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April 8, 2019

Thomas Mooney
Planning Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

**Re: Letter of Intent for Application to Planning Board for Lot Split
Property Addresses: 10, 11, and 12 Star Island Drive, Miami Beach, Florida
Planning Board Application #: PB18-0222**

Dear Mr. Mooney:

Please accept this correspondence as the letter of intent for the attached application seeking lot split approval from the Planning Board for those lots located at 10, 11, and 12 Star Island Drive, Miami Beach, Florida (the "Property").

The Property consists of three legally platted lots, Lots 10, 11, and 12, of the Star Island in Biscayne Bay Corrected Plat, attached hereto. A single family home was previously located across Lots 11 and 12, with a fence enclosing all three lots. According to staff, the placement of the fence merged all three lots into a single building site. The home was demolished in approximately 2007 and the Property is currently vacant. In order to separate the Property back into three legally platted lots to be sold as individual parcels, a lot split is required.

In reviewing an application for a lot split, the Planning Board shall apply the following criteria:

- (1) Whether the lots that would be created are divided in such a manner that they are in compliance with the regulations of these land development regulations.

The lot split will result in a reversion to the three originally and legally platted lots, all of which are 40,000 square feet in size and are in compliance with the current land development regulations.

- (2) Whether the building site that would be created would be equal to or larger than the majority of the existing building sites, or the most common existing lot size, and of the same character as the surrounding area.

The resulting three lots would be in keeping with the general neighborhood context along Star Island Drive. As can be seen on the attached location map, approximately half of all lots on Star Island Drive are 40,000 square feet in size, including the three lots directly abutting the Property to the north.

- (3) Whether the scale of any proposed new construction is compatible with the as-built character of the surrounding area, or creates adverse impacts on the surrounding area; and if so, how the adverse impacts will be mitigated. To determine whether this criterion is satisfied, the applicant shall submit massing and scale studies reflecting structures and uses that would be permitted under the land development regulations as a result of the proposed lot split, even if the applicant presently has no specific plans for construction.

There is no new construction proposed at this time. However, the applicant has submitted diagrams showing that new homes can easily be constructed on the property in conformance with lot coverage, floor area, and other land development regulations.

- (4) Whether the building site that would be created would result in existing structures becoming nonconforming as they relate to setbacks and other applicable regulations of these land development regulations, and how the resulting nonconformities will be mitigated.

The Property is currently vacant and does not contain any existing structures.

- (5) Whether the building site that would be created would be free of encroachments from abutting buildable sites.

The resulting three lots would be free of encroachments from abutting buildable sites.

- (6) Whether the proposed lot split adversely affects architecturally significant or historic homes, and if so, how the adverse effects will be mitigated. The board shall have the authority to require the full or partial retention of structures constructed prior to 1942 and determined by the planning director or designee to be architecturally significant under subsection 142-108(a).

The Property is currently vacant; a lot split will have no effect on existing structures.

- (7) The structure and site complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

Demolition of the previous structure was completed in 2007, therefore no recycling or salvage plan is required. No structures are currently proposed as the applicant intends to sell the parcels as individual vacant lots. Subsequent owners will comply with the criteria of Chapter 133, Article II as required.

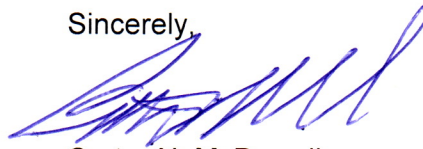
Sea Level Rise and Resiliency Criteria - Section 133-50(a)

As noted above, the property is vacant and no structures are currently proposed as the applicant intends to sell the parcels as individual vacant lots. Subsequent owners will comply with the criteria of Chapter 133, Article II as required.

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We respectfully request the Planning Board grant the requested lot split. Please do not hesitate to contact the undersigned should you have any questions or need additional information.

Sincerely,



Carter N. McDowell

CNM
Enclosures