

February 23, 2022

Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: Support for Request for the Demolition, Design Review Approval and Waiver for the
Property Located at 253 N. Coconut Lane, Miami Beach, Florida 33139

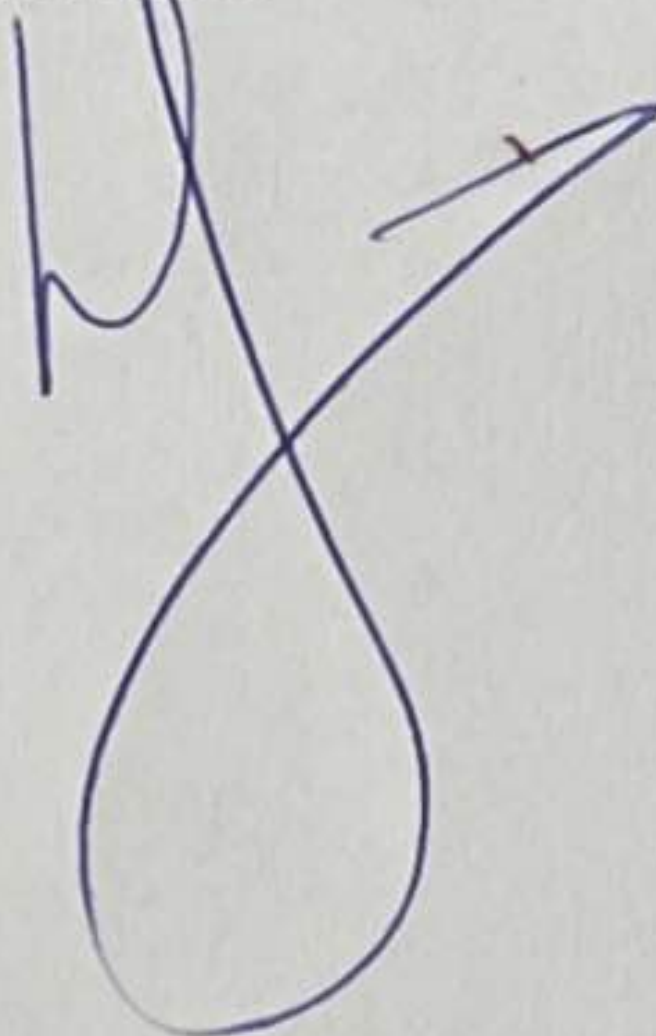
Dear Mr. Mooney:

I am the owner of the property located at 199 Palm Avenue in Miami Beach. Recently, I had an opportunity to meet with representatives for the applicant and the applicant regarding their request to demolish the existing structure at 253 N. Coconut Lane and replace it with a modest, single-family home that addresses the sea level rise conditions affecting Miami Beach. We also reviewed their request for a waiver to have a delicate water feature that creates a Zen style experience along the sides of the home, rather than just providing sod in the area.

I believe that the proposal will improve the aesthetics and over feel of the neighborhood. Accordingly, I recommend approval of this project.

Sincerely,

Coconut Palm 22
Nina-Lamia Duchene - Ben Yousef
199 Palm Avenue

A large, stylized handwritten signature in blue ink, likely belonging to Nina-Lamia Duchene, is written over the printed name and address.