

**JCD ARCHITECT, INC**

**A.A. #26001560**

1385 CORAL WAY SU # 207  
MIAMI, FL 33145

TEL. # (305)285-4343  
FAX # (305)285-4330

**March 9, 2017**

**City of Miami Beach  
Department of Planning & Zoning  
DRB & BOA Boards  
1700 Convention Dr  
Miami Beach, FL 33140**

**Owner: 1396 Bay Drive, LLC  
Address: 1396 Bay Drive  
Miami Beach, FL 33141  
DRB File #: DRB17-0122**

**"Letter of Intent"**

The undersigned **Juan C. David RA # 15344** –Architect of record and authorized representative for the above property, certifies herein our intention to:

- 1- Demolish existing 2,874.00 SF - 1928 structure (incl. 1991, 2011 & 2012 additions to exist.).
- 2- Propose to build a new 3,536SF -2 Story Structure (including 1 Story Garage).
- 3- No Variances and or Waivers are requested at this time, 70% 2<sup>nd</sup> floor Volume versus first floor not required when Lot Coverage is less the 25% per section 142-105(b)(4)c, for compliance with sect. 142-105.

The property in question sits on an irregular Water Front (varies) 52ft x 170ft lot with 8,900 sf.

It is for the above reasons we respectfully request the Zoning Director to grant this permit where this new Building will be in compliance with the FBC and can be considered safe and sound by the City of Miami Beach.

Should you have any question or need additional information, please do not hesitate to contact me.

Sincerely,



Tel.# (786) 443-6750