



August 23, 2019

The City of Miami Beach  
**Planning and Zoning Department**  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, FL 33139

RE: Request for an Extension of Time for Design Review Board file number DRB 17-0197 approval for a new residence located at 1325 Bay Drive, Miami Beach, FL 33141.

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 1,600 square-foot, one-story residence on a 0.17-acre lot, built in 1936. The property is located at Lot 16, block 15, Ocean side, Isle of Normandy, Plat Book 25, Page 60 of the Records of Miami-Dade County, Florida, Property Appraiser's Office. A DRB approval was obtained February 06, 2018 and expired August 06, 2019, which adhering to the 90-day grace period should allow us until November 06, 2019 to submit this request.

We are respectfully requesting an Extension of Time be granted for this application. Since the DRB approval this application went thru a second submittal to the Board, File number DRB18-0336. An approval was obtained January 02, 2019 as memorialize in a Supplemental Order. An original permit application, activity number B1601656, paid back in January 12, 2016, was rolled over to a new activity number BR1903361 dated June 01, 2019 under which Construction Documents are being reviewed by both the Building Department and Planning and Zoning Department. We urge the Board members to give consideration to this application and grant the Extension of time of the DRB approval to allow the process to continue its due course and obtain a building permit for the construction of this project. The construction of a two-story residence which will have a unit size of 3,187.40 square feet. We did not request any variances or waivers as the residence's lot coverage, unit size, minimum setbacks, and maximum height are all within the allowed parameters set forth by the City. This planned single-family residence of contemporary architectural design will add value to the neighborhood.

Thank you in advance for your help and support.

Respectfully,

  
James Mackenzie, AIA  
Manager for ArchitectureWorks LLC