

November 1, 2024

Attn: The Design Review Board (DRB)
City of Miami Beach
1470 LINCOLN TER
BC2322155: Commercial Buildings (Including Condo) - Alterations
DRB24-1049

RE: Letter of Intent

This "letter of intent" is being submitted by GUSTAF O ARNOLDSSON, the property owner and managing member, who consents to the Design Review Board. This variance application is associated with process numbers BC2322155 and DRB24-1049, located at 1470 LINCOLN TER. The identification folio number and address are attached (see page 3)

There is an active code violation, which will need to be remedied by submitting permit plans to legalize existing improvements made over the years, some without a permit. Case No. BVC19000276.

The variance is related to interior setbacks for lots less than 65 feet in width, as stated in Section 7.2.5.3.a of the Land Development Regulations. The minimum interior side setbacks required are 7'-6", and the mounting of mechanical equipment (A/C units) impacts the setbacks to 5'-9" to the A/C unit and the final 5'-2" to the A/C cover/screen. The units were mounted in the designated location since it is not possible to mount them on the roof.

The estimated cost of the work involved in installing the three air conditioning (condensing units) and the screen is \$8,400 (\$2,000 per unit + \$2,400 for the screen and installation).

The scope of work for this project is to obtain an after-the-fact permit for an existing (4-unit) two-story multi-family building in Miami Beach, Florida.

We would greatly appreciate your approval of this variance request. This approval meets all resiliency and sea level rise review criteria per Section 7.1.2.4 of the City's Resiliency Code and Section 2.8.3 for each Variance. The intent is to legalize as required by the City of Miami Beach violations.

Should any additional information or documents be required, my contact information is listed below.

Respectfully Submitted



Gustaf O. Arnoldsson

Owner

(305) 775-1444

fax: (786) 485-4901

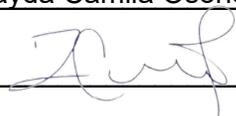
gustaf@stonemasonfund.com / lcruz@stonemasonfund.com

Enclosures:

Attachment: Page 3 Folio number with Address

The foregoing instrument was acknowledged before me this 01 day of November, 2024, by Gustaf O. Arnoldsson as an individual who is X personally known to me or has produced his Florida Driver's license _____ as identification.

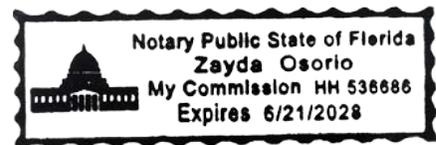
Notary Name: Zayda Camila Osorio

Signature: 

My commission expires: 06/21/2028

Commission Number: HH 536686

Stamp



LOST LISTED BY FOLIO NUMBER AND ADDRESS

FOLIO #:02-3233-008-0080

Address: 1470 LINCOLN TERR MIAMI BEACH, FL 33139-2111

Owner Address: 1205 Lincoln Road, Suite #216, Miami Beach, Florida 33139

Property search Miami Dade County

Beds / Baths /Half	8 / 6 / 0
Floors	2
Living Units	4
Living Area:	3,744 Sq. Ft
Adjusted Area:	3,370 Sq. Ft
Lot Size:	4,600 Sq. Ft
Year Built:	1950



PLACE REGISTRATION



View of Property from Lincoln Ter

