

July 25, 2017

City of Miami Beach
Building Department
1700 Convention Center Drive, 2nd Floor
Miami Beach FL 33139

Re: Letter of Intent for historic preservation and Design of the property located at
1427 Washington Avenue, Miami Beach, Florida.

To whom it may concern:

Please allow the following to serve as the required letter of intent in connection with this preservation, restoration and design request.

Description of the Property. The property is located on the east side of Washington Avenue, built in 1925 on lot 16. It is identified by the Miami-Dade County Property Appraiser by folio number: 02-4203-014-0190. The property is located within CD-2 commercial, medium intensity

Description of Scope of Work

The applicant is seeking to preserve, reconstruct and restore the front façade (which is located alongside Washington Avenue) to the original façade design as per the microfilm record. The construction of a 1-Story Addition and the increased in ceiling height are also part of the scope of work.

Additionally, the applicant is providing 3 parking spaces in the back and a flood resistant slab to prepare the space for a future retail tenants.

In conclusion, this property did not have any significant public interior spaces to be preserved. The applicant has taken every reasonable measure to preserve the property and refrain from requesting unnecessary divergences from the Code. This property will greatly benefit from the renovation as will the surrounding neighborhood. We respectfully request your recommendation of approval of the applicant's request.

Sincerely,

Architect
Anthony Leon
3Design Architecture
3260 NW 7th St.
Miami, Florida 33125
305-438-9377