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September 8, 2023

1700 Convention Center Drive
Miami Beach, FL 33139
Attn: Miami Beach Planning Board

RE: **Letter of Support for the Proposed Lot Split Application for 1120 Bay Drive, Miami Beach, Florida 33141 – PB File Number: PB23-0599**

Dear Esteemed Miami Beach Planning Board Members:

My name is Howard Chase and I am the Co-President of the Normandy SUD Homeowners Association for which the Property is subject to and a part of the HOA neighborhood. I am delivering this Letter supporting the Property owner's proposed lot split application, on behalf of the HOA. For your convenience, below are reasons as to why the proposed lot split application and subsequent development of 3-single family homes is favorable to the HOA and the unique characteristics of our neighborhood.

- Since the neighborhood was first subdivided on September 15, 1925, the majority of the neighborhood has consisted of single residential homes on single lots. The Property, as it currently sits is a single family home on a parcel comprised of 3 originally platted lots with a building that is an unmaintainable eyesore that does not fit the nature and character of our neighborhood. The HOA is in support of the Applicant's intent to return the Property to the natural state of the original HOA neighborhood by splitting the Property into its three original platted lots.

- As of right, the Miami Beach City Ordinance permits up to 50% Unit Size for new residential developments. Should the applicant not be allowed to sub-divide the Property back to the original 3 lots, then the applicant will be allowed, as of right, to build a single enormous mansion of approximately 13,356 square feet on the Property. It is the HOA's opinion that although the Applicant has a legal right to build a massive new residential home on the Property having 3 smaller single family homes on the Property will be a congruous addition to the community as well as a harmonious fit with the current and future vision of the neighborhood as has been approved by the HOA.

- The Applicant has obtained the highest quality architect and has taken great effort to design the three proposed homes on the Property so that they meet the levels of the HOA's independent structural, architectural and landscape review.

- The proposed 3-single family homes will comprise of approximately 49.5% Unit Size as relative to the respective individual lot size which is within 50% allowed as of right by code. The Applicant's proposed Unit Size is consistent with recently approved developments within our neighborhood and is also consistent with what we believe is the future of the neighborhood. The HOA does not believe the Unit Size should be reduced from the 50% that is allowed by code as it affects the future development of all other lots in our neighborhood.

- The elevations of the 3-single family homes proposed by the Architect are thoughtfully designed and aligned with the current design trends of the neighborhood. The elevations kept in mind the privacy rights of the immediate neighbor to the west of the proposed lot split, by including, landscape plans that propose large trees and dense shrubbery along the shared property line between 1120 Bay Drive and

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1150 Bay Drive and limited windows on the west portion of the unit. Additionally, although permitted by right, the Applicant has not proposed any rooftop terrace, and the design of the western and eastern family homes having a sloped roof ensures that no rooftop terrace will not be an option. The Applicant has also further proposed having the windows on the second floor to be screened with louvres.

For all of the foregoing reasons, after meeting with the Applicant in person and upon the HOA's Board of Directors internal meeting, the HOA fully supports the Applicant's desire to split the Property back into its original 3 lots, and to further construct new single family homes that match the current and intended characteristic of our neighborhood.

To the extent that you have any questions regarding this Letter of Support for the Applicant's lot split application, please do not hesitate to reach out by phone at 305-532-7470 or by email at howard@howardchaserealestate.com

Yours truly,

Normandy SUD Homeowners Association

Howard Chase

DocuSigned by:
Howard Chase
Co-President