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

August 14, 2017

Re: DRB17-0171 Letter of Intent for Rooftop Renovations (1 Collins Ave, Unit 701)

Dear Mr Mooney,

This firm represents Mark Rowan of MCR Holdings ("Applicant") in the above referenced request for design review approval for the renovation of an existing private rooftop terrace at One Ocean Condominium building located at 1 Collins Avenue, Unit 701 ("Property"). This letter will serve as the Applicant's letter of intent in connection with the application for design review approval before the City of Miami Beach ("City") Design Review Board (DRB).

The Property: One Ocean Condominiums is an existing multifamily building which finished construction in 2016 and is located between Collins Avenue and Ocean Drive west to east, and between South Point Drive and 1st Street South to North. The building is located within zoning district CPS-1 and is 7 stories, with the 7th level units having access to private rooftop terraces. Unit 701 is approximately 3,344 square feet of interior space with an additional 4,063 square feet of rooftop terrace. The unit is identified by Miami-Dade County Folio no. 02-4203-371-0050.

The Renovation: The Applicant is the first owner of the property and seeks to renovate the existing finishes and configuration of the previously approved rooftop terrace (see Permit #B1304440). Many of the previously specified finishes and plantings under permit B1304440 were not installed and/or are prematurely failing due to exposure and lack of maintenance. The renovation shall incorporate the previously approved and installed architectural element of the swimming pool and wood inlay flooring, however the following changes are proposed by this renovation: reduce the overall size of the elevated pool deck, increase the amount of planters/landscape/shade, reconfigure the building approved floor finishes, and create a pergola shade structure.

It is our opinion that the proposed design is fitting with the vernacular of the neighborhood and is very close in style and finish to the previously approved rooftop terrace. We look forward to your approval of the proposed design contained within file #DRB17-0171. If you have any questions or comments regarding the renovation and/or the foregoing, please feel free to call me at 786-548-9909.

Sincerely yours,

Joseph Mizener
Owner/Principal
Studio M Miami