

From: [PB](#)
To: [Herrera, Miriam](#)
Cc: [Madan, Rogelio](#)
Subject: Fwd: PB23-0599 1120 Bay Drive
Date: Tuesday, July 25, 2023 8:07:47 AM

Hi Miriam,
Please process.

Thanks,
Jessica

From: Patty Henao <pattyhenao@gmail.com>
Sent: Saturday, July 22, 2023 7:35:24 PM
To: PB <PB@miamibeachfl.gov>
Subject: PB23-0599 1120 Bay Drive

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Dear Planning Board Members

I am reacting to the planning board notice related to item PB23-0599 to be heard July 25 2023 regarding the division of the lot situated at 1120 Bay Drive and further, the construction of 3 houses on said lots.

I have the following concerns:

Construction and materials delivery truck traffic impeding access to our house.

I would like to know how that will be managed to prevent disruption to the current residents.

Noise especially early in the morning, and on weekends.

I would like to know what the working hours are, and how will the noise be managed, for construction and deliveries.

Dust from the demolition, and the construction.

I would like to know how that will be managed so it does not end up in our houses or cars. And if it does, how it will be handled.

Dangerous and / or toxic materials materials

Considering the age of the existing house, I am concerned about asbestos and/or other dangerous / toxic materials (like lead). We don't want to be exposed to such materials. To that end, Is there an analysis about the materials in the current house, are measurements going to be taken before, during and after the demolition process to prevent toxic and hazardous materials in the air in our street.

Timing

It is not clear how long this project will take and/or what the developer has done to ensure timely permits and inspections.

I think that the developer needs to take into account the fact that this is a quiet cul-de-sac with many of us working from home or retired. A prolonged project is going to reduce our quality of life if the developer does not take the right precautions during this project.

Patty Henao-van Beek
pattyhenao@gmail.com
T: +1 786 202 9102

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