

October 22, 2021

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139


Re: Single-Family Home at 2138 Bay Avenue
Letter of Support

Dear Board Members:

I am the owner of 2138 Bay Avenue, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant's team regarding the proposed single-family residence for the owner's family. The home is beautifully-designed and will be a welcome addition to the neighborhood. Regarding the additional open space and height waivers, the 2-story portions of the home are substantially setback from the street and sides, and the architecture has significant movement and interest that all ensure compatibility with the surrounding properties. Also, the property size is more similar to RS-2 zoned lots, which permit 28' of height as of right, and the additional height is limited and centrally located.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval and waivers.

Sincerely,



Signature

Ron Schmeichel
Print name – 2138 Bay Home, LLC