

November 06, 2023

To Miami Beach Variance Board,

It is my intent to improve my property by repairing and raising my seawall cap to reasonable height.

My seawall itself is in good repair and we seek only a cap.

I am not a contractor and so it may be difficult for me to convey properly what I am trying to accomplish.

I, through my contractor Marin & Marin Construction, have pulled an approved permit, BR2307709, for a new seawall cap. However, I as an owner do not approve the heights of the proposed seawall cap in this permit.

The approved seawall cap has been approved at new construction heights of approximately 3' above our current seawall cap.

The variance requested is for a seawall cap height for a seawall repair height, which would be built at a height of approx. 2' above our current seawall cap.

We do not qualify for a "repair" due to our construction being above the cost per linear foot of that what is required for a "repair". There is no way that we can qualify based on this outdated price per linear foot which was voted in by commissioners prior to Covid. Construction prices have exponentially increased since this outdated repair price per linear foot had been established prior to Covid. The seawall cap height which we are approved for is so high that when sitting in our back yard we will only be able to see a wall of cement, not water. A water view is why we live here. This 3' cap is for newly constructed elevated homes, not a home built at grade level in 1950. In addition to the wall of cement, the other problem is that the water that gets behind the wall, on the house side will be trapped and create a swimming pool for effect for my entire house, thus creating damage to my home. The water will get on the other side of the seawall cap for huge waves especially at high tide crash into my yard during tropical storms and hurricanes. We want to be more streamline with our neighbors' newer seawalls, including the newer city pocket park seawall, which at the currently approved permitted seawall cap height would sit extremely lower than ours

So the bottom line is that we want to make improvement to our home and our neighborhood but improvements that make sense for a 1950 home on an island of mostly 1950 homes. This problem that we are having is a problem for all bayfront home owners with older homes. The current code is not encouraging property owners to make improvements greatly needed to these old deteriorating and low lying seawalls. Creating the proper seawall repair is not only good for our property's stability but also for the stability of those properties neighboring us. We rather to make NO improvements at all to our seawall than to look at a 3' wall of cement.

OWNER 

DATE NOV 6, 2023

OWNER 

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