

March 28, 2017

City of Miami Beach  
Planning and Zoning Division  
1700 Convention Center Drive  
Miami Beach, Florida

Ref: Letter of Intent for 809 2<sup>nd</sup> street  
809 2<sup>nd</sup> St. Miami Beach, FL 33139

Dear Historic Preservation Board Members & City Planning Staff:

This letter of intent goes along with our HPB Plan set submittal to request approval for the following: New development with variances

**Demolition of existing non-descript 3 unit apt. building**

This property consists of an abandoned existing 3 unit apt. building a portion of which seems to have been constructed in 1930 and the rest in 1950. The Permit Card documents the construction of a garage in 1930. See Carolyn Klepser's historical report attached. No original plans were found on microfilm, but the Sanborn Fire Insurance map of 1948 (attached) shows it as "a one-story concrete block structure a short distance to the west of the original house on the corner of meridian". "It is rectangular, on a north-south axis". As a garage, it was probably entered from Second Street. This property has been in a state of complete disrepair and lack of maintenance for some time. The applicant, our client, Watercup Investments Inc. is requesting demolition of the existing building which is a combination of what may be the existing 1930 garage & a 1950 apartment addition. We understand this structure is listed as a contributing structure. In the district however, there are no significant architectural features and anything that may be from a former structure is scarcely evident. The plan is to demolish the existing combined structure and construct a new modern residential building with 2 townhomes that will activate and improve this residential neighborhood.

**New 2 1/2 story 2 unit building**

In compliance with the RPS-2 guidelines we have designed a new building, which will help to bridge the 2 historic homes on either side of our lot with a modern residential building. Together all 3 buildings will present an elegant character towards 2<sup>nd</sup> street. Our new building will have 2 stories with a 5ft. setback at street level while the upper floor is substantially setback approximately 15ft. to minimize the impact on the street. Therefore the street will maintain its quaint character. The existing Vernacular architecture alongside the modern architecture of the new townhome building we have designed will reflect on the history of South Beach while also looking to the future. Access to these units will be via an elegantly landscaped front court.

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**VariANCES**

In this RPS-2 district the minimum lot size is 50ft. wide, however, as you can see in the survey this site is only 47.44ft. wide as a result we request a 2.66 ft variance. Furthermore, the minimum lot area is required to be 5,750sq.ft, however, we have only 2,656.65sq.ft. This is the 2<sup>nd</sup> variance required. The new design will meet all minimum setbacks and all other requirements, therefore, we are requesting 2 variances for lot width & minimum lot size. This request is due to existing site conditions and needed because the adjacent sites are original to the properties from 1926.

In summary, the proposed demolition along with the proposed new building have been carefully thought out and designed in the best interests of the city and this unique neighborhood.

We respectfully request your review and approval of the variances and this proposed new development at 809 2<sup>nd</sup> St.

Thank you,

A handwritten signature in blue ink, consisting of a large, stylized 'A' followed by a horizontal line that extends to the right and then loops back under the 'A'.

Ari L. Sklar, AIA, NCARB, LEED AP  
Architect, President

ALS/jt