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January, 31st, 2018

CITY OF MIAMI BEACH
Attn. Historic Preservation Board
1700 Convention Center Drive
Miami Beach, Florida, 33139

LETTER OF INTENT

To The Honorable Members of the Historic Preservation Board, City of Miami Beach:

The purpose of this letter and application submission is to obtain a Certificate of Appropriateness for the demolition of the existing one-story 1956 non-historic residence located at 7845 Atlantic Way, and for the preliminary approval to construct a new two-level residence of approximately 6,300 sq.ft. with a swimming pool, patios and a two-car garage.

There was a previous hearing and approval order at a meeting on April 14, 2009. The existing residence was approved to be demolished as it was determined to be "Non Contributing" to the North Beach Historic Properties Data Base. A copy of this previous order named *01-15-2018 Previous Order.pdf* is attached for your reference.

Furthermore, a demolition report issued by NWCS Consulting & Specialty Engineering Services, Inc. ("NWCS"), which is attached as *01-15-2018 Demolition Report.pdf*, plainly describes the unsafe condition of the existing structure and recommends its demolition.

Since April 2009, several new two-story residences have been built along the 7800 block of Atlantic Way. The subject property is the last remaining not yet redeveloped property in this block. The proposed new construction will be in harmony in size and design with the other recent additions to this block, and will positively contribute to the eclectic and unique neighborhood of Altos del Mar. The proposed design will not require any variances.

Out of respect for the existing structure, the original section of the distinctive block wall that is located on the north side of the property will be retained and incorporated to the new house in a safer location highlighted on the plans.

Existing trees will be protected and only those that are immediately adjacent to or grown into the existing structure will be removed from their original location and when possible relocated on the site.

In consideration of the previous resolution, the unsafe nature of the existing structure and the quality improvements proposed to replace it, we ask that the Historic Preservation Board take under advisement the issue of a Certificate of Appropriateness for the new structure as requested.

Thank you for your consideration.

The Architect

ARCH USA



PAOLO COLOMBO (CEO)

The Applicant



Farid Sulerman