

April 21, 2017

Design Review Board Members
c/o James Murphy
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Letter of Support for a new 2-story single family home application to DRB,
located at 1134 S Biscayne Point Road, Parcel 1, Miami Beach FL 33141

Dear Board Members:


My company, Biscayne Point 2016 LLC, is currently developing a new single family house at 1134 S. Biscayne Point Road, Parcel 2, which is the property immediately adjacent on the East side to Nathan's above referenced proposed development.

I have recently become acquainted with Nathan's envisioned two story residence design and plans. Nathan has cleared all our concerns with regards to his development and I am very satisfied with the proposed residence design and site plan. I believe it will work very well as part of the contextual island environment and namely as the next door neighbor to our current development.

I am also in support of the two variances requested by Nathan, which pertain to his lot width being under the minimum required size due to the irregular lot shape, and to the driveway being built at a zero setback from our property, as we will share a single driveway for access to our respective lots, pursuant to our Lot Split and DRB Orders. Nathan has also agreed to enter into a Cross Access & Easement Agreement with us in this regard.

I therefore would like to state our full support to Nathan's project and ask the Design Review Board to approve his design and the two requested variances.

Sincerely,


Oscar Gonzalez,
Biscayne Point 2016, LLC

April 20, 2017

To: Design Review Board Members
c/o James Murphy
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: LETTER OF SUPPORT for Nathan Cohen's application to the DRB -
development of a new single family home at 1134 S Biscayne Point Road,
Parcel 1, Miami Beach FL 33141

Dear Board Members:

I am a manager at the development of a new two story modern house located at 1234 S Biscayne Point Road, Miami Beach, FL 33141, which is about five houses down from Nathan's project on Biscayne Point Road.

Nathan has shared with me his plans in regards to the development of a new residence for himself and his family.

I support his project and believe it will be a welcome addition to our neighborhood.

Best regards,



Nissan Shukrie,
Summit Homes FL LLC

April 23, 2017

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

Re: Proposed Single-Family Residence at Property Located at 1134 S. Biscayne Point Road- Lot 1, Miami Beach- Letter of Support

Dear Mr. Mooney:

I own the property located at 1240 Daytona Rd, Miami Beach, and am a neighbor of the above-referenced property. I have spoken with the Nathan Cohen regarding the proposed two-story single-family residence for 1134 S. Biscayne Point Road Lot 1. I understand the request for design review approval and support the overall design of the proposed home. The proposed home is beautifully designed and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support Nathan Cohen's request for design approval and variances, and I urge the Design Review Board to grant the request for approval.

Sincerely,

Mario Piromalli



April 24, 2017

To: Design Review Board Members
c/o James Murphy
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **LETTER OF SUPPORT** for Nathan Cohen's application to the DRB -
development of a new single family home at 1134 S Biscayne Point Road,
Parcel 1, Miami Beach FL 33141

Dear Board Members:

I am the owner of a house located at 1470 Daytonia Road, Miami Beach, FL 33141, which is a few houses down from Nathan Cohen's project on Biscayne Point Road.

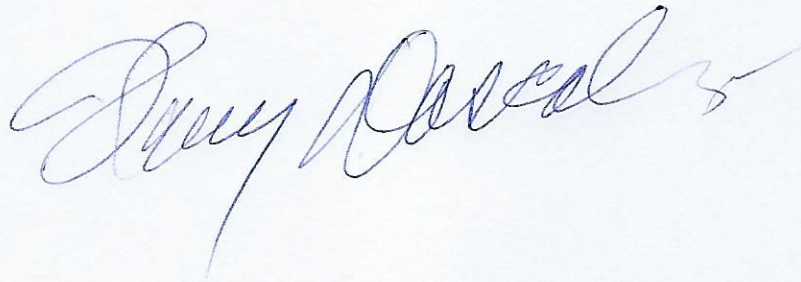
Nathan and his wife Anna have shared with me their plans pertaining to the development of a new two story residence for their family.

I was very pleased with the proposed design of the house and its site plan, and think it will be a great addition to the neighborhood. I am also very enthusiastic about welcoming Nathan and his family as our new neighbors.

Based on the foregoing, I fully support Nathan's request and would like to ask the Design Review Board to kindly approve his project.

Best regards,

Fanny Dascal



April 20, 2017

Design Review Board Members
c/o James Murphy
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Design Review Board for a new 2-story single family home at 1134 S
Biscayne Point Road, Parcel 1, Miami Beach FL 33141

- LETTER OF SUPPORT -

Dear Board Members:

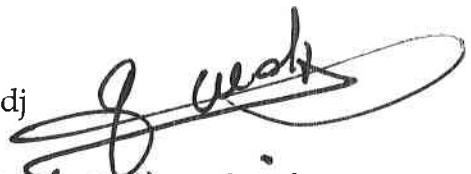
I am currently developing a two story modern house at 1305 N. Biscayne Pt Rd, Miami Beach, Florida, and I am a neighbor of the above-referenced property in Biscayne Point.

I met with Nathan Cohen, the Applicant of the above-referenced application, and reviewed the plans for the proposed new 2 story house development. Nathan explained his design and site plan choices and the need for two variances to be granted for the development to be feasible. I was very pleased with the proposed design of the house and think it will positively contribute to the neighborhood's character. I am also very enthusiastic about welcoming Nathan and his family as our new neighbors.

Based on the foregoing, I fully support Nathan's request and ask the Design Review Board to kindly approve his project.

Sincerely,

Eric Guedj



Miami April 20th 2017.

April 24, 2017

To: Design Review Board Members
c/o James Murphy
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **LETTER OF SUPPORT** for Nathan Cohen's application to the DRB -
development of a new single family home at 1134 S Biscayne Point Road,
Parcel 1, Miami Beach FL 33141

Dear Board Members:

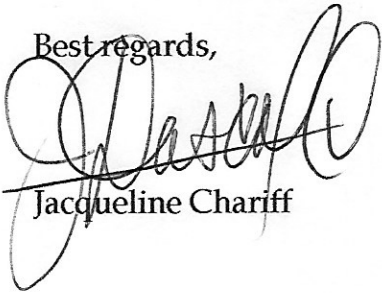
I am the owner of a house located at 1510 Daytonia Road, Miami Beach, FL 33141, which is a few houses down from Nathan Cohen's project on Biscayne Point Road.

Nathan and his wife Anna have shared with me their plans pertaining to the development of a new two story residence for their family.

I was very pleased with the proposed design of the house and its site plan, and think it will be a great addition to the neighborhood. I am also very enthusiastic about welcoming Nathan and his family as our new neighbors.

Based on the foregoing, I fully support Nathan's request and would like to ask the Design Review Board to kindly approve his project.

Best regards,



Jacqueline Chariff

April 21, 2017

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

Re: Proposed Single-Family Residence at Property Located at 1134 S. Biscayne Point
Road- Lot 1, Miami Beach– Letter of Support

Dear Mr. Mooney:

I own the property located at 1835 Daytonia Road, Miami Beach, and am a neighbor of the above-referenced property. I have spoken with the Nathan Cohen regarding the proposed two-story single-family residence for 1134 S. Biscayne Point Road Lot 1. I understand the request for design review approval and support the overall design of the proposed home. The proposed home is beautifully designed and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support Nathan Cohen's request for design approval and variances, and I urge the Design Review Board to grant the request for approval.

Sincerely,

Jonathan Zisermann
1835 Daytonia LLC

A handwritten signature in black ink, consisting of a stylized 'J' followed by a long horizontal stroke.

- LETTER OF SUPPORT-

April 23, 2017

Design Review Board Members
c/o James Murphy
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Design Review Board for a new 2-story single family home at 1134 S Biscayne Point Road, Parcel 1, Miami Beach FL 33141

Dear Board Members:


I am the owner of two houses on the island of Biscayne Point, located respectively at 1865 and 1885 Cleveland Road, Miami Beach, Florida, and, as such, am a neighbor of the above-referenced property.

I met with Nathan Cohen, who is applying for Design Review Board approval for his development, and reviewed the plans for the proposed new 2 story residence. Nathan explained his design and site plan choices and the need for two variances to be granted for the development to be feasible.

I am very pleased with the proposed design of the house and think it will greatly contribute to the neighborhood's character. I am also very enthusiastic about welcoming Nathan and his family as our new neighbors.

I, therefore, fully support Nathan's request and ask the Design Review Board to kindly approve his project.

Sincerely,



Jean Paul Benkemoun,
Cojean LLC

April 20, 2017

Design Review Board Members
c/o James Murphy
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Design Review Board for a new 2-story single family home at 1134 S
Biscayne Point Road, Parcel 1, Miami Beach FL 33141

- LETTER OF SUPPORT -

Dear Board Members:

I own the property located at 1301 Daytonia Road, Miami Beach, Florida, and I am a neighbor of the above-referenced property in Biscayne Point.

I met with Nathan Cohen, the Applicant of the above-referenced application, and reviewed the plans for the proposed new 2 story house development. Nathan explained his design and site plan choices and the need for two variances to be granted for the development to be feasible. I was very pleased with the proposed design of the house and think it will positively contribute to the neighborhood's character. I am also very enthusiastic about welcoming Nathan and his family as our new neighbors.

Based on the foregoing, I fully support Nathan's request and ask the Design Review Board to kindly approve his project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Karen Stauber', is written over a horizontal line. The signature is fluid and cursive.

Signature

Karen Stauber

Print Name

-Letter of Support-

April 24, 2017

Mickael Benhamou
1210 Cleveland Road,
Miami Beach, FL 33141

To: Design Review Board
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Proposed Single-Family Residence at Property Located at 1134 S. Biscayne Point
Road- Lot 1, Miami Beach

Dear Board Members:

I am the owner of the house located at 1210 Cleveland Road, Miami Beach, and am a neighbor of the above-referenced property. I have spoken with Nathan Cohen regarding the proposed two-story single-family residence for 1134 S. Biscayne Point Road Lot 1.

I understand the request for design review approval and support the overall design of the proposed home. The proposed home is beautifully designed and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support Nathan Cohen's request for design approval and variances, and I urge the Design Review Board to grant the request for approval.

Sincerely,

Mickael Benhamou

A handwritten signature in black ink, consisting of a stylized 'M' and 'B' with a horizontal line extending to the left.

April 24, 2017

April 20, 2017

Design Review Board Members
c/o James Murphy
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Design Review Board for a new 2-story single family home at 1134 S Biscayne Point Road, Parcel 1, Miami Beach FL 33141

- LETTER OF SUPPORT-

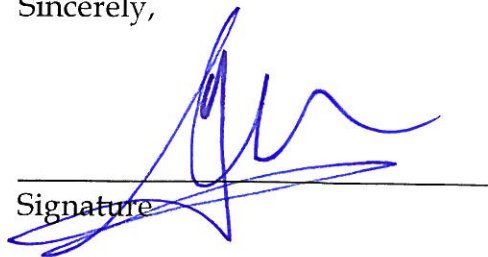
Dear Board Members:

I own 2 properties on the Island of Biscayne Point. One that I currently occupy with my family at 1535 Cleveland Road and another one I am developing as a new two story residence at 1745 Cleveland Road, that are both neighbors to the above-referenced property.

I met with Nathan Cohen, the Applicant of the above-referenced application, and reviewed the plans for the proposed new 2 story house development. Nathan explained his design and site plan choices and the need for two variances to be granted for the development to be feasible. I was very pleased with the proposed design of the house and think it will positively contribute to the neighborhood's character.

Based on the foregoing, I fully support Nathan's request and ask the Design Review Board to kindly approve his project.

Sincerely,



Signature

Yannick Ayache
Print Name