
Planning Board Members

Design Review Board Members

c/o Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **PB21-0464** – Lot Split and **DRB21-0738 & DRB21-0739** – Design Review and
Variances for Two New Single-Family Residences located at 291 Palm Avenue
- LETTER OF
SUPPORT

Dear Board Members:

I am the owner of 281 PALM AVE, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant's representative regarding the three above-referenced applications associated with a lot split request and approval of two new single-family homes at 291 Palm Avenue. I reviewed the plans and renderings of the proposed home and understand the requests, including all the variances needed to construct homes that are functional and congruent with the neighborhood's as-built context. Given the highly irregular and narrow bean-shaped lot, the requested variances are justified and should be granted. The proposed homes are beautifully-designed, will greatly improve the existing condition, and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's lot split request, the proposed new homes and all associated requests, and ask the Planning Board and the Design Review Board to approve the applications.

Sincerely,



Signature

KEITH G. DESOUSA M.D.

Print name

Planning Board Members

Design Review Board Members

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for Two New Single-Family Residences located at 291 Palm Avenue
- LETTER OF SUPPORT

Dear Board Members:

I am the owner of 250 PALM AVE, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant's representative regarding the three above-referenced applications associated with a lot split request and approval of two new single-family homes at 291 Palm Avenue. I reviewed the plans and renderings of the proposed home and understand the requests, including all the variances needed to construct homes that are functional and congruent with the neighborhood's as-built context. Given the highly irregular and narrow bean-shaped lot, the requested variances are justified and should be granted. The proposed homes are beautifully-designed, will greatly improve the existing condition, and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's lot split request, the proposed new homes and all associated requests, and ask the Planning Board and the Design Review Board to approve the applications.

Sincerely,



Signature

KEVIN FITZGERALD

Print name

Planning Board Members

Design Review Board Members

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

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Variances for Two New Single-Family Residences located at 291 Palm Avenue

- LETTER OF
SUPPORT

Dear Board Members:

I am the owner of 254 PALM AVE, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant's representative regarding the three above-referenced applications associated with a lot split request and approval of two new single-family homes at 291 Palm Avenue. I reviewed the plans and renderings of the proposed home and understand the requests, including all the variances needed to construct homes that are functional and congruent with the neighborhood's as-built context. Given the highly irregular and narrow bean-shaped lot, the requested variances are justified and should be granted. The proposed homes are beautifully-designed, will greatly improve the existing condition, and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's lot split request, the proposed new homes and all associated requests, and ask the Planning Board and the Design Review Board to approve the applications.

Sincerely,



Signature

S4LL VENTURES LLC
Print name