

1385 CORAL WAY SU # 207
MIAMI, FL 33145

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November 20, 2017

**City of Miami Beach
Department of Planning & Zoning
DRB & BOA Boards
1700 Convention Dr
Miami Beach, FL 33140**

**Owner: 5709 LaGorce, Llc
Address: 5709 LaGorce Drive.
Miami Beach, FL 33141
DRB File #: _____**

“Letter of Intent”

The undersigned **Juan C. David RA # 15344** –Architect of record and authorized representative for the above property, certifies herein our intention to:

- 1- Demolish existing 1710.00 SF – wood structure at the east side of the existing building.
- 2- Proposed to build a new CMU 2 Story Structure at the same area of the demolition
- 3- Variances and Waivers are requested at this time
 - A variance from the required rear setback of 20’-0” for a structure
 - A variance from the required interior side setback of 10’-0” for a structure
 - A variance from the required open space in the rear
 - A variance from the maximum lot coverage
 - A variance from the maximum unit size

Each requested variance satisfy the criteria of section 110-353 (b) as follows:

Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

There is an existing structure that occupies the lot in the same exact condition we are proposing, the approval of the variance won’t create a significant impact to the lot or the surrounding area

The special conditions and circumstances do not result from the action of the applicant;

The existing structure doesn’t comply with the requirements of the adopted City of Miami beach zoning code, but was legally constructed under previous codes

Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;

The existing structure doesn't comply with the requirements of the adopted City of Miami beach zoning code, but was legally constructed under previous codes, granting these variances will not confer any privilege because we are proposing to recreate what is existing but in a more safely structure

Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;

We are just trying to recreate what is existing but in a more safely structure

the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure

We are just trying to recreate what is existing but in a more safely structure

The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

We are just trying to recreate what is existing but in a more safely structure

Project complies with section 133-50(a) COMPLIANCE WITH SEA LEVEL RISE AND RESILENCY REVIEW CRITERIA as follows:

- Proposed windows are hurricane proof impact windows
- All windows and doors are operable providing passive cooling systems
- Salt tolerant, highly water-absorbent, native and florida friendly plans will be provided
- Proposed garage ramp (driveway) and proposed walkways will be adaptable to the raising of public rights-of-ways and adjacent lands
- All electrical and mechanical equipment will be located above base flood elevation
- Existing and proposed building floor finish elevation are located above base flood elevation

Is the intention of this design to create a more safe structure using same existing lot coverage and fixing existing setbacks encroachments and reducing the unit size area at second floor and unifying windows and doors language.

It is for the above reasons we respectfully request the Zoning Director to grant this permit where this new Building will be in compliance with the FBC and can be considered safe and sound by the City of Miami Beach.

Should you have any question or need additional information, please do not hesitate to contact me.

Sincerely,

Juan C. David RA. LEED AP.
RA # 00015344

Tel.# (786) 443-6750

Cc/ File
1369 Bay Drive, Llc.