

**From:** Jeff Brandon <[Jbrandon@thebrandoncompany.com](mailto:Jbrandon@thebrandoncompany.com)>

**Subject:** 1649 W 22nd Street

**Date:** October 30, 2021 at 6:27:10 PM EDT

**To:** [MichaelBelush@miamibeachfl.gov](mailto:MichaelBelush@miamibeachfl.gov), [ThomasMooney@miamibeachfl.gov](mailto:ThomasMooney@miamibeachfl.gov)

Gentlemen

I live at 2130 Bay Ave, Miami Beach on Sunset Island #4. Our property is three doors from the subject property. My wife and I have lived at this address for thirty three years and have had the good fortune to raise our family there. This correspondence is in response to the staff recommendations received this week related to the proposed project referenced above.

I oppose the waivers applicant has requested for the length and elevation on the southeast elevation. The height and length of the southeast wall is overwhelming to the existing adjacent property to the east. To me this design feature appears entirely inappropriate if the Design Review Board is concerned with context, scale, and massing as relates to the existing neighborhood. I live next door to a house under construction that received such a waiver. While the construction is still on going almost three years later, it is a wall that is totally out of context that cannot be modified by any amount of landscaping.

The mass and volume of the proposed house on such an irregular shaped lot has created alleys on both the east and west sides. The southwest side faces a house under construction that is similar in scale to applicants. The same cannot be said for the east side property.

I have supported many of the new projects on our Island. I have also always opposed the allowance of a roof terrace whenever it is proposed. While I realize that is not open to debate here, I register my opposition to the concept of allowing rooftop living complete with elevators, et.al.

Finally, I am encouraged to see staff recommend preservation of the fifty one inch Tamarind tree that has been on this property for decades. It is a specimen tree and would be not only be viewed positively by the neighborhood but be a huge benefit to the proposed project.

Thank you for your consideration

Jeff Brandon  
2130 Bay Ave