

August 16, 2023

**Michael Belush**  
**Miami Beach Planning Department**  
1700 Convention Center Drive  
Miami Beach, FL 33139

RE: 415 Arthur Godfrey Road Letter of Intent

We at first tried to devise a design to retrofit the existing structure to render the damaged building usable again with the same occupancy. Its use has been documented as a business occupancy for some time. The last user of the building was an office for a Real Estate Agency.

Our original intent was to make structural repairs and interior alterations within the same parameters. After several studies and consultation with a structural engineer, that scope of work became unfeasible due to the weakened condition of the structure due to storm damage and also a fire that occurred in the building some time ago.

The precarious condition of the existing structure and recommended repairs support the owner's idea to build a new structure in compliance with current codes. Another factor in abandoning that strategy is the requirements posed by its Level 3 alteration and Finish Floor elevation of the building.

This alteration forced the new design to be raised. The existing FFE is 4.26', it would need to be brought up to 9.00', or be Dry Flood Proofed, as per Miami Beach Flood Department. Retrofitting this project to make it code compliant has become unrealistic. Our intent is to design within the same footprint with the same building use, to comply with current codes.

Our design intent is an effort to bring new life onto Arthur Godfrey Road with a fresh vision for an office building. The original building's decay has given the owners of the building a chance for a new presence on Arthur Godfrey, respecting the scale and context of the area and taking advantage of the pedestrian friendly street.

We intend to create a transition from the sidewalk to the building with a garden area that becomes the buffer and allows for an accessible ramp into the building, since the finished floor elevation needs to be raised.

The materiality of the façade is an effort to balance transparency and privacy, trying to create a new identity for the building.

Our intent is to maintain the rear limits of the building, keeping Life Safety systems in place and allowing limited access to existing alley.

The proportions of the building limit natural lighting for parts of the building. Our response is to create a light garden inside the building.

Sincerely,

*Norman Blandon*

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Norman Blandon, R.A.  
President