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January 3, 2022

**VIA ELECTRONIC DELIVERY**

Michael Belush, Chief of Planning and Zoning  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: DRB21-0768 – Letter of Intent – Design Review of Window  
Façade Modification for Property Located at 801 W 41 Street,  
Miami Beach, Florida

Dear Mr. Belush:

This law firm represents FG 801 Arthur Godfrey Owner, LLC (the "Applicant") in their application for design review of a window façade modification at the property located at 801 West 41 Street in the City of Miami Beach (the "City") and identified by Miami-Dade County Folio No. 02-3222-019-0240 (the "Property"). See Exhibit A, Property Appraiser Summary Report. Please consider this the Applicant's letter of intent in support of a request to the Design Review Board ("DRB") for design review for the window façade modification.

Property Description. The Property is located on the northwest corner of 41 Street and North Meridian Avenue. Pursuant to an ALTA survey prepared by Alvarez, Aiguesvives and Associates, Inc., the Property is 22,080 square feet or 0.50 acres in size. See Exhibit B, Survey. Terranova Building (the "Building") is a six-story office building with twenty-three (23) parking spaces at the ground level. The Building is located within the CD-3, High Intensity Commercial District.

Proposed Development Program. The Applicant seeks to modify the west façade of the Building by constructing forty-eight (48) windows to match the other facades. See Figure 1, below. The estimated cost of construction is \$150,000.



**Figure 1**

The proposed façade will match the existing non-operable window types on the east and north façade, and bring continuity to the Building. Overall, the proposed façade will be a marked improvement from existing conditions. The project will result in a more aesthetically pleasing design and provide outside views for the workers within the building.

Sea Level Rise and Resiliency Criteria. The proposed renovations will make for a more resilient building. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.**

The Applicant will provide a recycling or salvage plan during permitting.

- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.**

The Applicant proposes hurricane impact windows.

- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.**

Operable windows will be provided.

- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.**

The Applicant will provide appropriate landscaping at the Property. Proposed species include native and Florida-friendly plants appropriate for the area, including salt tolerant species.

- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.**

Sea level rise projections in the Southeast Florida Regional Climate Action Plan were considered.

- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.**

Where feasible and appropriate, all critical mechanical and electrical systems will be located above base flood elevation.

- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.**

Proper precautions will be taken to ensure the critical mechanical and electrical systems are located above base flood elevation.

- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.**

The Applicant is preserving the facades of the Property. It is not feasible to elevate them.

- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.**

Proper precautions will be taken to protect the Property from potential floods.

- (10) Where feasible and appropriate, water retention systems shall be provided.**

Given the nature of the proposed development, providing a water retention system is not feasible.

Conclusion. We believe that the approval of the proposed requests will allow for an incredible opportunity to improve the operation and viability of one of the most important properties in the City of Miami Beach. As always, we look forward to your favorable review. Should you have any questions or concerns, please do not hesitate to contact me at 305-377-6238.

Sincerely,

A handwritten signature in blue ink, appearing to be 'MA' with a stylized flourish extending to the right.

Michael J. Marrero

CC: David Butter



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 12/3/2021

Property Information	
Folio:	02-3222-019-0240
Property Address:	801 W 41 ST Miami Beach, FL 33140-3323
Owner	801 ARTHUR GODFREY LTD & TERRANOVA CORP
Mailing Address	801 ARTHUR GODFREY RD MIAMI BEACH, FL 33140-3323
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	6
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	51,806 Sq.Ft
Lot Size	14,010 Sq.Ft
Year Built	1969



Assessment Information			
Year	2021	2020	2019
Land Value	\$5,954,250	\$4,903,500	\$6,654,750
Building Value	\$1,245,750	\$745,250	\$1,021,650
XF Value	\$0	\$0	\$0
Market Value	\$7,200,000	\$5,648,750	\$7,676,400
Assessed Value	\$6,213,625	\$5,648,750	\$6,663,652

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	\$986,375		\$1,012,748
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
41ST BUSINESS SUB PB 34-92 LOTS 3 & 4 BLK 5 LOT SIZE IRREGULAR OR 20884-3192 22382-0637 1202 2

Taxable Value Information			
	2021	2020	2019
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,213,625	\$5,648,750	\$6,663,652
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,200,000	\$5,648,750	\$7,676,400
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,213,625	\$5,648,750	\$6,663,652
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,213,625	\$5,648,750	\$6,663,652

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/2002	\$4,261,000	20884-3192	Deeds that include more than one parcel

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



# A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

[illegible]

**THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."**

41st STREET BUSINESS SUBDIVISION, according to the Plat thereof as recorded in Plat Book 34, Page 92, of the Public Records of Miami-Dade County, Florida.

Address:  
801 W 41st St, Miami Beach, FL 33140  
Folio: # 02-3222-019-0240

Lot 3, Block 6,  
41st STREET BUSINESS SUBDIVISION, according to  
the Plat thereof as recorded in Plat Book 34, Page 92, of  
the Public Records of Miami-Dade County, Florida.

Address:  
830 W 42nd St, Miami Beach, FL 33140  
Folio: # 02-3222-019-0280

FG 801 Arthur Godfrey Owner LLC, a Delaware LLC  
801 Arthur Godfrey LTD & Terranova Corp  
Greenspoon Marder LLP  
City National Bank of Florida  
its successors and/or assigns, ATIMA  
First American Title Insurance Company

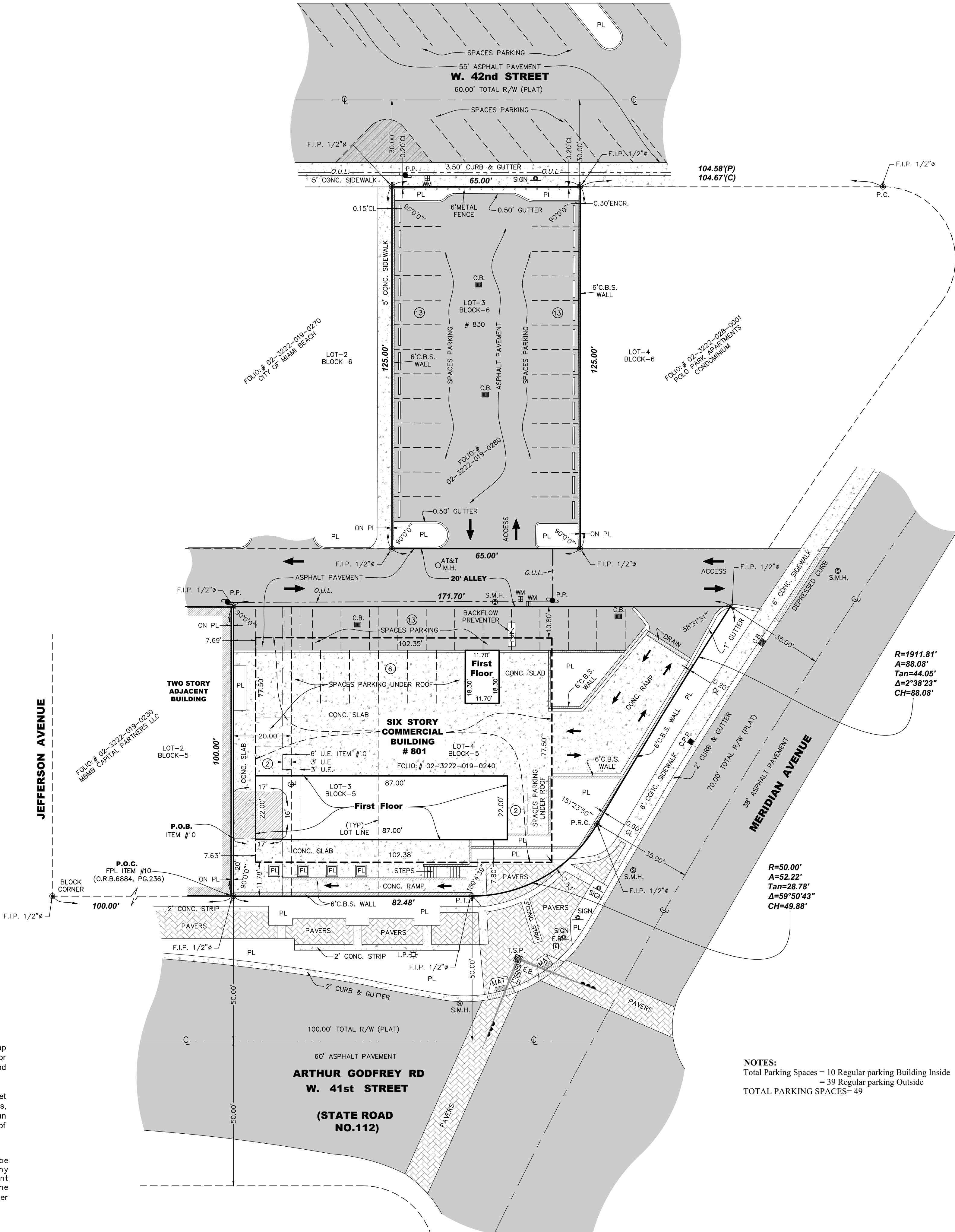
- Utilities shown are by location of surface improvements only.
- No earth moving on site found, no changes in Street Right-of-Way found, no wetlands found within the property.
- No visible solid Waste Dump found on site.
- Legal description based on occupation and other legal documents.
- No visible encroachment in these lots.
- No plotted easement in these lots.

The Office Parcel is designated CD-3, High Intensity Commercial on the City's Future Land Use Map ("FLUM") and the Parking Parcel is designated RM-1, low Density Multifamily Residential.

**As to vertical control:** Elevations of well-identified features contained on this survey and map have been measured to an estimate vertical accuracy of 0.1' field-measured control for elevation information shown hereon is based on a level loop or closure to a second benchmark.

As to horizontal control: This survey meets and exceeds the linear closure of 1 in 15,000 feet for survey measurements, for control land boundaries for ALTA/ACSM Land Title Surveys, and is also classified as a Commercial/High Risk as required by the Florida Minimum Technical Standards (5J-17 F.A.C.) the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.



GRAPHIC SCALE  
SCALE: 1"=20'  
(SCALE IN FEET)



**LOCATION MAP**  
(N.T.S.)

**TITLE REVIEW NOTES:**

With reference to First American Title Insurance Company Commitment Order No. 1062-5532836, dated November 10, 2021 at 8:00 A.M., I hereby certify as follows:

Schedule B - Section II:

- Item # 1: Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. **NOT A MATTER OF SURVEY.**

- Item # 2: Any rights, interests, or claims of parties in possession of the land not shown by the public records. **NONE VISIBLE.**

- Item # 3: Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. **DEPICTED ON SURVEY, IF ANY.**

- Item # 4: Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.  
**NOT A MATTER OF SURVEY.**

- Item # 5: Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. *N/A*

- Item # 6: Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. **NOT A MATTER OF SURVEY.**

- Item # 7: Any minerals or mineral rights leased, granted or retained by current or prior owners. **NOT A MATTER OF SURVEY.**

- Item # 8 :Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable. **NOT A MATTER OF SURVEY.**

- Item # 9: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 41st Street Business Subdivision, as recorded in Plat Book 34, Page(s) 92, of the Public Records of Miami-Dade County, Florida, but deleting any covenant, condition or

restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **DEPICTED ON SURVEY**


- Item # 10: Easement in favor of Florida Power and Light Company recorded June 11, 1970 in Official Records Book 6884, Page 236, of the Public Records of Miami-Dade County, Florida.  
**DEPICTED ON SURVEY.**

- Item # 12: Order of the Board of Adjustment of the City of Miami Beach, Florida recorded June 2, 2005 in Official Records Book 23435, Page 3996, of the Public Records of

- Item # 13: Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). **NOT A MATTER OF SURVEY.**

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 8, 9, 11(a), 13 and 14 of Table A thereof. The field work was completed on 08/18/21.

**Date of Plat or Map: 08/18/21**

  
Rene Aignesvives  
Florida PSM # 4327

[illegible]

**"THIS SURVEY DECLARATION IS MADE ON THE  
FIELD DATE INDICATED, TO THE OWNER(S) LISTED.  
IT IS NOT TRANSFERABLE TO ADDITIONAL  
INSTITUTIONS OR SUBSEQUENT OWNERS."**

AREA LOT 3, BLOCK 6		AREA LOT 3 & 4, BLOCK 5	
SQ. FT.	±8124.98	SQ. FT.	±13955.62
ACRES	±0.1865	ACRES	±0.3203

Bearing, if any, shown based on \_\_\_\_\_ Plat Meridian (reference) N/A

REVISIONS: 12/02/2021 Revision <i>ZA</i>				
FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120651	0309	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	7 FT N.G.V.D.		

ALTA/NSPS SURVEY.  
I HEREBY CERTIFY: that this survey meets the  
minimum technical standards as set forth by the  
FLORIDA BOARD OF PROFESSIONAL SURVEYORS  
AND MAPPERS in chapter 5J-17 Florida Administrative  
Code, pursuant to Section 472.027 Florida Statutes.

Alvarez, Aiguesvives and Associates, Inc.  
Surveyors, Mappers and Land Planners  
9789 Sunset Drive, Miami, FL 33173  
Phone 305.220.2424 Fax 305.552.8181  
L.B. No. 6867 / E-mail: [aaasurvey@aol.com](mailto:aaasurvey@aol.com)