



October 23, 2018

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

RE: Design Review Board approval for an exterior design modification to a previously issued Design Review approval for a new residence located at 1325 Bay Drive, Miami Beach, FL 33141

Honorable 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 currently contains a 1,600 square-foot, one-story residence on a 0.17 acre lot, built in 1936. The legal description reads 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 hereby respectfully requesting that the DBR consider the approval to add an outdoor roof deck and exterior stair screened by a decorative wall element to the previously approved DRB17-0197 application for the construction of a two-story residence. The new residence will maintain a unit size as previously approved 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.

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