

## Letter of Intent

1350 Michigan Ave. HPB23-0603

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To: City of Miami Beach Historic Preservation Board  
1700 Convention Center Drive  
Miami Beach, FL 33139

10 December ,2023

RE: HPB-2324 Historic Resource Report  
1350 Michigan Ave Miami Beach

## Letter of Intent

Final Submittal

10-12-2023

### A. INTRODUCTION & HARDSHIPS

Dear Members of the Board,

It is the intent of this proposal to provide much needed space for a growing family. The owners, Marcello and Karina Trovato recently purchased the house at 1350 Michigan with the belief that they could build an addition in the rear yard. This belief was because most homes on the block had rear yard additions - that, and the fact that Trovato's realtor disclosed nothing to the contrary.

Marcello and Karina are raising three boys, all of an age where they require separate bedrooms. One is a Special Needs child. The house they purchased has only three bedrooms so their ability to move in is largely contingent on adding additional space to the existing one-story house.

The Trovatos own and self-operate three multifamily buildings in South Beach. They are vested in the community and I for one would be delighted to have them as neighbors.

The proposed addition includes a Bedroom, Bath, Family Room, Small Office, storage, and a covered parking space. To achieve this, three variances will be required: (1) Rear Yard Setback (2) Setback from Existing Contributing Structure and (3) Lot Coverage.

The following pages of this Letter of Intent will illustrate graphically and dimensionally the exact nature of the Variances. We have also prepared a list of items we propose in response to the City's Sea Level Rise and Resiliency Criteria. Finally, please note that we propose to build the Addition at the same floor elevation as the existing house per the 50% rule. This will have a significant impact on size, visual impact, and cost. Appropriate documentation is included herein.

## B. PROPOSED SEA LEVEL RISE AND RESILIENCY STRATEGIES

*01) A recycling or salvage plan for partial or total demolition shall be provided.*

We propose no demolition other than the Coconut Palms in the rear yard of the property. This loss will be mitigated through the planting of new and appropriate landscape per the Landscape Plans in the Drawing Set.

*02) Windows that are proposed to be replaced shall be hurricane proof impact windows.*

The existing residence is outfitted with hurricane proof impact windows. All proposed new windows and doors shall also be hurricane proof impact windows.

*03) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.*

Where feasible, and appropriate, we have provided large sliding doors, operable windows, and breezeways in the proposed addition.

*04) Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with chapter 126 of the city Code.*

All new plant species, permeable pavers, and sodded areas proposed shall be selected and installed per Chapter 126 of the Municipal code.

*05) The project applicant shall consider the 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. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.*

Reviewed and studied.

*06) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land, and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three additional feet in height.*

The existing elevation at the crown of Michigan Avenue directly in front of the house is +3'-6" NVGD. The finished floor elevation of both the main house and proposed addition is + 7'-4". The existing house is also set back 70' from the existing curb and gutter. These factors together will more than adequately allow sufficient height and depth to accommodate a higher street elevation of up to 3'-0."

07) *As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.*

All critical mechanical and electrical systems in the proposed addition shall be located well above the base flood elevation of 8'-0" NVGD

08) *Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.*

The first floor elevation of the existing house and proposed addition is only 8" below base flood elevation and 20" below base level plus 1' freeboard. In the opinion of the applicant it is not economically appropriate to raise the existing structure such a small distance.

09) 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 54 of the city Code.

N/A

10) As applicable to all new construction, stormwater retention systems shall be provided.

N/A

11) *Cool pavement materials or porous pavement materials shall be utilized.*

*The existing porous concrete pavers defining the site ingress, egress, and parking area are both light in color and permeable. The proposed new patio shall also be porous concrete pavers separated on all four sides by grass or other highly permeable material.*

12) *The design of each project shall minimize the potential for heat island effects on-site.*

N/A

*End*

## C. VARIANCES

Variance # 1- Reduction of Side Yard Setback

Variance # 2- Reduction of Rear Yard Setback

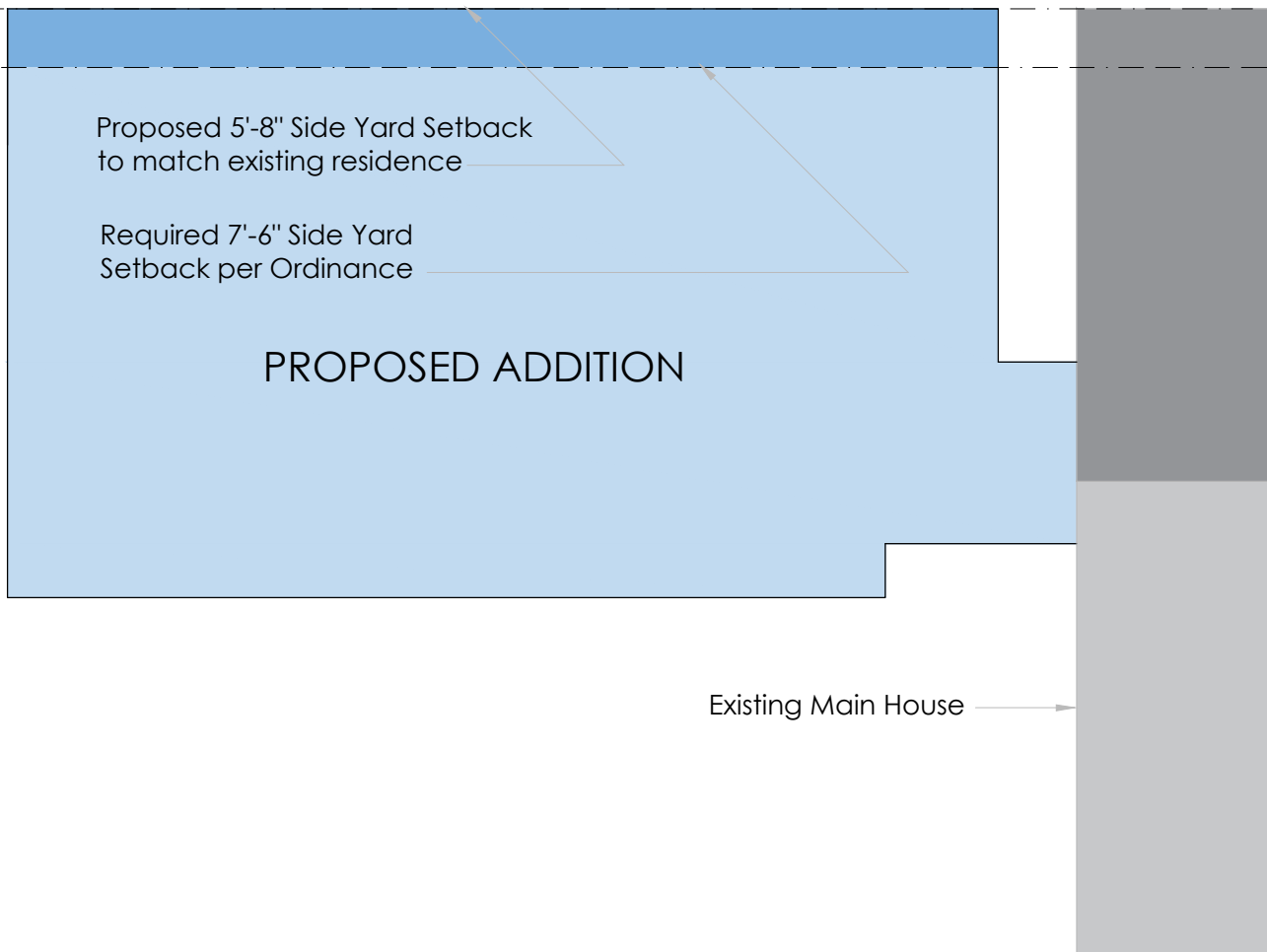
Variance # 3- Increase of Lot Coverage Ratio

Variance #4- Reduction of Rear Yard Open Space

PL

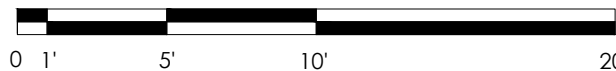
50.00

PL



Existing Main House

Property Line



# Variance #1

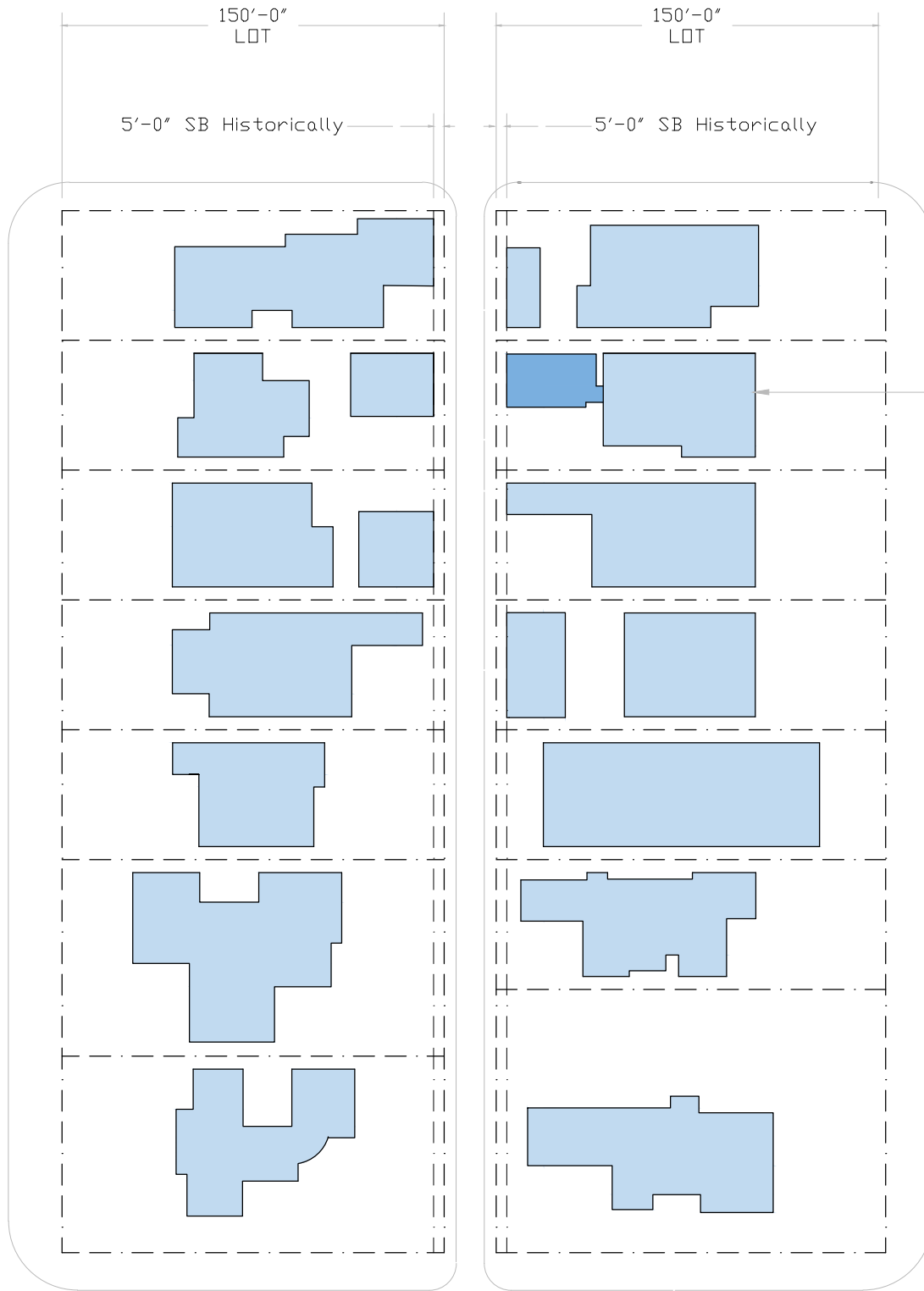
## Side Yard Setback

This Variance request proposes a reduction of the required side yard setback from 7'-6" to 5'-8" to (a) follow the setback of the existing contributing structure on site and (b) to bias the proposed addition to the north to provide ample space on the south side of the site for an exterior garden and patio in the rear yard. As can be seen on the following page, the majority of residents on the block have rear yard additions following the setbacks of the primary structure on site.

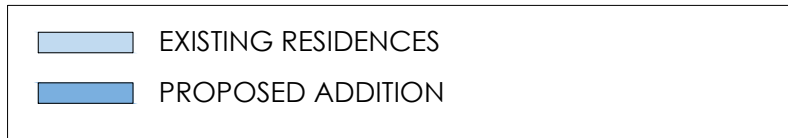


LENOX AVENUE

MICHIGAN AVENUE



13TH STREET



NEAL R. DEPUTY ARCHITECT  
 dba NEAL R. DEPUTY PC, PA

1446 JEFFERSON AVENUE, MIAMI BEACH, FLORIDA 33139  
 305-467-4026 NEALDEPUTY@GMAIL.COM FL# 0015514



New Addition to  
**1350 Michigan Avenue**  
 Miami Beach, Florida, 33139

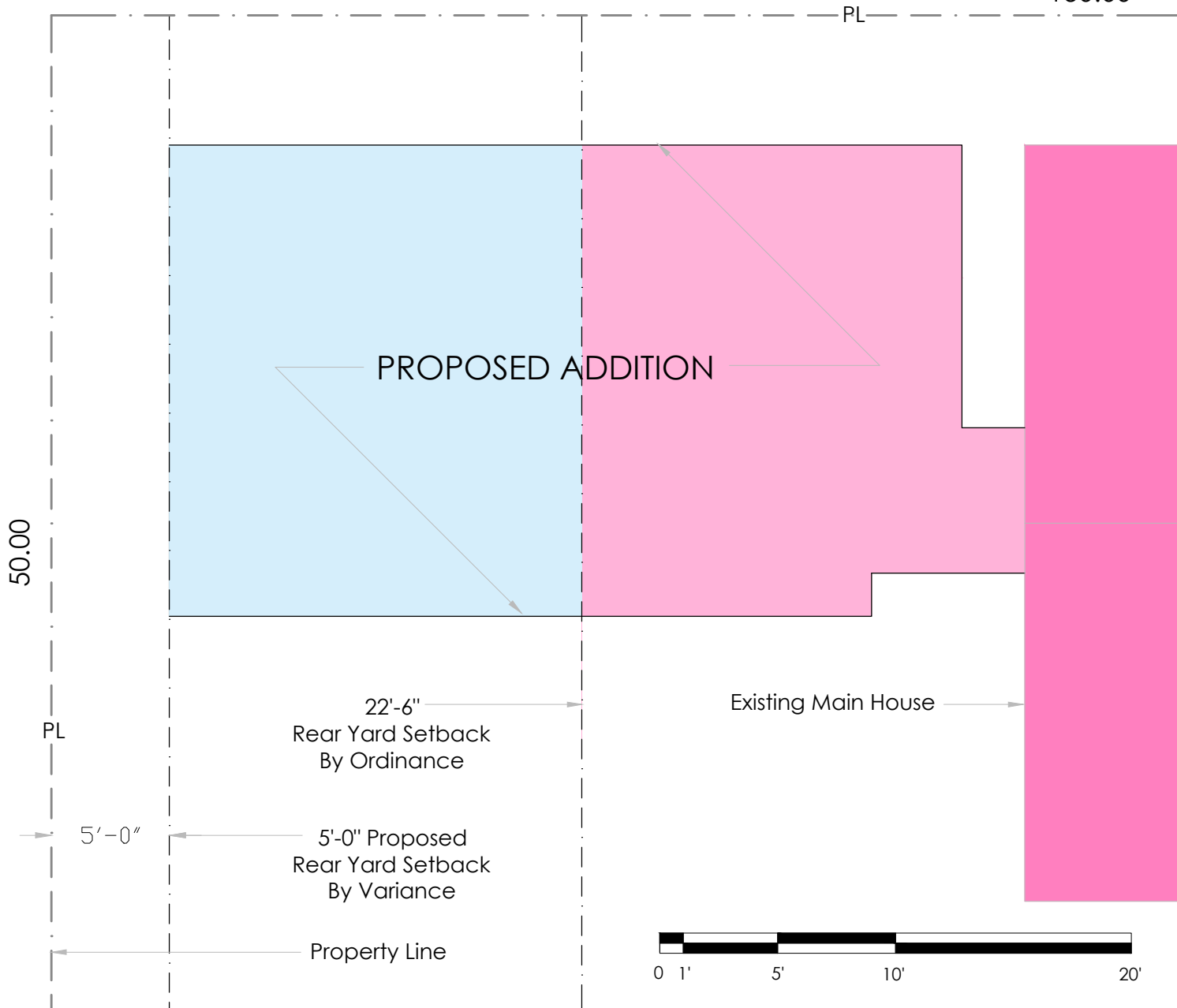
DRAWING ISSUES

VARIANCE #1 DIAGRAMS

SCALE: NTS

V-1b

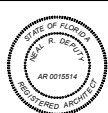
HPB23-0603



## Variance #2

### Rear Yard Setback

This Variance request proposes a reduction of the required rear yard setback from 22'-6" to 5'-0" to allow ample space for an additional Bedroom and Bath, Family Room, Home Office, and Covered Parking. As can be seen on the following page, the majority of residents on the block currently have rear yard additions well beyond the required 22'-6" setback. Also, as is characteristic of those blocks with alleys, garage entries are typically accessed from the alley- the alley itself provides adequate separation between lots for increased privacy, light, and noise reduction.



LENOX AVENUE

MICHIGAN AVENUE



Subject Property with Proposed Addition

13TH STREET



	EXISTING RESIDENCES
	PORTIONS OUTSIDE OF CURRENT 22'-6" SETBACK
	SUBJECT PROPERTY WITH PROPOSED ADDITION

NEAL R. DEPUTY ARCHITECT  
dba NEAL R. DEPUTY PC, PA

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305-467-4026 NEALDEPUTY@GMAIL.COM FL# 0015514



New Addition to  
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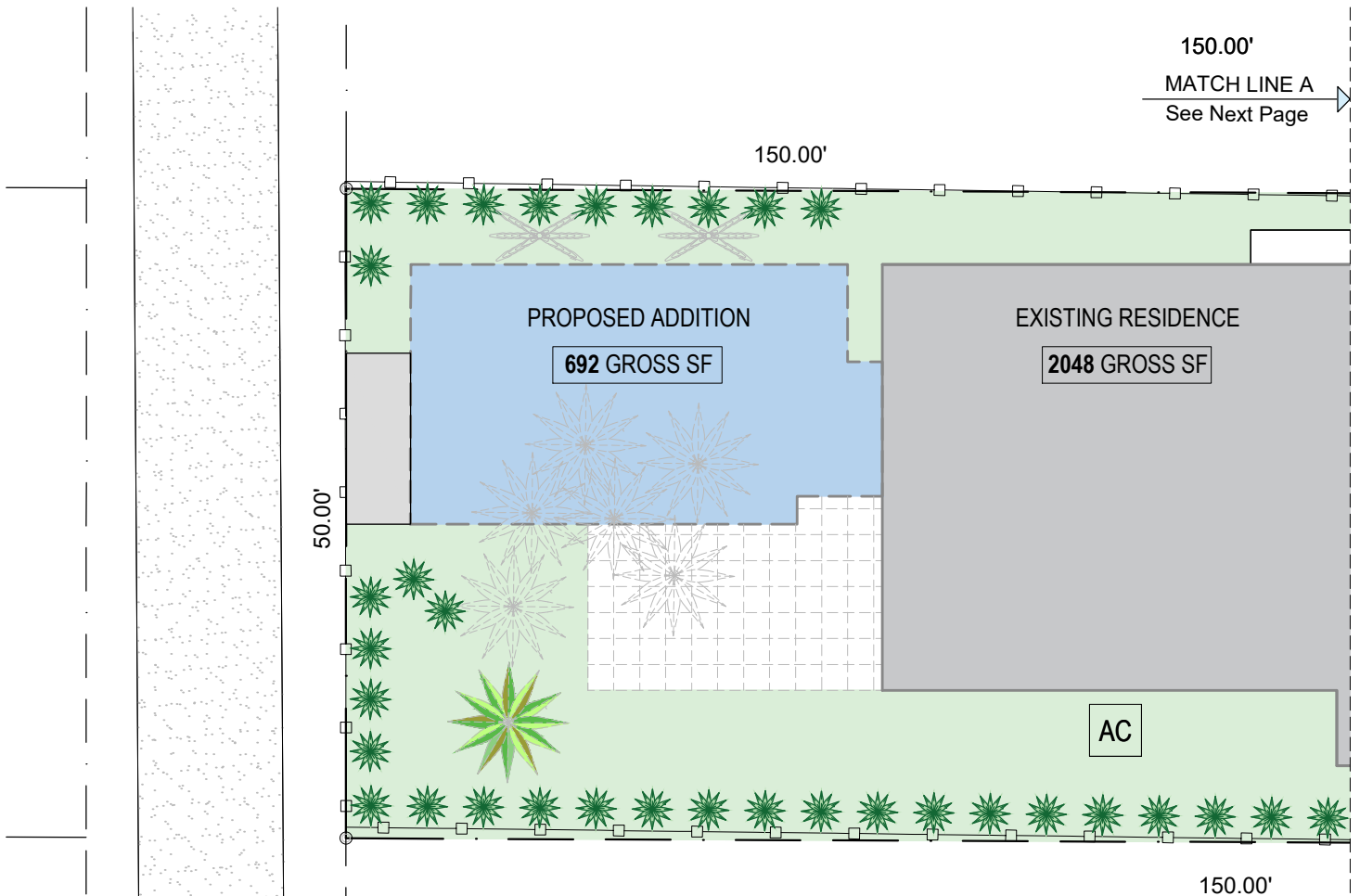
DRAWING ISSUES

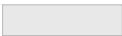
VARIANCE #2 DIAGRAMS

SCALE: NTS

**V-2b**

HPB23-0603



EXISTING LOT COVERAGE	
	EXISTING ONE STORY RESIDENCE = 2,048 SF*
EXISTING SITE AREA = 7,500 SF	
EXISTING TOTAL LOT COVERAGE = 27.3%	

MATCH LINE B  
See Next Page

**Variance #3**  
Lot Coverage

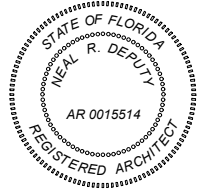
This Variance request proposes an increase in permitted Lot Coverage from 30.0% to a total Lot Coverage of 36.1%

\*Building area for the existing residence taken from the recent survey provided herein

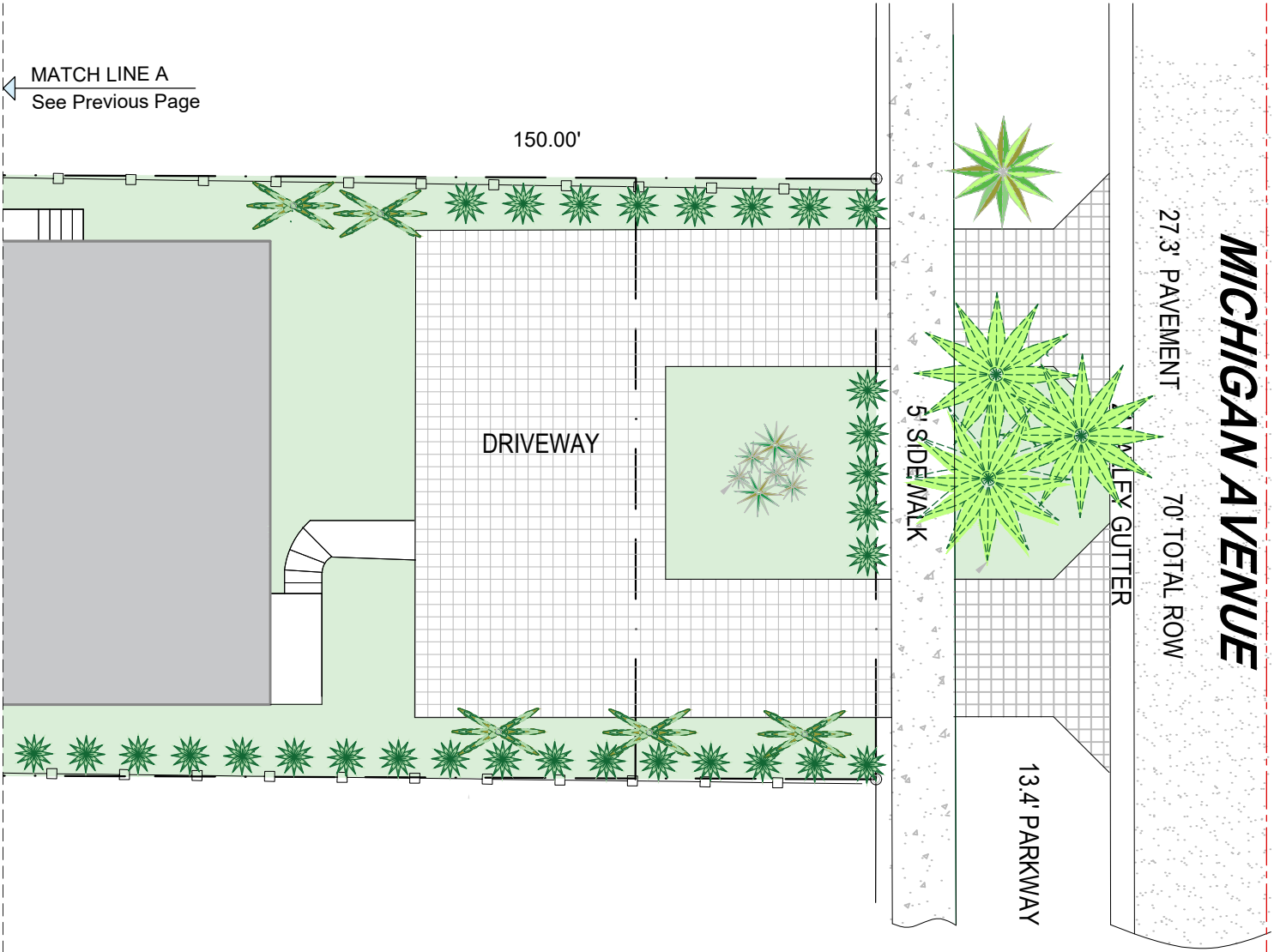
**NEAL R. DEPUTY ARCHITECT**

dba NEAL R. DEPUTY PC, PA

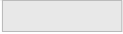

1446 JEFFERSON AVENUE, MIAMI BEACH, FLORIDA 33139  
305-467-4026 NEALDEPUTY@GMAIL.COM FL# 0015514



1350 Mi  
Miami



MATCH LINE B  
See Previous Page

PROPOSED LOT COVERAGE	
	EXISTING RESIDENCE = 2,048 SF
	PROPOSED ADDITION = + 663 SF
	TOTAL COVERAGE = 2,711 SF
$(2,711 / 7,500) = \mathbf{36.1\%}$ PROPOSED LOT COVERAGE	

New Addition to  
**Michigan Avenue**  
Beach, Florida, 33139

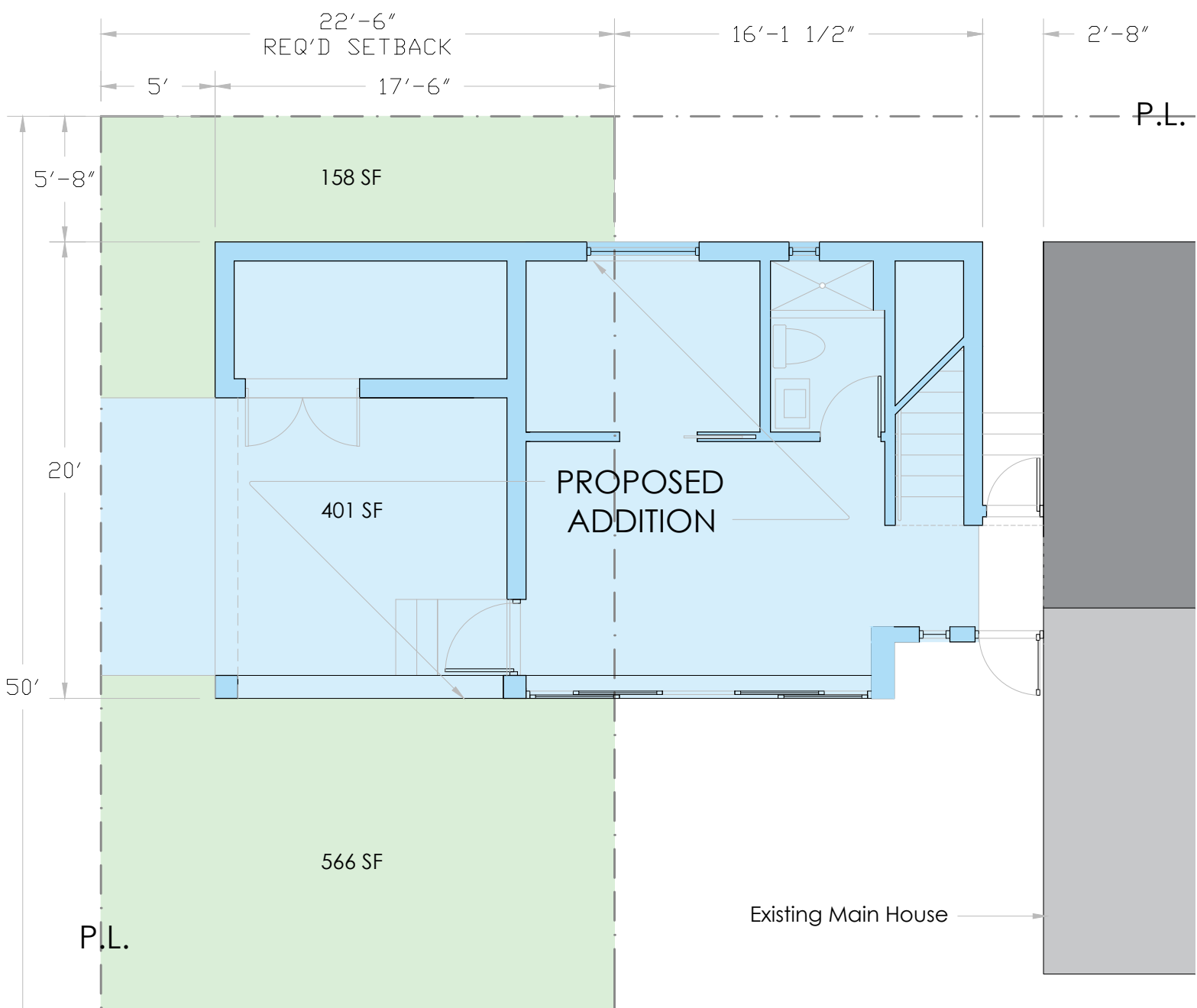
DRAWING ISSUES

VARIANCE #3 DIAGRAM

**V-3**

SCALE: NTS

HPB23-0603



## Variance #4

### Rear Yard Open Space

This Variance request proposes a reduction in required Rear Yard Open Space from 70% to 64.4%

TOTAL REAR YARD AREA EQUALS 22.5' x 50' =	1,125 SF
<span style="display: inline-block; width: 15px; height: 15px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></span> INDICATES OPEN SPACE AREA =	724 SF
<span style="display: inline-block; width: 15px; height: 15px; background-color: #bbdefb; border: 1px solid black; margin-right: 5px;"></span> INDICATES PROPOSED ADDITION =	401 SF
TOTAL AREA=	1,125 SF

Percentage of Open Space =  $724 / 1125 = 64.4\%$



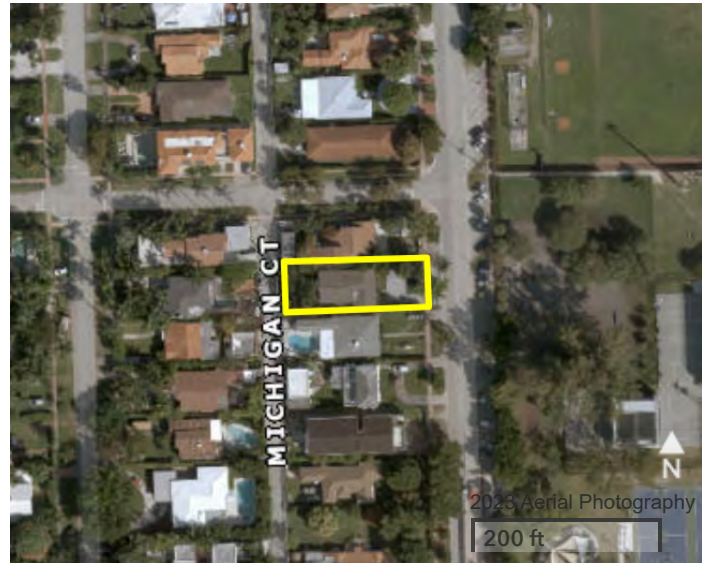


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 11/14/2023

PROPERTY INFORMATION	
<b>Folio</b>	02-4203-009-7240
<b>Property Address</b>	1350 MICHIGAN AVE MIAMI BEACH, FL 33139-3823
<b>Owner</b>	MARCELLO A TROVATO , KARINA TROVATO
<b>Mailing Address</b>	1350 MICHIGAN AVE MIAMI BEACH, FL 33139
<b>Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	3 / 2 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	2,029 Sq.Ft
<b>Living Area</b>	2,029 Sq.Ft
<b>Adjusted Area</b>	1,861 Sq.Ft
<b>Lot Size</b>	7,500 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$1,113,750	\$937,500	\$712,500
<b>Building Value</b>	\$693,564	\$594,832	\$50,443
<b>Extra Feature Value</b>	\$5,436	\$5,494	\$5,553
<b>Market Value</b>	\$1,812,750	\$1,537,826	\$768,496
<b>Assessed Value</b>	\$1,812,750	\$845,345	\$768,496

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Non-Homestead Cap</b>	Assessment Reduction		\$692,481	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
OCEAN BEACH ADD NO 3 PB 2-81
LOT 2 BLK 94
LOT SIZE 50.000 X 150
OR 14015-3409 0289 1

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,812,750	\$845,345	\$768,496
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,812,750	\$1,537,826	\$768,496
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,812,750	\$845,345	\$768,496
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,812,750	\$845,345	\$768,496

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
06/06/2023	\$1,850,000	33754-1530	Qual by exam of deed
02/07/2022	\$2,250,000	33018-1702	Qual by exam of deed
06/15/2018	\$700,000	31119-0996	Affiliated parties
11/30/2015	\$940,000	29871-0099	Qual by exam of deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

## Construction Cost Affidavit

I, Neal Deputy, acting as agent (owner, registered agent, or legal representative) and I (general contractor/ sub-contractor), Matteo Cornali do hereby attest that the construction costs indicated herein for **Permit Number** HPB23- at property address 1350 Michigan Avenue are accurate for this construction project.

**Note:** This affidavit is only required for job values that are \$5,000 or greater.

### Master Permits:

Building cost (excludes roofing, windows, doors, railings, other, and MEP)\$: 120,000

### Stand alone and sub-permits

Roofing \$: <u>24,000</u>	Windows/Doors \$: <u>48,000</u>	Railings \$: <u>7,500</u>
Electrical \$: <u>32,500</u>	Mechanical \$: <u>18,000</u>	Plumbing \$: <u>34,000</u>
Flooring \$: <u>12,000</u>	Other \$: _____	Description: _____

**Total Project Cost \$:** 296,000

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Registered Owner/Agent or GC: Neal Deputy Architect  
Signature of Owner/Agent or GC (for Sub-permits): [Signature]

Registered Contractor: ReState Construction  
Signature of Qualifier: [Signature]

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization,

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization,

this 11 day of NOV., 20 23

this 10 day of NOV, 20 23

by Neal Deputy, who is personally known to me or

by Matteo Cornali, who is personally known to me or

who has produced X as identification

who has produced \_\_\_\_\_ as identification.

Notary Public, State of FLORIDA

Notary Public, State of FL

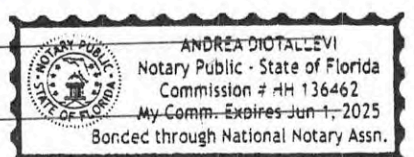
County of Dade

County of MIAMI DADE

ELEONORA DEPALMA  
Printed Name and Signature

Andrea DiTollevi  
Printed Name and Signature

Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  


Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  


# MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

## Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155

PH: (305) 767-6802 (main)

MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS

www.survey-pros.com

### LEGEND

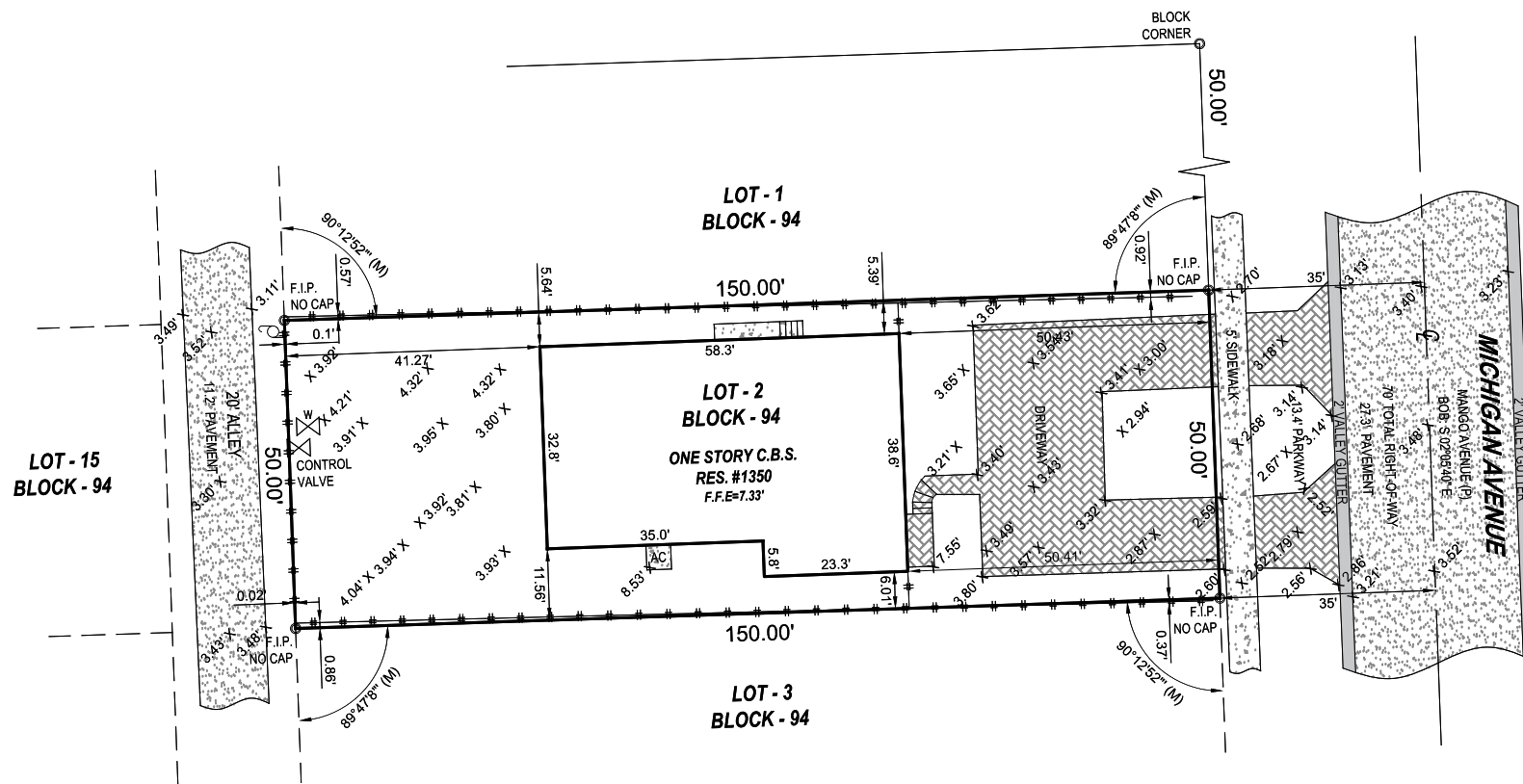
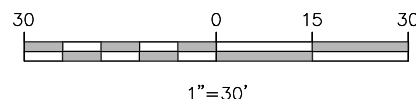
#### ABBREVIATIONS:

- A = ARC DISTANCE
- AC = AIR CONDITIONER PAD
- BCR = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- D/W = DRIVEWAY
- EB = ELECTRIC BOX
- ENC. = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FFE = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE (NO ID)
- FIR = FOUND IRON ROD (NO ID)
- FN = FOUND NAIL (NO ID)
- FN&D = FOUND NAIL & DISK
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- L.E. = LANDSCAPE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- RES = RESIDENCE
- SIP = SIP LB#8023
- SND = SET NAIL & DISK LB#8023
- STL = SURVEY TIE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- U.E. = UTILITY EASEMENT
- W/F = WOOD FENCE

#### SYMBOLS:

- = TELEPHONE RISER
- = CABLE TV RISER
- = WATER METER
- X 0.00 = ELEVATION
- (00') = ORIGINAL LOT DISTANCE
- = CENTRAL ANGLE
- = CENTER LINE
- = WATER VALVE
- = CURB INLET
- = FIRE HYDRANT
- = LIGHT POLE
- = CATCH BASIN
- = UTILITY POLE
- = DRAINAGE MANHOLE
- = SEWER MANHOLE
- = METAL FENCE
- = WOOD FENCE
- = CHAIN LINK FENCE
- = EASEMENT
- = BOUNDARY LINE
- = OVERHEAD UTILITY LINE
- = ORIGINAL LOT LINE
- = ASPHALT
- = CONCRETE
- = PAVERS/BRICK
- = TILES
- = COVERED AREA

### GRAPHIC SCALE

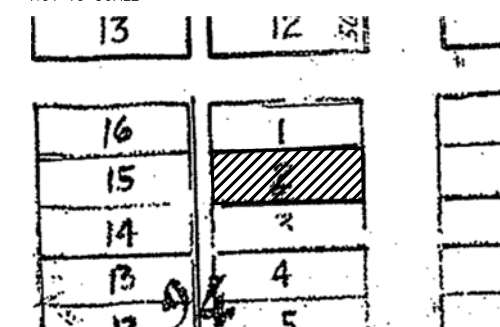


### BENCHMARK INFORMATION:

NAME: D-166  
 ELEVATION: 7.27' (NGVD29)  
 LOCATION 1: VENETIAN CSWY --- 20' NORTH OF C/L  
 LOCATION 2: BELLE ISLE EAST BRIDGE ---  
 DESCRIPTION: PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK AT NE CORNER OF BRIDGE #874481

### LOCATION SKETCH:

NOT TO SCALE



### PROPERTY ADDRESS:

1350 MICHIGAN AVENUE, MIAMI BEACH, FL. 33139

### LEGAL DESCRIPTION:

LOT 2, BLOCK 94, OF OCEAN BEACH, FLA ADDITION NO. THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE, BASE FLOOD ELEVATION 8, COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651, MAP & PANEL NUMBER 12086C0317 SUFFIX L

### SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF MICHIGAN AVENUE BEARS S 02°05'40" E.

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

### CERTIFIED TO:

MARCELLO A. TROVATO  
 KARINA TROVATO

SEAL

DATE OF ORIGINAL FIELD WORK:  
08/31/2023

JOB NUMBER: 23089897

DRAWN BY: ADRIEL

CAD FILE: TROVATO

SHEET 1 OF 1

REVISION(S):

NICOLAS DEL VENTO  
 PROFESSIONAL SURVEYOR & MAPPER  
 STATE OF FLORIDA LIC. # 6945