



June 19, 2023  
City of Miami Beach  
Planning Department  
1700 Convention Center Drive,  
2nd Floor  
Miami Beach, Florida 33139

Re: 719 W 51 St.  
Miami Beach, FL 33140

To whom this concerns,

Variance requested: Section 142-105 3.b(1) Maximum Lot coverage: The maximum lot coverage for RS-4 districts shall be 30%.

A variance to waive the maximum lot coverage of 30% (1,723.65 S.F.) to 38.18% (2,195.00 S.F.). This is requested in order to build a pool in the rear yard and a proper master bedroom suite with walk-in closet and master bathroom on a new 2<sup>nd</sup> floor. Per Sec 118-353(d) the special conditions and circumstances that make this request unique are the irregular pie shape of the lot and the existing pre '42 residence, which has no architectural significance. As we can't follow the existing non-conforming east side setback, the area needed for the master suite would encroach into the new pool area making it quite small with no room for a deck. The new 2<sup>nd</sup> floor location is the only option that keeps pool access through the living room and not a private Master bedroom on the first floor. The variance requested is the minimum variance that will make possible the reasonable use of the land and residence.

Sea level rise criteria:

The project will take into consideration section 133-50(a). The land development regulation for sea level rise and resiliency. That includes: (1) A recycling or salvage plan for partial or total demolition shall be provided. (2) Windows that are proposed to be replaced shall be hurricane proof impact windows. (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided. (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided. (5) Whether 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, including a study of land elevation and elevation of surrounding properties were considered. (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land. (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation. (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation. (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 of 54 of the City Code. (10) Where feasible and appropriate, water retention systems shall be provided.

Please contact me at your convenience with any questions.

Matteo Cornali  
