

July 2, 2021

LETTER OF INTENT

Re: Apartment Building
1235 West Avenue
Miami Beach, Florida 33139

The Developer, 1235 West Investments LLC is proposing to build at the 1235 West Avenue Miami Beach property, a six story apartment building with 15 Dwelling Units and with 14,997 total square feet of FAR.

The building consists of a:

GROUND FLOOR

Lobby, Mechanical Rooms and 6 Parking Spaces.

FLOORS 1 AND 2 – FOUR UNITS PER FLOOR (8 UNITS)

Unit 1 is one bed, one bath. Unit 2 is one bed, one bath. Unit 3 is two bed, two bath. Unit 4 is two bed, two bath.

FLOORS 3 AND 4 – THREE UNITS PER FLOOR (6 UNITS)

Unit PH1 is two bed, two bath. Unit PH2 is two bed two bath. Unit PH3 is two bed, two bath.

FLOOR 5 – ROOF TERRACE (1 UNIT)

Tower Suite consisting of a two bedroom 2 bath apartment and a swimming pool for the building tenants at the roof top.

The proposed Apartment Building is compatible with the existing environment and other properties within the neighborhood.

The architectural image is modern, elegant and minimalist, consistent with the surrounding architecture.

The proposed building will comply with all the Zoning Ordinances requirements as well as all pertinent codes and no variances are required.

The proposed design includes and responds to all Sea Level Rise and Resiliency Review Criteria per Miami Beach Code of Ordinances Sec. 133-50.

The building is going to be apartments for rental.
We look forward to a successful partnership with the City of Miami Beach.



Jaime Schapiro AIA, RIBA
Architect