



1001 SW 67 AVE, STE 102
Miami, FL 33144-4756
(305) 894-6605 OFFICE
(786) 347-7692 FAX

email: info@arm-architect.com
website: www.arm-architect.com
Florida License Number AA26001833

August 3, 2018

Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

RE: 121 4th San Marino Terr. - Letter of Intent

Dear Planning Official:

The owner of the above referenced property is seeking your approval to demolish the existing one-story single-family dwelling and to build a new two story single-family dwelling.

The owner desires to demolish the existing dwelling, built in 1936, for the following reasons:

1. Building location on site (triangular lot) results in many odd-shape small yards while still utilizing almost 95% of the permitted lot coverage.
2. Building utilizes less than 60% of the available unit area on the property.
3. Adding a second floor to an already inefficient first floor plan is not cost effective or conducive to desired project, especially due to FEMA regulations for a substantial improvement.

The owner desires to build a new 2 story single family residence for the following reasons:

1. Conformance with all FEMA regulations
2. Holistic design which does not require considerations of an existing structure.
3. Utilization of almost all the permitted unit size.
4. Elimination of many small yards and creation of one larger yard, facing south.

The owner is also seeking your approval for the following variances/waiver:

1. Decrease side street set back by almost 5ft (4.5 ft) at one location only. Other locations on side street side to have setback greater than 10.5 ft.
2. Decrease interior side setback by 2.5 ft, 7.5 ft interior side setback requested.
3. Decrease sum of side yards by 7 ft; decrease sum of side yard from 25ft minimum allowed to 18 ft.
4. Pool in front yard. A 10ft setback to be provided and pervious area allowed to be provided.
5. Decrease of pool deck setback from 20 ft to 10ft.
6. Decrease of pool setback from 20 ft to 10ft.
7. Increase of 2ft parapet height for a feature wall of 3ft. Because of irregular lot size, an increase in parapet will distinguish what the entrance side of the residence will be.
8. Increase of lot coverage allowed by 1%.
9. Increase of total unit size allowed by 1%.
10. Increase of second floor volumetric unit size by 13.9%, making second floor volumetric size 83.9%

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11. Increase elevation length size from allowed 60ft to 61.97 (first floor) ft & 62.96 ft (second floor).

Hardships:

1. Lot configuration. Only three sides and also a corner lot. No rear yard.

The Following is in response to Article II – Sea Level Rise and Resiliency review criteria:

Article II – Sea Level Rise and Resiliency Review Criteria	Response
A recycling or salvage plan for partial or total demolition shall be provided.	Contractor will prepare
Windows that are proposed to be replaced shall be hurricane proof impact windows.	Yes. All windows and exterior doors will be large and small missile impact rated and be accompanied with a current Miami Dade County Notice of Acceptance
Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.	In addition to Florida Building Code requirements for bedroom egress, it is the owner's intent to use operable windows wherever feasible and appropriate
Weather resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.	Yes. We intend to use weather resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants).
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.	Yes. Proposed finished floor elevation shall be at 10'-0" N.G.V.D., meeting current FEMA requirements for base flood elevation plus freeboard (12")
The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land	Yes
Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.	Yes
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 floodproofing systems will be provided in accordance with chapter 54 of the City Code.	Not Applicable
Where feasible and appropriate, water retention systems shall be provided.	No.

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The Following is in response to review guidelines listed in Sec. 118-353 (d):

Sec. 118-353 (d) – Variance applications	Response
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;	Yes. Our lot is basically triangular further complicated by being a corner lot. No rear yard.
The special conditions and circumstances do not result from the action of the applicant	No. Special conditions and circumstances are a result of the configuration of the plat.
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;	No
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	Yes
The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure	Yes
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	Yes
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. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board voting on the applicant's request	Yes
The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133 , article II, as applicable	Yes

Sincerely,

Amilcar R. Melendez, RA
President – ARM Architect PA
Florida Registration - AR 93063