



October 31, 2017

The City of Miami Beach  
**Planning Department**  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, FL 33139

RE: Design Review Board approval for a new residence located at 1325 Bay Drive, Miami Beach, FL 33141

Dear Members of the City of Miami Beach Design Review Board (DRB):

Please accept this letter as a formal letter of intent for the noted property above.

The property is currently 1,600 square-feet, one-story residence on a 0.17 acre lot, built on 1936. The property is located at 1325 Bay Dr, Miami Beach FL, 33141. Its legal description is as follows: Lot 16, block 15, Ocean side, Isle of Normandy, Plat Book 25, Page 60 of the Records of Miami-Dade County, Florida, Property Appraiser's Office.

We are respectfully requesting that the DBR consider the approval to demolish the existing structure in order to allow the new construction of a two-story residence. The new residence will have a unit size of 3,187.40 square feet. We are not requesting any variances or waivers as the residence's lot coverage; unit size, minimum setbacks, and maximum height are all within the allowed parameters set forth by the City.

Furthermore, the proposed residence is compliant with sea level rise and resiliency review criteria, section 133-50(a) of the Land Development Code. The project will include impact resistant window and door systems which will also be operable to act as possible cooling system. The landscape will be native and resilient (salt and draught tolerant). Prior to the permitting process a recycling and/or salvage plan will be outlined if feasible. All the mechanical and electrical systems are located above base flood elevation as the new residence is also planned to meet the base elevation plus the City of Miami Beach freeboard. Therefore, this new residence will be adaptable to the raising of the public rights of way and adjacent land.

We have planned a single-family residence of contemporary architectural design that will add value to the neighborhood.

Thank you in advance for your help and support. If you have any questions, please do not hesitate to contact me.

Respectfully,

James Mackenzie, AIA  
Manager for ArchitectureWorks LLC