

Bueno, Lizbeth

From: DRB
Sent: Friday, October 22, 2021 3:03 PM
To: Bueno, Lizbeth; Fons, Monique
Subject: FW: 800 84th Street - DRB21-0708

Please place in EnerGov, paper file and Novus.

Thanks,



Jessica Gonzalez

Clerk of Boards

Planning Department

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From: northbeachnews@gmail.com <northbeachnews@gmail.com>

Sent: Monday, October 18, 2021 7:45 AM

To: jbodnar-drb@jbodnar.com; sheldondrb@gmail.com; jason@neuv.io; belleislerealtor@gmail.com; sg221@yahoo.com; comasla.info@gmail.com; agorlin@gorlinarchitects.com

Cc: DRB <DRB@miamibeachfl.gov>; eduardo@cds-ap.com; 'Gastón Pedretti' <gaston.pedretti@gmail.com>; Belush, Michael <MichaelBelush@miamibeachfl.gov>

Subject: Re: 800 84th Street - DRB21-0708

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Dear DRB Board Members,

I would like to take a moment to express my support for file DRB21-0708 for the project located at 800 84th Street.

To start, the building is well below the allowable height and total FAR for this zoning district. This alone speaks volumes about the developer's approach and what was most important to them on this project, design.

Second, I can not say enough about how much I enjoy the cantilevering of the building on the east side. It is truly amazing how it softens the overall structure and significantly reduces its mass. I am no engineer but it must have been challenging to achieve this and I applaud both the architect and developer for introducing this element.

I would like to remind the board that developing a single lot within the RM-1 regulations and maintaining a 45% lot coverage ratio is not easy. More importantly, the financial viability of a project being developed on a single lot is usually the leading cause towards these project becoming only a design exercise and seldom being realized.