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VIA ELECTRONIC DELIVERY

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

Re: DRB23-0948 – Letter of Intent – Design Review of Ground Floor Modification for Property Located at 801 W 41 Street, Miami Beach, Florida

Dear Mr. Belush:

This law firm represents FG 801 Arthur Godfrey Owner, LLC (the "Applicant") in their application for design review of a ground floor/lobby modification at the property located at 801 West 41 Street in the City of Miami Beach (the "City") and identified by Miami-Dade County Folio No. 02-3222-019-0240 (the "Property"). See Exhibit A, Property Appraiser Summary Report. Please consider this the Applicant's letter of intent in support of a request to the Design Review Board ("DRB") for design review for the proposed ground floor improvements.

Property Description. The Property is located on the northwest corner of 41 Street and North Meridian Avenue, and is 22,080 square feet or 0.50 acres in size. The 801 building (the "Building") is a six-story office building with twenty-three (23) parking spaces at the ground level. The Building is located within the CD-3, High Intensity Commercial District.

Proposed Development Program. The Applicant seeks to modify the ground floor of the building to include new concrete stairs, planters and lighting, and exterior terrace and additional design features See Figure 1, below.



Figure 1

The proposed improvements will result in a more aesthetically pleasing design and provide an improved experience for tenants and visitors to the Building, but also create and active pedestrian experience on Arthur Godfrey Road. The project's proposed cost estimate is approximately \$2.9 million.

Sea Level Rise and Resiliency Criteria. The proposed renovations will make for a more resilient building. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

(1) A recycling or salvage plan for partial or total demolition shall be provided.

The Applicant will provide a recycling or salvage plan during permitting.

(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

The Applicant proposes hurricane impact windows.

(3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

Operable windows will be provided.

(4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

The Applicant will provide appropriate landscaping at the Property. Proposed species include native and Florida-friendly plants appropriate for the area, including salt tolerant species.

- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.**

Sea level rise projections in the Southeast Florida Regional Climate Action Plan were considered.

- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.**

Where feasible and appropriate, all critical mechanical and electrical systems will be located above base flood elevation.

- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.**

Proper precautions will be taken to ensure the critical mechanical and electrical systems are located above base flood elevation.

- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.**

The Applicant is preserving the facades of the Property. It is not feasible to elevate them.

- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.**

Proper precautions will be taken to protect the Property from potential floods.

- (10) Where feasible and appropriate, water retention systems shall be provided.**

Given the nature of the proposed development, providing a water retention system is not feasible.

Conclusion. We believe that the approval of the proposed requests will allow for an incredible opportunity to improve the operation and viability of one of the most important properties in the City of Miami Beach. As always, we look forward to your favorable review. Should you have any questions or concerns, please do not hesitate to contact me at 305-377-6238.

Sincerely,

A handwritten signature in blue ink, consisting of stylized, overlapping letters that appear to be 'M' and 'A'.

Michael J. Marrero