

Miami Beach Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139

December 29, 2025

RE: 415 Arthur Godfrey Road Letter of Intent – **DRB25-1149**

Our intent with this effort is to redesign an already approved design (DRB23-0913). The DRB23-0913 Construction Documents have been processed and approved by Miami Beach Building Department.

The scope of the redesign effort focuses on relocating the position of the elevator, extending office space on the second floor over a courtyard, and refreshing the front façade to accommodate the future tenant's program and needs. The most significant change in the façade is the addition of a bronze finish aluminum window in the second floor (left side). We are also proposing to square off the screened area (right side) to include more of the ground level and add a horizontal element to identify second level. The other proposed change is closing off the top of the façade with a beam. We intend to keep the same materials from the original façade, sm. The expected change in construction cost from the original design is an additional \$50,000.

The building's original FFE is 4.26' NGVD. To meet new Design Criteria, it would need to be brought up to 9.00', or be Dry Flood Proofed, as per Miami Beach Flood Department. Our proposed FFE would be raised to +5.39' NGVD and we would provide Dry Flood Proofing panels. Our intent is to design within the same footprint with the same building use, to comply with current codes.

As per Planning Department, the existing parking exceptions are allowed to remain in place.

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 an opportunity for a new presence on Arthur Godfrey, respecting the scale and context of the area and taking advantage of the pedestrian friendly street.

The main idea of the original design is still perceptible with our new proposal. The materiality of the façade is an effort to balance transparency and privacy, trying to create a new identity for the building.

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.

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

Criteria for development orders:

1. Recycling or Salvage plan:
 - a. Demolition for this project has been already done under a separate permit, BC2423084.
2. All fenestration systems will be impact resistant.
3. Passive cooling systems have not been included in this project since maintaining a controlled interior climate is critical for the proposed business use.
4. Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with Chapter 4 in Land Development Regulations with the help of a Registered Landscape Architect

5. 6. The building's original FFE is 4.26' NGVD. To meet new Design Criteria, it would need to be brought up to 9.00', or be Dry Flood Proofed, as per Miami Beach Flood Department. Our proposed FFE would be raised to +5.39' NGVD and we would provide Dry Flood Proofing panels. Our intent is to design within the same footprint with the same building use, to comply with current codes.
7. All critical mechanical and electrical systems will be located above base flood elevation, mechanical equipment on roof, electrical equipment on rear wall above BFE.
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9. Habitable space will not be located below the base flood elevation plus City of Miami Beach Freeboard.
10. This building is an infill project without surface parking nor driveways.
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12. This project will minimize the potential for heat island effects by using reflective (white) TPO roofing.

Sincerely,



Digitally signed by
Norman Blandon
Date: 2026.01.02
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Norman Blandon, R.A.
President