



February 7, 2020

Thomas Mooney
Planning Director
City of Miami Beach
1700 Convention Center Drive
2nd Floor
Miami Beach, FL 33139

RE: 7316 Collins Avenue (the "Property") Letter of Intent

Dear Mr. Mooney:

This firm represents the applicant ARRP Miami LLC, the applicant regarding this submission for HPB approval for new construction of a 1.5 story rear addition onto an existing commercial structure fronting Collins Avenue. No variances are being requested.

Project Information

The Property is a one story, 4,012 sf commercial structure that was built in 1940 with parking in the rear. It is currently divided into two equal commercial spaces and will continue in this application to be divided equally. The applicant is proposing to have a Restaurant in the existing north tenant space and construct an addition to this restaurant of 3,765sf in the rear of the property with three parking spaces.

The Applicant is also requesting a waiver for an onsite loading space. Deliveries will be scheduled for early morning when the parking spaces on site will not be used.

Section 133-50, City Code
Resiliency Criteria

This application requests the addition to an existing building that is currently located below flood.

1. A recycling or salvage plan for partial or total demolition shall be provided.

Shall be provided during Permitting.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

All New and Replaced Windows shall be hurricane proof impact windows.

3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

Windows at the ground floor along Collins Avenue in the center of the structure will be operable windows.

4. Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with [chapter 126](#) of the city Code.

Not applicable.

5. The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.

The applicant will study raising the land where possible due to the fact there is an existing structure on the site.

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land, and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three additional feet in height.

Parking is accessed right off of the alley with a high ceiling above it so once the alley is raised the parking can be raised as well.

7. As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.

All mechanical equipment shall be raised above base flood elevation.

8. Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.

This will be studied.

9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with [chapter 54](#) of the city Code.

If the new building is below base flood, it will be dry flood proofed

10. As applicable to all new construction, storm water retention systems shall be provided.

Agreed if applicable.

11. Cool pavement materials or porous pavement materials shall be utilized.

Permeable pavement shall be utilized where possible.

12. The design of each project shall minimize the potential for heat island effects on-site.

Agreed.

We look forward to appearing before the Historic Preservation Board. Please contact us with any questions or comments that you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JMcConney-Gayoso', with a stylized flourish at the end.

Jennifer McConney-Gayoso, Architect

STUDIO Mc+G ARCHITECTURE