



FERRADO LIDO LLC

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January 14, 2019

March 11, 2019 – Rev1

To: Miami Beach Design Review Board

Re: Letter of Intent - Variance Request
40 Island Ave. Miami Beach

Ferrado Lido, LLC, property owner located at 40 Island Ave. Miami Beach, respectfully requests the following variances:

To set the FPL transformer within the 16' east side yard setback area. The property is planning several capital improvement projects within the next two years and current power capacity is at a maximum, and at times not enough to serve demand. We have been working with FPL since last summer to upgrade the power design to keep up with current and future power demands.

It has been determined that a transformer is required to serve the property. Initial design had the transformer in front of the property in the Public Works right of way. FPL was satisfied with this location, but City of Miami Beach Planning Department was not.

The Planning Department has suggested a new location in the east side yard setback, and we will modify plans to reflect the new location when we reach an agreement with FP&L. In either location, the proposed FP&L transformer would be within a front or side yard setbacks.

North east fire egress and service gate, and transformer enclosure facing Farrey Lane, proposed to be 7' ht. Overall from existing adjacent grade, where 7' ht. from crown of road is required, to visually conceal the transformer from Farrey Lane and the adjacent neighboring properties.

South east side yard egress and service gate facing the street, proposed to be 7' ht. overall from existing adjacent grade, where 7' ht. from crown of road is required, to visually conceal the service side yard alley from the front streets, Island Avenue and Venetian Way. 120'-10" of east side yard wood fence between neighboring properties, proposed to be 8' ht. overall from existing adjacent grade, where 7' ht. from crown of road is required, to visually conceal the hotel and provide privacy for

the adjacent properties.
Requesting the following Variances:

Variance: to reduce the required side setback from 16'-0" to 6'-0" to install an FPL Transformer.

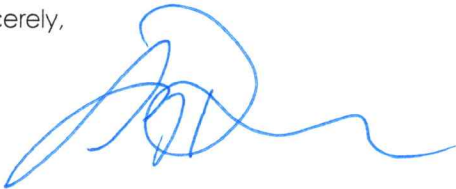
Variance: to reduce the sum of the side setbacks from 32'-0" to 17'-7"

Variance: to exceed the maximum 7'-0" in height allowed, the east side yard to construct gates, fence and FPL enclosure up to 10'-0" from grade elevation.

We are in hopes that the requested site improvements will gain the support from The City of Miami Beach Planning Department and result in support of the requested variances.

Thank you for your consideration.

Sincerely,



Joe Deverian
Project Manager
Ferrado Lido, LLC