



## Letter of intent

July 11, 2022

Ref. New residence at 301 W. San Marino Drive, Miami Beach Florida.

Owner: Ms. Pilar Corredor

This application is to build a new two story single family residence to replace an old unsafe structure single family house the address mentioned above.

The new residence is located at a no confirming lot with a 5,866 sf. This is one of the smaller lots in the area. This property is located in a corner lot with two street fronts. The required setbacks, the max lot coverage and max unit size makes the design of a new residence a real design challenge. We have made all possible efforts to comply with all zoning regulations but full compliance would make this project financial unviable. For these reasons we are requesting the following zoning waivers:

- 1- Waiver to allow at least 50% of the street side facade not to setback the required additional 5' from the street side setback of 15'. See waiver request #1 on sheet A-30.
- 2- Waivers to allow the placement of a spiral stair on the additional side open space of 1% of the side yard open space. See waiver request #2 on sheet A-30
- 3- Waiver #3 & #4 to reduce the minimum distance of 10' from the edge of the building to the usable roof deck. See waiver request sheet A-31.
- 4- Waiver request to increase the max. Height of the perimeter fence on the front yard from the required 5' from grade to 8.13' from grade. See waiver request #4 on sheet A-29.
- 5- Waiver request to increase the max. height of the perimeter fence on the side and rear yard from the required 7' from the grade to 9.13'. See waiver request #5 on sheet A-29.

This project will adopt the following guide lines described from section 133-50 of the zoning code:

- 1- Use of resilient landscape plants (salt tolerant, highly water absorbent, native or Florida friendly plants).
- 2- This house will be placed above the base flood elevation + free board and its surrounding will allow any increase of rising of public right of ways.
- 3- All mechanical and electrical systems will placed above base blood level.
- 4- New storm water retention systems will be provided.
- 5- Exterior pavement shall be cool pavement materials or porous pavement materials
- 6- The design will minimize the potential for heat island effect on-site through the use of green roof, reflecting pools and cool materials.



**IMAGINATION DESIGN GROUP, PA.**

ARCHITECTURAL DESIGN SERVICES

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We hope you find this architectural proposal acceptable to your design review board and planning and zoning regulations standards.

If you need additional information please do not hesitate in contact me at any time.

Sincerely,

Wilfredo Agurto AR 93855  
President.  
Imagination Design Group, P.A.