

October 22, 2024

**Miami Beach Design Review Board**

c/o Rogelio Madan  
1700 Convention Center Drive,  
Miami Beach, Florida 33139

Re: **DRB24-1039 - Letter of Support – 1691 Michigan Avenue Valet Improvements**

Dear Honorable Board Members:

I am President of the Jeffersonian Condominium Board of Directors, the residential building located at 1698 Jefferson Avenue, directly adjacent to the applicant's office building at 1691 Michigan Avenue. I am writing to express support for the proposed design review board application seeking to enclose the former bank drive through area on the east side of the building and utilize the area as valet for the office building.

The existing drive through area is completely open on the east side facing our building and it has caused numerous issues with our residents over the years. We have met with the applicant and the applicant's team and we are pleased to learn that this area will be fully enclosed from top to bottom with solid walls and water features substantially in accordance with Exhibit A attached hereto and made a part hereof, which will help prevent sound from escaping from the valet area towards our residents' units. The design is contemporary and attractive, representing a much-needed upgrade for this often forgotten side of the building.

We are pleased that the new owner of the office building reached out to us and heard our concerns. We look forward to coexisting and working with the Black Lion team with respect to this project and future projects.

For these reasons, I and the Board fully **support** the applicant's proposed design improvements to the building.

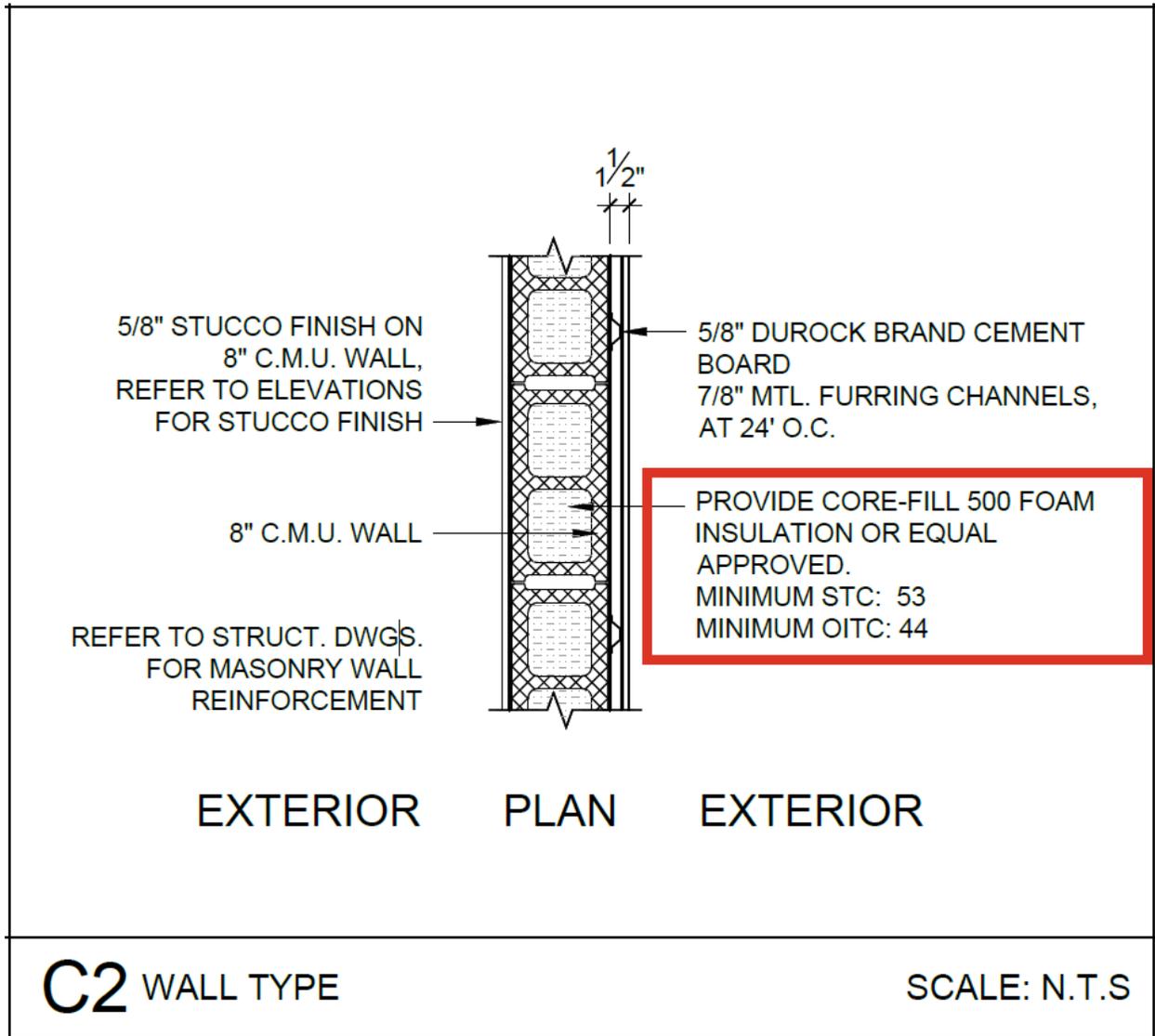
Sincerely,



Signature

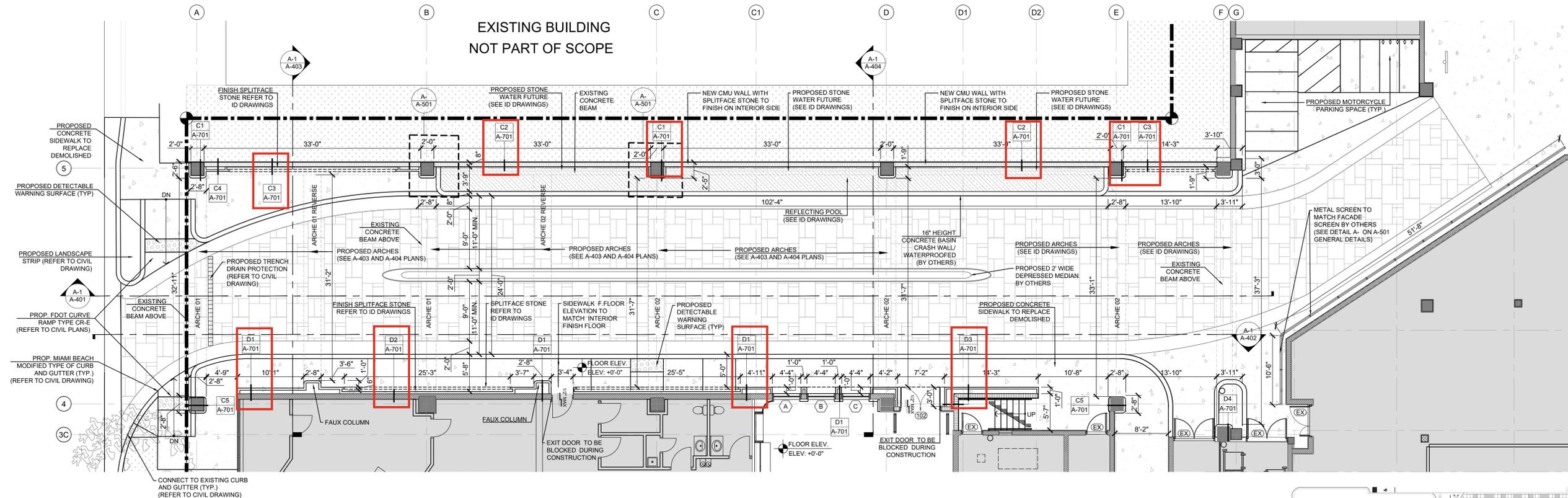
Lucinda Alonso, Condo Board  
Print name and Address President

EXHIBIT A



[ALSO SEE ATTACHED]

17 TH STREET



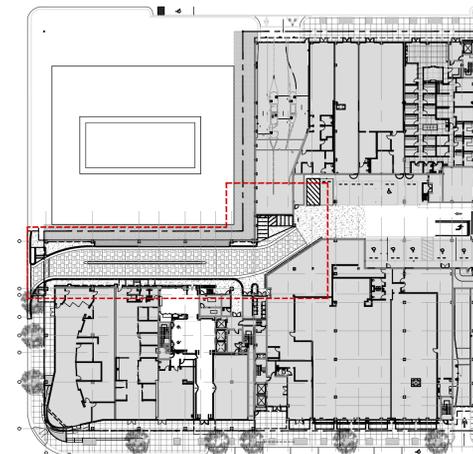
**LEGEND**

- EXISTING CMU WALL TO REMAIN
- NEW INTERIOR PARTITIONS
- NEW CMU WALL
- STAIR/ RAMP DIRECTION
- EXISTING CONCRETE COLUMNS TO REMAIN
- NOT PART OF SCOPE
- EXISTING DOOR/ FRAME TO REMAIN
- NEW DOOR ( REFER TO GROUND FLOOR PLANS)
- NEW WINDOW ( REFER TO GROUND FLOOR PLANS)

**GENERAL NOTES:**

1. ALL NEW FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR), ARE TO COMPLY WITH FBCB CHAPTER 8, FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION.
2. CONTRACTOR SHALL GUARANTEE ALL KITCHEN CABINETS AND BATHROOM ACCESSORIES LOCATED AGAINST A FIRE RATED WALL. WILL NOT COMPROMISE THE FIRE-RATED OF THE WALLS.
3. EXISTING SOUNDPROOFING SHALL BE MAINTAINED AND/OR REPAIR AS REQUIRED.
4. ALL NEW FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR), MUST COMPLY WITH FBCB CHAPTER 8, FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION.
5. VERIFY IN FIELD EXISTING WALL ARE FIRE RATED TO REMAIN. PATCH AND REPAIR AS REQUIRED.
6. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
7. WHERE EXISTING IS DENOTED, MEANS ALL COMPONENTS OF THE ELEMENT ARE EXISTING. EXISTING STAIR, ALONG WITH RAILING AND GUARDRAIL.

DOOR SCHEDULES CORRESPOND TO GROUND FLOOR SET TO BE UNDER SEPARATE PERMIT

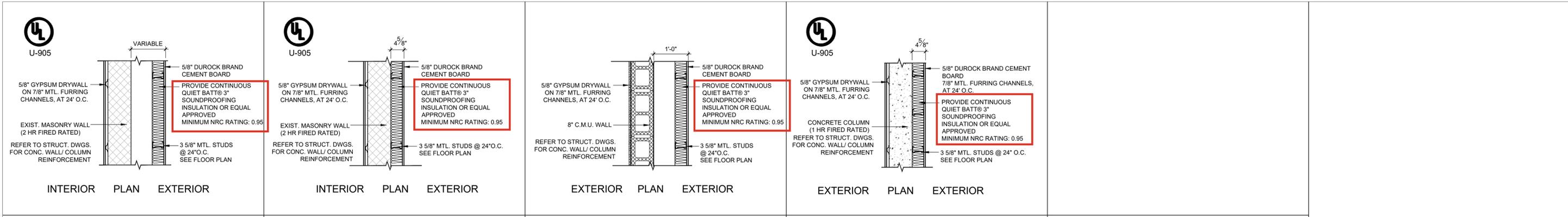


KEY PLAN N.T.S

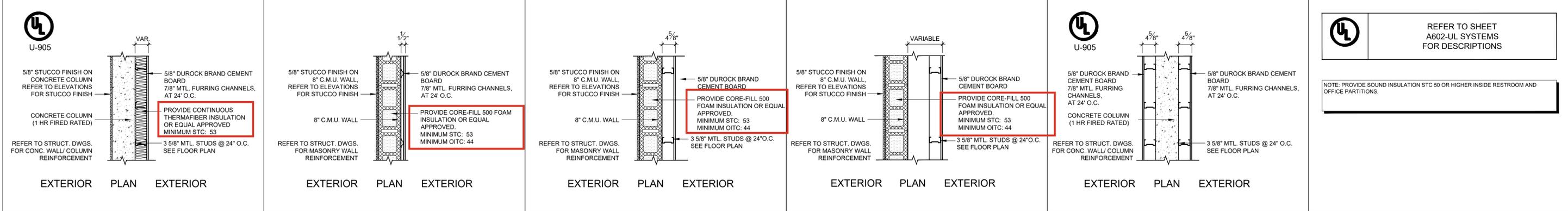
**THE LINCOLN BL**  
1691 MICHIGAN  
MIAMI BEACH, FL 33139



DWG. TITLE	PROPOSED ENLARGE VALET FLOOR PLAN
SCALE	1/8"=1'-0"
PROJECT NO.	2023-33
DATE	09-18-2024
SHEET NUMBER	A-101



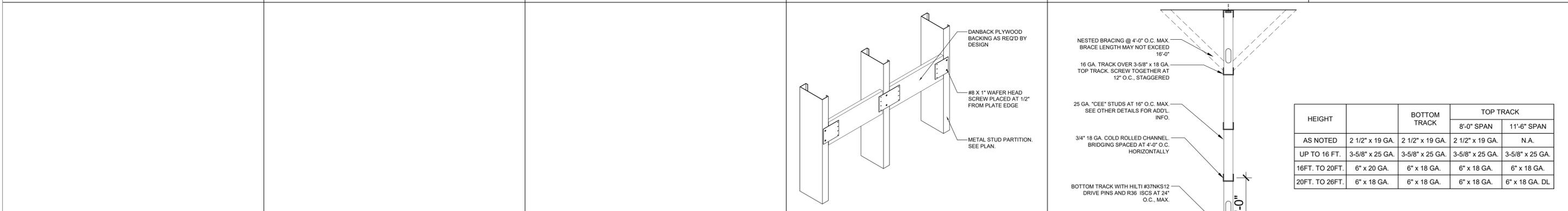
D1 WALL TYPE SCALE: N.T.S. D2 WALL TYPE SCALE: N.T.S. D3 WALL TYPE SCALE: N.T.S. D4 WALL TYPE SCALE: N.T.S. D5 NOT USED



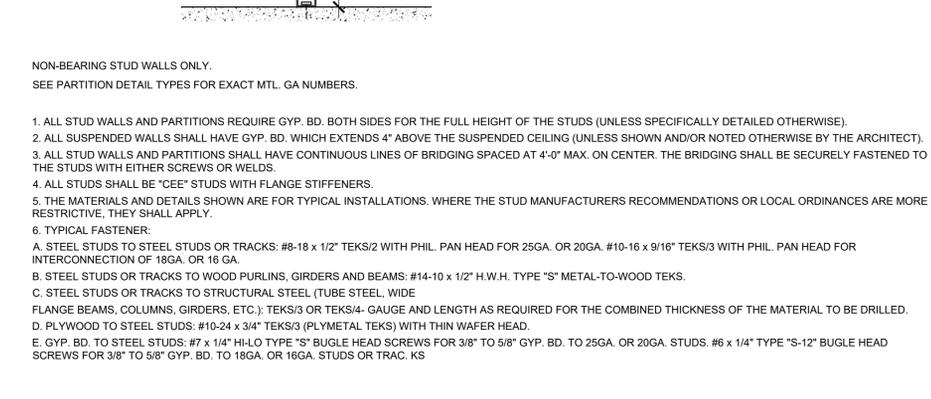
C1 WALL TYPE SCALE: N.T.S. C2 WALL TYPE SCALE: N.T.S. C3 WALL TYPE SCALE: N.T.S. C4 WALL TYPE SCALE: N.T.S. C5 WALL TYPE SCALE: N.T.S. C6 NOTES

REFER TO SHEET A602-UL SYSTEMS FOR DESCRIPTIONS

NOTE: PROVIDE SOUND INSULATION STC 50 OR HIGHER INSIDE RESTROOM AND OFFICE PARTITIONS.



B1 NOT USED B2 NOT USED B3 NOT USED B4 WALL BACKING DETAIL (TYP.) SCALE: N.T.S.



A1 NOT USED A2 NOT USED A3 NOT USED A4 NOT USED A5 BRACING DETAIL (TYP.)

THE LINCOLN BL  
1691 MICHIGAN  
MIAMI BEACH, FL 33139



DWG. TITLE	WALL TYPES & UL SYSTEMS
SCALE	N.T.S.
PROJECT NO.	2023-33
DATE	09-18-2024
SHEET NUMBER	A-701