size, Setbacks, Lot Coverage, and Yard Size. The Finish Floor Elevation of the house will be at +9.00' NGVD, which meets FEMA requirements.

In response to Section 133-50 of the City Code, the following is proposed:

- A recycling and salvage plan will be provided by contractor at time of demolition
- Trellis and other shading devices, including landscaping, are part of the proposed design
- Native and Florida friendly plants are part of Landscape design
- Ground Floor Finish Elevation was established in consideration of the raising of the public right-of-ways, and is proposed at +9.00 NGVD
- Mechanical and other equipment will be located above Base Flood Elevation
- Water retention areas are part of design of yards.

Sincerely,

Norman Blandon, R.A.  
President  
N25 Architecture Co.