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LETTER OF INTENT

July 9, 2023

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

Re: Arviv Group, LLC – Public Hearing Application for a new multi-story six unit residential building located at 1915 Normandy Drive, Miami Beach, FL

Project: New 6 Unit Multi-Family Residential Building

Location: 1915 Normandy Drive, Miami Beach, FL

Folio #: 02-3210-011-0290

Permit #: DRB20-0593

Scope of Work: New Construction

Zoning: RS-2

Dear Mr. Belush:

This shall constitute our Letter Of Intent on behalf of ARVIV GROUP, LLC (the “Applicant”) in connection with the enclosed Public Hearing Application for the Property located at 1915 Normandy Drive with Folio #02-3210-011-0290 in Miami Dade County. The Applicant is seeking Development Review Board Approval for the proposed multi-family project; including a waiver for the first floor under-slab height requirement of 12'-0” decreased to 10'-0” (from BFE +1’).

The proposed Normandy Lofts is a new multi-story six unit residential building (7,769 SF) compatible with the developing neighborhood. It will replace an existing single family residence.

The ground floor will contain an entry porch providing access to the first floor lofts above. Amenities include five parking spaces (on porous payment), an in-ground swimming pool w/ spa, BBQ area, and a closed entry lobby w/ elevator and egress stair. Landscaping will include resilient native trees and foliage on all yard spaces.

The upper four stories begin 12 FT above the Base Flood Elevation; and will contain four 3 Bedroom/ 2 Bath loft units and two 2 Bedroom/ 2 Bath micro loft units. The roof level will contain a lounge deck area, spa tub, and outdoor kitchen. Six RTU’s will be located on the roof level.

Sustainability & Resiliency Design Features:

1. Roof mounted photo-voltaic power system feeding house panel.
2. Underground storm water retention system for landscaping use.
3. Hurricane impact doors w/ passive cooling operable impact windows.
4. Resilient landscaping
5. Cool pavement & porous driveway and walkway materials.
6. All critical electrical & mechanical systems to be mounted min. BFE of 8'-0" NGVD.

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The estimated cost of construction for this project is approximately \$5,000,000.

Enclosed for your review please find the DRB20-0593 FINAL SUBMITTAL PACKAGE dated

7/10/2023. Thank you for your attention to this matter.

Respectfully submitted.

Edgar Fontanez, AIA, LEED AP
ECO-URBAN DESIGNS

edgar fontanez 5/21/23 10:34 PM

Comment [1]: