



Date: December 14, 2020

**Design Review Board
City of Miami Beach
Planning Department**
Address: 1700 Convention Center Drive
Miami Beach, Florida 33139

RE: **Letter of Intent
Design Review Board Approval for the demolition of the existing one-story residence
and the approval for the new two-story residence located at:
4625 Alton Road
Miami Beach, Florida 33140**

Dear Members of the City of Miami Beach Design Review Board (DRB),

I am submitting our proposal for the residence on behalf of the owner, Mr. Mishal Alsabbagh, to be located at 4625 Alton Road, Miami Beach, for the approval by the DRB. I respectfully request the approval for the demolition of the existing single family residence as described below.

The existing one story, 1,180 sq. ft. cmu block and wood structure built in 1936 has had only minor upgrades since it was built. The wood floor joists and hand frame roof structure have not only been damaged by termites but have begun to rot in multiple places. The exterior block walls, concrete floors in the sunroom and garage are cracking and showing signs of considerable settling. The windows and doors are all standard aluminum replacements installed without impact or solar protection. The existing kitchen had previously been removed and other areas were being demolished by prior owner. (refer to attached existing conditions report). Mr. Alsabbagh purchased the house in an "as is" condition and was told by his real estate broker that he could rebuild, remodel and add roughly 566.8 sq. ft. to the house in order to ensure enough room for his new wife and soon growing family. Later, he was given a \$ 300,000 estimate of which \$ 200,000 was earmarked for the repairs for the existing structure and the rest was for the addition. However, since the current value of the building is \$ 113,100 according to Miami-Dade Property Appraiser (refer to attached property appraiser summary report), Mr. Alsabbagh would only be able to make minor changes of less than half of the appraised value of the structure or be forced to bring the house up to code. Florida Building Code states if the cost of the modification to the structure is greater than the 50% building value per county appraiser, the entire structure would be required to be brought up to the 2017/2020 Florida Building Code. The current finish floor elevation of the structure is 5.75' NGVD (refer attached survey), thus the house is 3.25 feet below the BFE +1 (9.0' NGVD) for the city of Miami Beach. This would preclude keeping the existing structure as it was already in poor condition and left to rot. Bringing it up to the minimum living standards would far exceed \$ 56,550 mentioned above.

Additionally, I request the approval for the new two story single family residence to replace the above mentioned structure being demolished.

Please consider this as a letter of intent for the approval of the demolition of the existing structure and the design of the new two-story single family residence. I respectfully request that the DRB consider this case for approval. Should any additional information be required, please do not hesitate in contacting me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gerald Belgrave", is written over a light blue grid background.

GERALD BELGRAVE
AR 0015085