

July 6, 2018

City of Miami Beach  
Design Review Board  
1700 Convention Center Drive  
Miami Beach, FL 33139

Letter of Intent: 3136 Prairie Avenue

To Whom It May Concern,

MB Development is submitting this Letter of Intent on behalf of Arbor Holdings Corp.

3136 Prairie Avenue is a 9,750 square foot lot located adjacent to the Miami Beach Golf Course. The current residence is in a state of disrepair. MB Development is proposing to demolish the existing structure and build a 5 bedroom 5 ½ bath residence totaling 4,821 square feet (5,320 square feet with garage) on behalf of Arbor Holdings Corp.

MB Development has selected Carino & Co. as the Architect, Section-L as the Landscape Architect and the General Contractor is still to be confirmed.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA:

- A recycling or salvage plan for partial or total demolition shall be provided.
  - *Noted, we will supply the city with a recycling and salvage plan once the demolition company has been selected.*
- Windows that are proposed to be replaced shall be hurricane proof impact windows.
  - *All glazing in the new residence will be hurricane proof impact windows.*
- Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
  - *The new home will have operable windows and large sliding doors and be able to be passively cooled.*
- Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
  - *Yes, Native species which are salt tolerant and water absorbent will be incorporated into the landscape design.*
- 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.

- *Sea level rise and building elevation was a consideration in the design process as well as analyzing our current neighbor's elevations. We are proposing to build the residence to 9'-0" NGVD elevation which is higher than our neighbors but is required to meet code.*
- The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.
  - *Yes, we are above the public right away and adjacent properties, so we can adapt to these areas being raised in the future.*
- Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
  - *The mechanical equipment concrete base is located at 8'-0" NGVD, so we can use metal stands to get the equipment above that elevation if determined to be needed. All Electrical systems will be installed at a higher elevation than BFE.*
- Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
  - *Not Applicable.*
- 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.
  - *Not Applicable.*
- Where feasible and appropriate, water retention systems shall be provided.
  - *While we have not proposed any water retention storage systems for reusing rainwater, we will have the site landscape designed to retain all rainwater on-site.*

#### VARIANCE REQUEST:

We are requesting a variance to City of Miami Beach Code Sections: 142-105 / 142-1132 (Max side yard elevation & Allowable encroachments).

Section 118-353 (d) of the City Code:

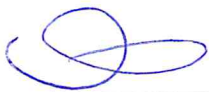
- That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- That the special conditions and circumstances do not result from the action of the applicant;
- That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;
- That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;
- That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

- That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
- That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

We have an egress staircase on the first floor from Bedroom 1 that has an exterior landing at 8'-10" NGVD. The maximum allowed by code for our design is 8'-4" NGVD (adjusted grade+2.5'=5.83+2.5=8.3'=8'-4"). We are requesting a variance due to the fact that our interior finished floor is at 9'-0" NGVD (Minimum code required - 8'-0" NGVD + 1'-0"). Our landing needs to be at the 8'-10 NGVD so we do not have a step down as the exterior door opens. The landing also extends off the house 3'-6", 12" further than the 25% setback rule allows for this type of encroachment. This extension is to cover the full swing of the door with a landing. While it is the Building Code that requires us to have a secondary egress from the bedroom, we do understand we can meet this criteria by installing an operable window. We just feel a door provides a more accessible and safer means of egress compared to a window. For this reason, we are requesting a variance for the landing off Bedroom 1. This staircase is illustrated in RED on Sheet A-112 in the plan set.

If you have any questions about this project, you can contact me at (305) 799-0244.

Sincerely,  
MB Development, LLC

A handwritten signature in blue ink, consisting of a series of loops and curves, positioned above a horizontal line.

Joel Simmonds  
Attorney in Fact