

May 3, 2018

CITY OF MIAMI BEACH
1700 Convention Center Drive
Miami Beach, FL 33140

**RE: New Multi Family Docking Facility located at 6000 Indian Creek Drive
Miami Beach, FL 33140**

Subject: Letter of Intent

Ladies and Gentlemen:

We, 6000 Indian Creek Drive Miami Beach, FL are requesting permission to construct a new multi-family docking facility which will consist of a 6ft by 21ft access walkway connecting to a 6ft wide x 198ft main pier running parallel to the seawall and four(4) 3.5ft by 33ft finger piers. This is shown on the attached plans. We are required by the City of Miami Beach to obtain a variance for this project because of the following code:

Sec. 66-113. Limitation on projection of structures; public hearing.
Boat slips, docks, wharves, dolphin poles, mooring piles or structures of any kind shall not be constructed or erected that extend into any canal or waterway in the city more than ten percent of the width of such canal or waterway at a specific location measured from the seawall or property as shown by recorded plat line if no seawall exists; but if a canal or waterway is more than 100 feet in width, the structure may extend into such canal or waterway a distance not greater than 15 percent of the width of such canal or waterway at that specific location, but not to exceed a distance greater than 40 feet.

Because of current environmental codes the Homeowners cannot access their property by boat because of water depth and the presence of seagrasses.

The extension into the waterway is the minimum distance to meet the environmental codes for water depth and to avoid any impacts to existing seagrasses. The required water depth of -4 feet NOAA MLW is met by extending the dock as shown on the attached plan. These requirements set by Miami Dade County DERM are not unique to this building. Any residence or commercial properties in the lying area would be subject to the same water depth requirement of -4 feet. MLW. The neighboring property Nautica Condominiums dock extend into the waterway 44.5' as shown on the attached plans.

The granting of this variance did not result from the action of the applicant, it is a requirement set by Miami Dade County DERM. State DEP and the Army Corps of Engineers. This variance does not confer on the applicant any special privileges that is denied by this ordinance to other lands, buildings or structures in same zoning district. All properties within Biscayne bay and its adjacent waterways will be subject to this water depth requirement, and the protection of environmental resources.

This variance is needed to make possible the reasonable use of the land, building or structure. This property has historically had docking available to its residents. When an

application was made to replace the existing dock in kind Miami Dade DERM required the building to meet the water depth requirement. Please see attached Miami Dade County DERM permit form 2004 showing historical dockage at the property.

Moreover, there is a land lease with the State of Florida DEP to build within the suggested area (See Attached). This lease was modified from its original footprint to the current footprint with the guidance of DERM and DEP to suit the changes in environmental conditions over the years.

The applicants currently have a hardship that their neighbors do not have, as the neighbors have access to the water through there dock facility that meets the current environmental code. The applicants request is to replace the access that they once had, with the only change being that their new structure complies with all of the current environmental standards.

The granting of this variance is in harmony with the surrounding areas, There are numerous commercial and residential structures adjacent to this facility that have dock facilities with access to the water in operation.

The only intent is to provide legal safe access to the water that was a previously existing condition for the residences of 6000 Indian Creek Drive. The Department of Environmental Protection and Army Corps of Engineers have both issued permit for the above referenced job.

Respectfully Submitted,

(Signature):

Melinda Pearce

Printed Name:

Melinda Pearce 5/3/2018