Margueritte W. Ramos
1530 Bay Drive
Miami Beach, FL 33141

September 5, 2023

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

RE: Letter of Support for 1120 Bay Drive Lot Split – PB File Number: PB23-0599

Dear Planning Board:

As the former President of the Normandie Sud Homeowners Association, I am pleased to write this letter of support for the 1120 Bay Drive homeowner, in their pursuit of the lot split application, that is under your review and consideration.

During my 26 yr. volunteer tenure serving the neighborhood, I reviewed many plans for proposed projects in North Beach to make sure they were within the HOA's vision in maintaining a safe, quiet, beautiful and private community. To that end, this project fits with the future vision of the residential homes within our community. I find it beneficial to the neighborhood that the owner intends to subdivide the property back into its original 3 lots, which is uniform with the initial integrity of the neighborhood. Furthermore, the designs of each of the residential homes on these 3 lots conform in all respects with the setbacks, lot coverage, unit size, architecture and landscape requirements and intended use of the neighborhood. As it stands, many of the homes within the HOA were built in the 1940's and 1950's, and over time will need to be remodeled or built from scratch.

The architectural two-story designs will complement the character of the community, as all other new developments approved are of a similar aesthetic.

Should you have any questions regarding this letter of support for the 1120 Bay Drive application, you may reach me by email at margmiami@gmail.com or phone at (305) 389-7444

With Warm Regards,

Margueritte Ramos

Former President of the Normandie Sud Homeowners Association