

MIAMI BEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

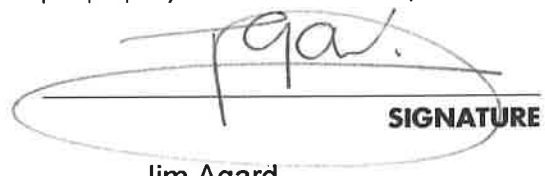
Application Information			
FILE NUMBER DRB19-0449		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input checked="" type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
Planning Board <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 302 W Dilido Drive, Miami Beach, Florida 33139			
FOLIO NUMBER(S) 02-3232-011-0200			
Property Owner Information			
PROPERTY OWNER NAME 302W@Dilido, LLC C/o Barnes International			
ADDRESS 1150 SW 22 Street		CITY Miami	STATE FL
BUSINESS PHONE 305-799-9781		CELL PHONE	EMAIL ADDRESS dr.masson.lionel@gmail.com
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST The applicant is seeking design review approval of a new single family home on a property containing a single family home constructed prior to 1942 and a waiver approval to permit the Second Floor Unit Size to be 70% of the First Floor Unit Size in order to allow Applicant to utilize cantilevers for outdoor covered living spaces and a more interesting design.			

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☐ Owner of the subject property ☒ Authorized representative


SIGNATURE

 Jim Agard
PRINT NAME

 08/05/2019
DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

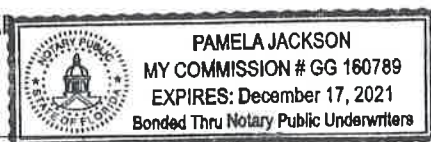
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

I, Jim Agard, being first duly sworn, depose and certify as follows: (1) I am the Authorized Representative (print title) of 302W@DILIDO LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 5 day of August, 2019. The foregoing instrument was acknowledged before me by JIM ROMAIN YVES AGARD, who has produced FLORIDA LICENSE A 203-436-84-427-0 as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: _____

NOTARY PUBLIC**PRINT NAME**

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-Dade

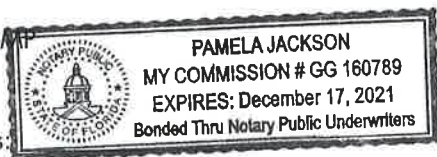
I, Jim Agard, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Vanessa Madrid, Tracy Slavens and Elizabeth Starr to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Jim Agard, Authorized Representative**PRINT NAME (and Title, if applicable)**

[Signature]
SIGNATURE

Sworn to and subscribed before me this 5 day of August, 2019. The foregoing instrument was acknowledged before me by JIM ROMAN YVES AGARD, who has produced Florida License as identification and/or is personally known to me and who did/did not take an oath. A-263-436-84-427-6

NOTARY SEAL OR STAMP



My Commission Expires:

[Signature]
NOTARY PUBLIC
PAMELA JACKSON
PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

NAME**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

302W@Dilido, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Lionel Masson

100%

C/o Barnes International

1150 SW 22 Street

Miami, FL 33129

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

TRUST NAME	
NAME AND ADDRESS	% INTEREST

COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
<u>Vanessa Madrid, Esq</u>	<u>701 Brickell Ave, Suite 3300 Miami, FL 33131</u>	<u>305-789-7453</u>
<u>Tracy R. Slavens, Esq</u>	<u>701 Brickell Ave, Suite 3300 Miami, FL 33131</u>	<u>305-789-7642</u>
<u>Elizabeth Starr, AIA</u>	<u>2900 SW 28 Terrace, 3rd Floor, Miami FL 33</u>	<u>305-373-4990</u>

Additional names can be placed on a separate page attached to this application.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

STATE OF Miami-Dade

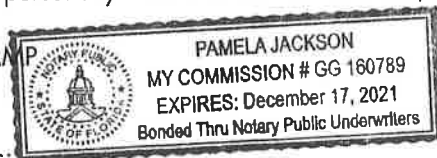
COUNTY OF Florida

I, Jim Agard, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

[Signature]
SIGNATURE

Sworn to and subscribed before me this 5 day of August, 2019. The foregoing instrument was acknowledged before me by JIM ROMAIN YVES AGARD, who has produced Florida License as identification and/or is personally known to me and who did/did not take an oath. A-263-436-84-427-0

NOTARY SEAL OR STAMP



My Commission Expires:

[Signature]
NOTARY PUBLIC
PAMELA JACKSON
PRINT NAME

EXHIBIT A

LEGAL DESCRIPTION:

Lot 11, Block 2, of DI LIDO, according to the plat thereof, as recorded in Plat Book 8, at Page 36, of the public records of Miami-Dade County, Florida.

Together with:

An Eight (8) foot strip of land contiguous to the Westerly Boundary Lines of Lots 9 and 10, in Block 2, of DI LIDO, according to the Plat thereof, as recorded in Plat Book 8, at Page 36, of the Public Records of Miami-Dade County, Florida, lying between Westerly extension of the northely Line of Lot 9 and the Westerly extension of the Northerly Line of Lot 10, in Block 2.

CERTIFIED COMPANY RESOLUTION

The undersigned, constituting the sole member of 302W@DILIDO, LLC, a Florida limited liability company (the "Company"), hereby certifies that the following is a true and correct copy of the resolution adopted by the members of the Company:

WHEREAS, the Company is the owner of property located at 302 W. Dilido Drive, Miami Beach, Florida (the "Property");

WHEREAS, the Company wishes to redevelop the Property and desires to appoint Jim Agard as an Authorized Representative of the Company to negotiate, conclude, sign, execute and deliver any and all documentation necessary and/or appropriate to effectuate the due process of the City of Miami Beach, including, but not limited to, the Design Review Board, Board of Adjustment, City Commission, and all administrative applications, relating to the development and construction of the Property;

NOW, THEREFORE, BE IT RESOLVED, the sole member does hereby confirm, ratify and acknowledge that Jim Agard is hereby appointed as an Authorized Representative of the Company with full power to negotiate, conclude, sign, execute and deliver any and all documentation necessary and/or appropriate to effectuate the due process of the City of Miami Beach, including, but not limited to, the Design Review Board, Board of Adjustment, City Commission, and all administrative applications, relating to the development and construction of the Property;

BE IT FURTHER RESOLVED THAT the foregoing Resolutions contained herein shall continue in force until express written notice of their prospective rescission or modification.

The adoption of said resolutions was in all respects legal and said resolutions are in full force and effect and have not been modified or rescinded.

Effective as of: AUG 3rd 2019.



By: _____
LIONEL MASSON, sole member

OPERATING AGREEMENT

OF

302W@DILIDO, LLC

This Operating Agreement (the "Agreement") of 302W@DILIDO, LLC, a Florida limited liability company (the "Company"), is entered into as of May 12, 2019 by and between the Company, LIONEL MASSON (the "Manager"), and all of the parties listed on Exhibit "A" to this Agreement who have executed this Agreement in the space provided below (individually a "Member" and collectively, the "Members").

In consideration of the agreements and obligations set forth herein and intending to be legally bound, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Company, the Manager, and the Members hereby agree as follows:

1. **Formation.** The Company was formed by the filing of Articles of Organization (the "Articles") with the Secretary of State of the State of Florida (the "Secretary") pursuant to the Florida Revised Limited Liability Company Act (the "Limited Liability Company Law").

2. **Name.** The name of the Company is "302W@DILIDO, LLC" and all business of the Company shall be conducted under such a name and under such other name which the Manager selects. If the Company does business under a name other than as set forth in its Articles, the Company shall file such certificates with the Secretary as required by applicable laws.

3. **Purpose.** The purpose for which the Company has been formed is to engage in any lawful act or activity for which a limited liability company may be formed under the Limited Liability Company Law. Notwithstanding the foregoing or anything to the contrary set forth herein, absent the prior written consent of the Members, the Company shall not do, perform, or engage in any activities other than as the Manager determines reasonably necessary for the acquisition, financing, use, operation, improvement and/or maintenance by the Company of the property known as 302 W. Di Lido Drive, Miami Beach, Florida 33139 (the "Property").

4. **Principal Place of Business.** The principal place of business of the Company shall be at such place as the Manager may from time to time determine. At any time, the Manager may change the location of the Company's principal place of business.

5. **Powers.** Subject to the limitations set forth in Section 3, above, if any, the Company shall have the power and authority to take any and all action necessary, appropriate, proper, advisable, incidental or convenient to or for the furtherance of the purposes described herein, including all powers, statutory or otherwise, possessed by the members and managers of limited liability companies under Florida law.

6. **Management.** The management of the business and affairs of the Company shall be conducted by the Manager and all decisions with respect to the business and affairs of the Company shall be made by the Manager in Manager's sole but reasonable discretion.

The Manager shall have the power and authority to do all things necessary or convenient to carry out the business and affairs of the Company.

7. **Designating Signatory to sign on behalf of the Company.** Lionel Masson, as Manager of the Company, shall have the power and authority to execute and deliver all documents and instruments on behalf of the Company that are necessary, desirable, convenient or incidental to the Purpose of the Company set forth in Section 3 hereof.

8. **Fiscal and Taxable Year.** The fiscal and taxable year of the Company shall be the calendar year, unless the Manager, in its sole discretion, designates a different fiscal or taxable year.

9. **Profit, Loss, and Distributions.**

(a) *Profits and Losses.* The Company's taxable income or loss, determined in accordance with the Internal Revenue Code of 1986, as amended, for each taxable year shall be allocated to each Member pro rata in accordance with such Member's interest in the Company.

(b) *Distributions of Cash Flow.* The cash flow derived from the operations of the Company may be distributed to the Members at such times and in such amounts as determined by the Manager.

(c) *Distributions of Capital Proceeds.* The receipt of cash or other consideration from transactions not in the ordinary course of business, other than any capital contribution, including, without limitation, proceeds of sales or exchanges or other dispositions of property not in the ordinary course of business, financings, refinancings, condemnations, recoveries of damage awards, and insurance proceeds, may be distributed to the Members at such times and in such amounts as determined by the Manager.

10. **Books and Accounts.**

(a) Complete and accurate books and accounts shall be kept and maintained for the Company at the Company's principal place of business or at such other place as the Manager shall select. Such books and accounts shall be kept for fiscal and tax purposes on the cash or accrual basis, as the Manager shall determine. Each of the Members or the Members' duly authorized representatives, at such Members' own expense and upon the Members' giving prior notice to the Company, shall at all reasonable times have access to, and may inspect, audit and make copies of, such books and accounts and any other records of the Company.

(b) All funds received by the Company shall be deposited in the name of the Company in such bank account or accounts as the Manager may designate from time to time, and withdrawals therefrom shall be made upon the signature of the Manager or upon such other signature or signatures on behalf of the Company as the Manager may designate from time to time. In the sole discretion of the Manager, all deposits and other funds not needed in the operation of the Company's business may be deposited in interest-bearing bank accounts, in

money-market funds, or invested in treasury bills, certificates of deposit, U.S. government security-backed repurchase agreements or similar short-term money market instruments, or funds investing in any of the foregoing or similar types of short-term investments.

11. **Expenses.** To the extent practicable, all expenses of the Company shall be billed directly to, and be paid by, the Company.

12. **Tax Treatment.** The Members intend that the Company be disregarded as a separate entity for U.S. federal income tax purposes pursuant to Treasury Regulation Section 301.7701-3, and no election to the contrary shall be filed by or on behalf of the Company. Accordingly, the Members shall be treated as the owners of the Company's assets, and all income, gain, loss, deduction and credit of the Company shall be reported by the Members on their respective returns.

13. **Assignments.** Each of the Members may assign in whole or in part its limited liability interest in the Company, *provided that*, the assigning Member shall have procured the Manager's prior written consent thereto, which consent may be granted or withheld for any or for no reason in the Manager's sole discretion. Any attempted assignment in violation of this Paragraph 13 is null and void and shall be of no force or effect.

14. **Liability of Members.** The Members shall not have any liability for the obligations or liabilities of the Company except to the extent provided for in the Limited Liability Company Law.

15. **Indemnification of the Managers.** The Manager shall not be liable or accountable in damages or otherwise to the company for any act or omission done or omitted by it in good faith, unless such act or omission constitutes gross negligence, willful misconduct, or a breach of this Agreement on the part of the Manager. The Company shall indemnify the Manager to the fullest extent permitted by law against any loss, liability, damage, judgment, demand, claim, cost or expense incurred by or asserted against the Manager (including, without limitation, reasonable attorneys' fees and disbursements incurred in the defense thereof, and amounts reasonably paid in settlement of any such demand or claim) arising out of any act or omission of the Manager, unless such act or omission constitutes bad faith, gross negligence, willful misconduct or a breach of this Agreement on the part of the Manager.

16. **Term.** The term of the Company shall be perpetual.

17. **Dissolution.** Dissolution of the Company will occur upon the earliest of the following dates:

(a) the date on which the Company is dissolved by operation of law or judicial decree;

(b) the date on which all of the Members elect to terminate the Company; or

(c) the date on which occurs any other event causing the dissolution of a limited liability company under the Limited Liability Company Law.

18. **Removal of the Managers.** The Manager may be removed at any time by the unanimous written consent of the Members.

19. **Amendments.** This Agreement may be amended only in writing. Any such amendment must be approved and executed by all of the Members.

20. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the Members and its successors, legal representatives and assigns.

21. **Captions.** Captions contained in this Agreement are inserted as a matter of convenience and in no way define, limit, extend or describe the scope of this Agreement or the intent of any provision hereof.

22. **Severability.** The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted.

23. **Governing Law.** This Agreement shall be governed by, and construed under, the laws of the State of Florida, all rights and remedies being governed by said laws, without regard to conflict of law principles applied in such state. All actions and proceedings arising out of, or relating to, this Agreement shall be heard and determined in any state or federal court sitting in Miami-Dade County, Florida.


[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first above written.

THE COMPANY: 302W@DILIDO, LLC

By:  DocuSigned by:
FC3E349B545443E
Name: Lionel Masson
Title: Manager

MANAGER

 DocuSigned by:
FC3E349B545443E
Lionel Masson

SOLE MEMBER:

 DocuSigned by:
FC3E349B545443E
Lionel Masson

EXHIBIT "A"

SOLE MEMBER OF 302W@DILIDO, LLC

<u>Name</u>	<u>Address</u>	<u>Capital Contributions</u>	<u>Membership Interest</u>
Lionel Masson	c/o Barnes International 1150 SW 22 nd Street Miami, Florida 33129	\$100.00	100.00%
<u>TOTAL:</u>		\$100.00	100.00%

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Vanessa Madrid, Esq.
305 789 7453
vanessa.madrid@hklaw.com

August 5, 2019

VIA HAND DELIVERY

Mr. James Murphy
Chief of Urban Design
Planning Department, City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**Re: 302W@Dilido, LLC – 302 West Dilido Drive, Miami Beach, FL
Application to Design Review Board (File No. DRB19-0449)
Final Submittal**

Dear Mr. Murphy:

Enclosed please find the narrative response letter, prepared by Strang Design, LLC, addressing the Design Review Board first submittal comments issued on July 26, 2019 in connection with Application No. DRB19-0449 for the approval of a new single-family home and a waiver of the maximum allowable physical volume of the second floor pursuant to Section 142-105(b)(4)(c) of the Land Development Regulations (the "Application").

Thank you in advance for your considerate attention to this request. If you should have any questions or require additional information, please feel free to call me directly at 305-789-7453.

Respectfully submitted,

HOLLAND & KNIGHT, LLP



Vanessa Madrid, Esq.

Enclosure

[STRANG] ARCHITECTURE

Project: 302 West Dilido Drive, Miami Beach, FL 33139

Permit Number: DRB

Re: Planning Comments Responses from Architect

Date: 8/05/2019

302WDL RESIDENCE – PLANNING COMMENTS & RESPONSES

2. DRB PLAN REVIEW

1. APPLICATION COMMENTS

a. Refer to comments posted by Monique Fons

2. GENERAL

a. Provide a narrative responding to staff comments.

Response: See narrative attached.

b. Add “FINAL SUBMITTAL” to front cover title for heightened clarity of reference for next deadline.

Response: See Front cover for revised Final Submittal title.

c. Final submittal drawings must be dated.

Response: All sheets include submittal date of 8/05/2019.

3. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. SURVEY indicates CMB Grade @ 4.52 NGVD. Survey missing lot area.

Response: Lot area previously indicated on the bottom of the Survey within a rectangle.

b. A-002 add additional dotted line outline of enclosed second floor above on ground floor unit size diagram.

Response: Refer to sheet A-002 # 1 for added callout note denoting enclosed second floor above on ground floor unit size diagram.

c. A-100 Provide elevation and dimension depth from setback of north interior side open space court – per Sec. 142-106 (2)d. Elevation (height) cannot exceed maximum permitted yard elevation; otherwise a waiver is needed.

Response: See A -100 Site plan for added elevation of 7.02' NGVD and depth of 58 Feet from setback to north interior side open space court.

d. A-101 Pool equipment must be minimum 5'-0" from property line.

Response: The proposed location of the pool equipment is in compliance with Sec. 142-1132(j), which states that “swimming pool equipment may be located in the rear and/or side yard when it is at least two feet from a rear or interior side lot line. We have analyzed the code and your interpretation regarding the required setback for swimming pool equipment. In your comment 3d., you are requiring that the plans show a 5' setback because the proposed pool equipment includes a heater. However, the intent of 142-1132(j) is to allow **any** swimming pool equipment (not required to be connected to the home) located in the rear and/or side yard to be at least two feet from a rear or interior side lot line. It even permits larger structures like bathrooms, showers, decks and cabanas.

[STRANG] ARCHITECTURE

- (j) *Hot tubs, showers, saunas, whirlpools, toilet facilities, swimming pool equipment, decks.* In all districts, hot tubs, showers, whirlpools, toilet facilities, decks and cabanas are structures which are not required to be connected to the main building but may be constructed in a required rear yard, provided such structure does not occupy more than 30 percent of the area of the required rear yard and provided it is not located closer than seven and one-half feet to a rear or interior side lot line. Swimming pool equipment may be located in the rear and/or side yard when it is at least two feet from a rear or interior side lot line; however, when a side yard faces a street, swimming pool equipment shall be located at least ten feet from the property line with landscaping or fencing constructed in a manner that prevents it being viewed from the street. Freestanding, unenclosed facilities including surrounding paved or deck areas shall adhere to the same setback requirements as enclosed facilities.

This is different from the mechanical equipment contemplated under subsection f, which is the type of equipment intended to serve the home, and would be required to be connected to the home (such as A/Cs, generators, washers and dryers).

e. A-103 Mechanical equipment shall be centrally located within the roof plan.

Response: Mechanical equipment has been centrally located within the roof plan, see A-103.

f. A-200 and A-201 and A-202 and A-203 Elevations. End drawings at ground plain. Remove all renderings-leave as line drawings. Include all property lines.

Response: A-200's Elevations have been revised to line drawings indicating all property lines accordingly.

g. A-300 Add key plan of where section cut is taken.

Response: Key plan with section cuts added on sheet A-300

h. A-301 Add key plan of where section cut is taken.

Response: Key plan with section cuts added on sheet A-301

i. A-301 Fence within side yard shall not exceed 7', measured from grade- Sec. 142-1132

Response: See A-100 Site plan for added note and A-301 Side yard fence walls within the interior side yard to be 7' measured from established grade and 5' within the rear yard measured from established grade.

j. A-900, A-901, A-902, A-903 Confirm landscaping reflects species in plans.

Response: See updated sheets A-900, A-901, A-902 and A-903 for a more accurate layout of the proposed landscape species.

4. ZONING/VARIANCE COMMENTS.

a. Provide a narrative responding to staff comments.

Response: See narrative attached.

b. The required 5'-0" interior side setback for mechanical equipment includes the concrete slab base and screening.

Response: The proposed location of the pool equipment is in compliance with Sec. 142-1132(j), which states that "swimming pool equipment may be located in the rear and/or side yard when it is at least two feet from a rear or interior side lot line. We have analyzed the code and your interpretation regarding the required setback for swimming pool equipment. In your comment 3d., you are requiring that the plans show a 5' setback because the proposed pool equipment includes a heater. However, the intent of 142-1132(j) is to allow **any** swimming pool equipment (not required to be connected to the home) located in the rear and/or side yard to be at least two feet from a rear or interior side lot line. It even permits larger structures like bathrooms, showers, decks and cabanas.

- (j) *Hot tubs, showers, saunas, whirlpools, toilet facilities, swimming pool equipment, decks.* In all districts, hot tubs, showers, whirlpools, toilet facilities, decks and cabanas are structures which are not required to be connected to the main building but may be constructed in a required rear yard, provided such structure does not occupy more than 30 percent of the area of the required rear yard and provided it is not located closer than seven and one-half feet to a rear or interior side lot line. Swimming pool equipment may be located in the rear and/or side yard when it is at least two feet from a rear or interior side lot line; however, when a side yard faces a street, swimming pool equipment shall be located at least ten feet from the property line with landscaping or fencing constructed in a manner that prevents it being viewed from the street. Freestanding, unenclosed facilities including surrounding paved or deck areas shall adhere to the same setback requirements as enclosed facilities.

This is different from the mechanical equipment contemplated under subsection f, which is the type of equipment intended to serve the home, and would be required to be connected to the home (such as A/Cs, generators, washers and dryers).

c. Page A-003. Lot coverage diagram and calculations shall be revised. The area exceeding 10'-0" from building walls in covered terrace exceeds 2% of the lot area. The portion exceeding 2% of the lot area counts in lot coverage, ~3.7 sf.

Response: The area beyond 10' of covered terrace does not exceed 2% of lot area 221.86 SF. Please refer to Sheet A-003.a Zoning data analysis for additional clarification. The dimension from the building to the edge of the 2nd floor terrace is 13'-5" – offset 10 FT the area to be calculated is 3'-5" x 45' = **154 SF** which is less than 221.38 SF (2% of lot coverage). Note the overhang of the Second floor terminates before the rear setback.

d. Page A-002. Unit size diagram and calculations shall be revised. The area that can be discounted for unit size is the area of parking. The steps shall count in unit size.

Response: Unit size diagram revised to count steps as part of the unit size calculation, see A-002

e. Railing on top of the planter, located in the rear yard cannot exceed 7'-0" from grade elevation.

Response: Planters located in the rear yard do not require a guardrail. However the Rear deck is at 10.04' NGVD and grade is at 4.52' NGVD- guardrail is required for a 30" drop.

[STRANG] ARCHITECTURE

f. Remove color from section drawings to be clearer.

Response: Color removed from section drawings, please see A-300.

g. Page A-301. The maximum height of fence within the interior side yards (excluding the rear yard) is 7'-0" from grade elevation (4.52'NGVD). The maximum height of fence within the rear yard (27'-6") is 5'-0" from grade elevation.

Response: See A-100 Site plan for added note and A-301 Side yard fence walls within the interior side yard to be 7' measured from established grade and 5' within the rear yard measured from established grade.

5. DESIGN/APPROPRIATENESS COMMENTS

a. Waiver 70% second floor limitation: Staff supportive

Response: yes

b. Waiver required for two-story interior side elevation – open space requirements: proposed open space on north interior side exceeds required elevation (height) allowable for such areas Sec. 142-16(2)d.

Response: The proposed open space on north interior side is within the allowable height of 7.02' NGVD, waiver not required.

c. Staff recommends centrally locating the roof top mechanical equipment.

Response: Mechanical equipment has been centrally located within the roof plan, see A-103.

3. PLANNING LANDSCAPE REVIEW

General Correction #1:

1- Provide a written response to comments.

Response: see attached response sheet.

2- Provide a Tree Survey prepared by a Professional Land Surveyor listing common names, size, and location of existing trees and palms with a DBH of 6" or greater in private property and 3" DBH or greater in the public ROW..

Response: see sheet L-002 EXISTING TREE SURVEY.

3- Provide a comprehensive Tree Report prepared by a ISA Certified Arborist for any existing tree or palm scheduled for relocation or removal. Every effort shall be made to preserve and protect existing trees identified to be in good health subject to the review and approval of the City of Miami Beach Urban Forester.

Response: see attached arborist report.

4- Provide minimum number of required lot tree as part of the proposed landscape plan.

Response: see sheet L-200 CMB LANDSCAPE LEGEND.

5- Provide standard CMB tree protection detail.

Response: see sheet L-203 for CMB tree protection detail.

[STRANG] ARCHITECTURE

- 6- As per CMB Chapter 126, please provide minimum specification for trees satisfying minimum code requirements.

Response: see sheet L-300 Hardscape and Landscape Schedule for the proposed trees minimum specifications per code requirements.

- 7- The use of Silva Cells or approved equal should be considered for canopy shade trees planted in areas where rooting space may be limited.

Response: we can consider Silva Cells use or approved equal per site conditions as we enter more detailed phases of design and construction.

- 8- Provide minimum number of canopy shade trees required in the front and rear yards.

Response: see sheet L-200 Landscape Calculations with the minimum number of canopy shade trees required in the front and rear yards as well as the amounts of trees provided.

4. ZONING REVIEW

1. Provide a narrative responding to staff comments.

Response: see attached response sheet

2. The required 5'-0" interior side setback for mechanical equipment includes the concrete slab base and screening.

Response: The proposed location of the pool equipment is in compliance with Sec. 142-1132(j), which states that "swimming pool equipment may be located in the rear and/or side yard when it is at least two feet from a rear or interior side lot line. We have analyzed the code and your interpretation regarding the required setback for swimming pool equipment. In your comment 3d., you are requiring that the plans show a 5' setback because the proposed pool equipment includes a heater. However, the intent of 142-1132(j) is to allow **any** swimming pool equipment (not required to be connected to the home) located in the rear and/or side yard to be at least two feet from a rear or interior side lot line. It even permits larger structures like bathrooms, showers, decks and cabanas.

- (j) *Hot tubs, showers, saunas, whirlpools, toilet facilities, swimming pool equipment, decks.* In all districts, hot tubs, showers, whirlpools, toilet facilities, decks and cabanas are structures which are not required to be connected to the main building but may be constructed in a required rear yard, provided such structure does not occupy more than 30 percent of the area of the required rear yard and provided it is not located closer than seven and one-half feet to a rear or interior side lot line. Swimming pool equipment may be located in the rear and/or side yard when it is at least two feet from a rear or interior side lot line; however, when a side yard faces a street, swimming pool equipment shall be located at least ten feet from the property line with landscaping or fencing constructed in a manner that prevents it being viewed from the street. Freestanding, unenclosed facilities including surrounding paved or deck areas shall adhere to the same setback requirements as enclosed facilities.

This is different from the mechanical equipment contemplated under subsection f, which is the type of equipment intended to serve the home, and would be required to be connected to the home (such as A/Cs, generators, washers and dryers).

3. Page A-003. Lot coverage diagram and calculations shall be revised. The area exceeding 10'-0" from building walls in covered terrace exceeds 2% of the lot area. The portion exceeding 2% of the lot area counts in lot coverage, ~3.7 sf.

Response: The area beyond 10' of covered terrace does not exceed 2% of lot area 221.86 SF. Please refer to Sheet A-003.a Zoning data analysis for additional clarification. The dimension from the building to the edge of the 2nd floor terrace is 13'-5" – offset 10 FT the area to be calculated is 3'-5" x 45' = **154 SF** which is less than 221.38 SF (2% of lot coverage). Note the overhang of the Second floor terminates before the rear setback.

4. Page A-002. Unit size diagram and calculations shall be revised. The area that can be discounted for unit size is the area of parking. The steps shall count in unit size.

Response: Unit size diagram revised to count steps as part of the unit size calculation, see A-002

5. Railing on top of the planter, located in the rear yard cannot exceed 7'-0" from grade elevation.

Response: Planters located in the rear yard do not require a guardrail. However, the Rear deck is at 10.04' NGVD and grade is at 4.52' NGVD- guardrail is required for a 30" drop. See A-101 First floor plan.

6. Remove color from section drawings to be clearer.

Response: Color removed from section drawings, please see revised A-300 sheet.

7. Page A-301. The maximum height of fence within the interior side yards (excluding the rear yard) is 7'-0" from grade elevation (4.52'NGVD). The maximum height of fence within the rear yard (27'-6") is 5'-0" from grade elevation.

Response: See A-100 Site plan for added note and A-301 Side yard fence walls within the interior side yard to be 7' measured from established grade and 5' within the rear yard measured from established grade.

5. PLAN REVIEW

a. SURVEY indicates CMB Grade @ 4.52 NGVD. Survey missing lot area.

Response: Lot area previously indicated on the bottom of the Survey within a rectangle.

b. A-002 add additional dotted line outline of enclosed second floor above on ground floor unit size diagram.

Response: Refer to sheet A-002 # 1 for added callout note denoting enclosed second floor above on ground floor unit size diagram.

c. A-101 Pool equipment must be minimum 5'-0" from property line.

Response: The proposed location of the pool equipment is in compliance with Sec. 142-1132(j), which states that "swimming pool equipment may be located in the rear and/or side yard when it is at least **two** feet from a rear or interior side lot line.

d. A-103 Mechanical equipment shall be centrally located within the roof plan.

Response: Mechanical equipment has been centrally located within in the roof plan, see A-103.

[STRANG] ARCHITECTURE

e. A-200 and A-201 and A-202 and A-203 Elevations. End drawings at ground plain. Remove all renderings-leave as line drawings. Include all property lines.

Response: See revised A-200's Elevations for line drawings with all property lines shown.

f. A-300 Add key plan of where section cut is taken.

Response: See added key plan showing location of section cuts in A-300.

g. A-301 Add key plan of where section cut is taken.

Response: See added key plan showing location of section cuts in A-301.

h. A-900, A-901, A-902, A-903 Confirm landscaping reflects species in plans.

Response: See updated sheets, A-900, A-901, A-902 and A-903 for a more accurate layout of the proposed landscape species.

i. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated

Response: See revised cover sheet for Final Submittal. All sheets have date in title block.

j. Add narrative response sheet.

Response: See attached.

a. A-100 Provide elevation and dimension depth from setback for north interior side open space court – per Sec. 142-106 (2)d. elevation (height) cannot exceed maximum permitted elevation; otherwise a waiver is needed.

Response: See A-100 Site plan and A-101 First floor plan for added elevation and dimension from setback to interior side open space court. Elevation complies with permitted height of the required side yard of 7.02' NGVD.

b. Refer to Sec. 142-1132 for fence heights. On sheet A-301, provide dimension for fence - shall not exceed 7' as measured from grade. Coordinate design of fences with this section of Code.

Response: See A-100 Site plan for added note and A-301 Side yard fence walls within the interior side yard to be 7' tall measured from established grade and 5' within the rear yard measured from established grade.

c. The required 5'-0" interior side setback for mechanical equipment includes the concrete slab base and screening.

Response: Mechanical equipment is on roof. The proposed location of the pool equipment is in compliance with Sec. 142-1132(j), which states that "swimming pool equipment may be located in the rear and/or side yard when it is at least two feet from a rear or interior side lot line. We have analyzed the code and your interpretation regarding the required setback for swimming pool equipment. In your comment 3d., you are requiring that the plans show a 5' setback because the proposed pool equipment includes a heater. However, the intent of 142-1132(j) is to allow **any** swimming pool equipment (not required to be connected to the home) located in the rear and/or side yard to be at least two feet from a rear or interior side lot line. It even permits larger structures like bathrooms, showers, decks and cabanas.

[STRANG] ARCHITECTURE

- (j) *Hot tubs, showers, saunas, whirlpools, toilet facilities, swimming pool equipment, decks.* In all districts, hot tubs, showers, whirlpools, toilet facilities, decks and cabanas are structures which are not required to be connected to the main building but may be constructed in a required rear yard, provided such structure does not occupy more than 30 percent of the area of the required rear yard and provided it is not located closer than seven and one-half feet to a rear or interior side lot line. Swimming pool equipment may be located in the rear and/or side yard when it is at least two feet from a rear or interior side lot line; however, when a side yard faces a street, swimming pool equipment shall be located at least ten feet from the property line with landscaping or fencing constructed in a manner that prevents it being viewed from the street. Freestanding, unenclosed facilities including surrounding paved or deck areas shall adhere to the same setback requirements as enclosed facilities.

This is different from the mechanical equipment contemplated under subsection f, which is the type of equipment intended to serve the home, and would be required to be connected to the home (such as A/Cs, generators, washers and dryers).

Waivers:

a. Waiver 70% second floor limitation: Staff supportive

Response: Seeking only one waiver.

b. Waiver required for two-story interior side elevation – open space requirements: proposed open space exceeds allowable elevation (height)

Response: open space requirement does not exceed allowable height elevation of the required side yard +7.02' NGVD.

Holland & Knight

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July 12, 2019

VIA HAND DELIVERY

Mr. James Murphy
Chief of Urban Design
Planning Department, City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**Re: 302W@Dilido, LLC – 302 West Dilido Drive, Miami Beach, FL
Application to Design Review Board (File No. DRB 19-0449)**

Dear Mr. Murphy:

This shall constitute our Letter of Intent on behalf of 302W@Dilido, LLC (the “Applicant”), in support of its Application to the Design Review Board for approval of a new single-family home and a waiver of the maximum allowable physical volume of the second floor pursuant to Section 142-105(b)(4)(c) of the Land Development Regulations (the “Application”). The subject property located at 302 West Dilido Drive in Miami Beach, Florida, and is further identified by folio no. 02-3232-011-0200 (the “Property”). The Property is zoned RS-3 (Single Family Residential Zoning District), has a Future Land Use Map (FLUM) designation of RS (Single Family Residential), and has a lot size of ± 11,069 square feet.

The Applicant is seeking to construct a new two-story residence on the Property, which is a waterfront parcel, to replace an existing pre-1942 single-family home.¹ The existing building will be demolished in order to construct the new home. The design of the home, prepared by Strang Design, embraces the tropical-modern aesthetic and features an elegant material palette of warm tropical wood tones, natural stones, and architectural board-formed concrete. The design incorporates a side garden area, which creates interesting landscape opportunities, minimizes the volume of the design, and provides a buffer between the Property and the adjacent lot. Lush landscaping will enhance both the public streetscape and the private property beyond. In addition, large cantilevering volumes will provide shaded outdoor living spaces on the first floor and allow for a unique and interesting architectural design.

¹ Staff has not issued a formal determination finding that the existing pre-1942 single-family home is architecturally significant pursuant to Section 142-108 of the City’s Code.

As part of this Application, the Applicant is requesting one design waiver relating to the second floor to first floor ratio of the home. Pursuant to Section 142-105(b)(4)(c) of the Land Development Regulations, two-story homes with an overall lot coverage of 25% or greater shall not have a second floor physical volume exceeding 70% of the first floor. The proposed two-story residence has a lot coverage of 26% and a second floor volume of 102% of the first floor. The purpose of this waiver request is to allow for the large cantilevers described above. The large cantilevers will require a more challenging structural design, which results in larger structural slabs, and, in turn, a second floor that is greater in size than the first floor. The proposed single-family residence has been thoughtfully designed and the second floor to first floor ratio is adequate in light of the design, lot coverage, and overall building massing. We strongly believe that the proposed waterfront residence, as designed, will further beautify this neighborhood and will not impact neighboring properties, as the design is compatible with other homes currently existing and under construction in the neighborhood.

Design Review Criteria

The proposed architectural drawings meet the criteria set forth under Section 118-251 of the City's Code, as follows:

(1) The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.

Satisfied. Please refer to Architectural Drawings.

(2) The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.

Satisfied. Please refer to Architectural Drawings.

(3) The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.

Satisfied. Please refer to Architectural Drawings.

(4) The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the city identified in Section 118-252.

Satisfied. Please refer to Architectural Drawings.

(5) The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.

With the exception of the design waiver requested as part of this Application, the proposed site plan, and the location, appearance and design of new structures are in conformity with the standards of the City's Code. Please refer to Architectural Drawings.

(6) The proposed structure, and/or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.

Satisfied. The proposed structure is sensitive to and compatible with the character of the neighborhood and development trends in the area. In addition, the proposed two-story residence enhances the appearance of the surrounding properties. Please refer to Architectural Drawings.

(7) The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.

Satisfied. Please refer to Architectural Drawings.

(8) Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safety and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.

Satisfied. Please refer to Architectural Drawings.

(9) Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.

Satisfied. Please refer to Architectural Drawings.

(10) Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

Satisfied. Please refer to Architectural Drawings.

(11) Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

Satisfied. Please refer to Architectural Drawings.

(12) The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

Satisfied. Please refer to Architectural Drawings.

(13) The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.

Satisfied. Please refer to Architectural Drawings.

(14) The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

Satisfied. Please refer to Architectural Drawings.

(15) An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).

Not Applicable.

(16) All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.

Satisfied. Please refer to Architectural Drawings.

(17) The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.

Satisfied. Please refer to Architectural Drawings.

(18) In addition to the foregoing criteria, subsection 118-104(6)(t) of the city Code shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.

Not Applicable.

Sea-Level Rise and Resiliency Criteria – Section 133-50(a):

(1) A recycling or salvage plan for partial or total demolition shall be provided.

A recycling or salvage plan for demolition of the existing will be provided as part of the demolition/building permit process.

(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

All proposed windows have a Notice of Acceptance for High Velocity Hurricane Zones.

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

Both operable windows and sliding doors will be implemented throughout the home to take advantage of breezes and passive cooling, to reduce the need for constant mechanical air conditioning.

(4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

Resilient landscaping, including native species, has been incorporated into the landscape design.

(5) 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.

Adopted Sea level rise projections in the Southeast Florida Regional Climate Action Plan, including a study of land elevation and elevation of surrounding properties, were considered and the appropriate principles were incorporated into the building design.

(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

The ground floor, driveways, and garage ramping are adaptable to the raising of public rights-of-ways and adjacent land. We are planning to slope the grade to match the existing height of the neighboring yards. This requires some steps for the home as shown in the plans, as we have raised the ground floor in preparation for the Future Grade Elevations of Miami Beach.

(7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.

All Mechanical and Electrical systems will be above the Design Flood Elevation (+12'NGVD).

(8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

Not Applicable.

(9) 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.

The only areas of the proposed residence to be below Design Flood Elevation will be Garage, and shall have proper flood vents and water-proofing systems that will be noted in the permit set.

(10) Where feasible and appropriate, water retention systems shall be provided.

All storm water will be retained on the property as per City of Miami Beach requirements, which will be calculated and designed during the permit process.

Based on the above, we respectfully seek your favorable review and recommendation of approval for this application. Thank you in advance for your considerate attention to this request. If you should have any questions or require additional information, please feel free to call me directly at 305-789-7453.

Respectfully submitted,

HOLLAND & KNIGHT, LLP



Vanessa Madrid, Esq.

Enclosure

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108 2 Terr Dilido Llc
1000 Brickell Ave Ste 300
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Amerigo Real Estate Inc
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Miami Beach, FL 33139

Stefan Krause
Christina Krause
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Miami Beach, FL 33139

San Marino 109 Llc
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Miami Beach, FL 33139-1014

Emily S Davis
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Miami Beach, FL 33139-1148

David Benoliel
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Clarence E.Smith & Camille
424 W Dilido Dr
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Aleida Gomez
Aleida Gomez Living Tr
404 W Dilido Dr
Miami Beach, FL 33139-1164

Jeffrey Scott Russell
Jeffrey S And Martine A Russell
321 W Dilido Dr
Miami Beach, FL 33139-1165

Hazel Cypen
Hazel Cypen Revocable Tr
320 W Dilido Dr
Miami Beach, FL 33139-1166

212 West Dilido Drive Llc
212 W Dilido Dr
Miami Beach, FL 33139-1168

Peter Lash & Nancy
123 W Dilido Dr
Miami Beach, FL 33139-1169

Hava Rywlin
Daniel Rivlin
108 W Dilido Dr
Miami Beach, FL 33139-1170

Jocelyn Hider
Patrick Vorbe
1240 S Venetian Way
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Alison L Fryd
109 3rd Dilido Ter
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Robert W Turken & Dana
108 4th Dilido Ter
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Daniel J Barsky
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Vaneo Corporation
227 E Dilido Dr
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Myriam Yasmine Habour
Ali Al Hussein
221 E Dilido Dr
Miami Beach, FL 33139-1229

Alfredo Cruz & Carmelita
220 E Dilido Dr
Miami Beach, FL 33139-1230

Zlatan Lipovaca
Amela Hadziosmanovic
210 E Dilido Dr
Miami Beach, FL 33139-1230

Douglas G Moul
Deena Lee
309 E Dilido Dr
Miami Beach, FL 33139-1231

Michael Hannau & Natalie M
315 E Dilido Dr
Miami Beach, FL 33139-1231

Erez Maman
321 E Dilido Dr
Miami Beach, FL 33139-1231

Adriana Valencia
310 E Dilido Dr
Miami Beach, FL 33139-1232

Guillermo Rammos & Nancy
400 E Dilido Dr
Miami Beach, FL 33139-1234

Michael Carpenter
Mary Carpenter
1900 Purdy Ave # Ph4
Miami Beach, FL 33139-1400

114 2nd Dilido Llc
1521 Alton Rd Ste 536
Miami Beach, FL 33139-3301

Ocean Drive Clevelander Inc
1455 Ocean Dr Apt 1502
Miami Beach, FL 33139-4141

Travel Charter Business Ltd
650 West Ave Apt 1205
The Floridian
Miami Beach, FL 33139-5598

Naples Miracle Seven Llc
300 Fifth Ave South 106 302
Naples, FL 34102

Olivier Francois
1789 Blue Heron Ct
Bloomfield Hills, MI 48302-0703

Cynthia L Melk
1242 N State Pkwy
Chicago, IL 60610-2219

OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP	COUNTRY
HOLDERNESS PROPERTIES LLC	100 SE 2ND ST STE 4200	MIAMI	FL	33131-2113	USA
108 2 TERR DILIDO LLC	1000 BRICKELL AVE STE 300	MIAMI	FL	33131-3002	USA
ROBERT W TURKEN & DANA	108 4TH DILIDO TER	MIAMI BEACH	FL	33139-1214	USA
HAVA RYWLIN	108 W DILIDO DR	MIAMI BEACH	FL	33139-1170	USA
MICHAEL E FRYD & ALISON L FRYD	109 3RD DILIDO TER	MIAMI BEACH	FL	33139-1209	USA
STEFAN KRAUSE	110 3 DI LIDO TER	MIAMI BEACH	FL	33139	USA
EMILY S DAVIS	114 VENETIAN WAY SAN MARINO IS	MIAMI BEACH	FL	33139-1148	USA
DANIEL J BARSKY	115 E DILIDO DR	MIAMI BEACH	FL	33139-1227	USA
228W@DILIDO LLC	1150 SW 22ND ST	MIAMI	FL	33129-2738	USA
PETER LASH & NANCY	123 W DILIDO DR	MIAMI BEACH	FL	33139-1169	USA
JOCELYN HIDER	1240 S VENETIAN WAY	MIAMI BEACH	FL	33139-1173	USA
CYNTHIA L MELK	1242 N STATE PKWY	CHICAGO	IL	60610-2219	USA
AMERIGO REAL ESTATE INC	1395 BRICKELL AVE FL 14	MIAMI	FL	33131-3371	USA
OCEAN DRIVE CLEVELANDER INC	1455 OCEAN DR APT 1502	MIAMI BEACH	FL	33139-4141	USA
114 2ND DILIDO LLC	1521 ALTON RD STE 536	MIAMI BEACH	FL	33139-3301	USA
OLIVIER FRANCOIS	1789 BLUE HERON CT	BLOOMFIELD HILLS	MI	48302-0703	USA
MICHAEL CARPENTER	1900 PURDY AVE # PH4	MIAMI BEACH	FL	33139-1400	USA
204 WEST DILIDO DRIVE LLC	1946 TYLER ST	HOLLYWOOD	FL	33020-4517	USA
ZLATAN LIPOVACA	210 E DILIDO DR	MIAMI BEACH	FL	33139-1230	USA
212 WEST DILIDO DRIVE LLC	212 W DILIDO DR	MIAMI BEACH	FL	33139-1168	USA
ALFREDO CRUZ & CARMELITA	220 E DILIDO DR	MIAMI BEACH	FL	33139-1230	USA
MYRIAM YASMINE HABOUR	221 E DILIDO DR	MIAMI BEACH	FL	33139-1229	USA
HOLLY S WALLACK	221 W DI LIDO DR	MIAMI BEACH	FL	33139	USA
VANEO CORPORATION	227 E DILIDO DR	MIAMI BEACH	FL	33139-1229	USA
NAPLES MIRACLE SEVEN LLC	300 FIFTH AVE SOUTH 106 302	NAPLES	FL	34102	USA
DOUGLAS G MOUL	309 E DILIDO DR	MIAMI BEACH	FL	33139-1231	USA
ADRIANA VALENCIA	310 E DILIDO DR	MIAMI BEACH	FL	33139-1232	USA
MICHAEL HANNAU & NATALIE M	315 E DILIDO DR	MIAMI BEACH	FL	33139-1231	USA
HAZEL CYPEN	320 W DILIDO DR	MIAMI BEACH	FL	33139-1166	USA
EREZ MAMAN	321 E DILIDO DR	MIAMI BEACH	FL	33139-1231	USA
JEFFREY SCOTT RUSSELL	321 W DILIDO DR	MIAMI BEACH	FL	33139-1165	USA
GUILLERMO RAMMOS & NANCY	400 E DILIDO DR	MIAMI BEACH	FL	33139-1234	USA
ALEIDA GOMEZ	404 W DILIDO DR	MIAMI BEACH	FL	33139-1164	USA
DAVID BENOLIEL	405 W DILIDO DR	MIAMI BEACH	FL	33139-1162	USA
CLARENCE E.SMITH & CAMILLE	424 W DILIDO DR	MIAMI BEACH	FL	33139-1164	USA
ERIC XAVIER KAMHI	555 NE 15TH ST STE 200	MIAMI	FL	33132-1455	USA
TRAVEL CHARTER BUSINESS LTD	650 WEST AVE APT 1205	MIAMI BEACH	FL	33139-5598	USA
HP TWO HOLDINGS CORP	800 BRICKELL AVE STE 1400	MIAMI	FL	33131-2971	USA
SAN MARINO 109 LLC	995 N VENETIAN DR	MIAMI BEACH	FL	33139-1014	USA
THOMAS R KENNEDY JR	PO BOX 2727	ORLEANS	MA	02653-6727	USA



June 19, 2019

City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

Re: 302 W DI LIDO DR., MIAMI BEACH, FL. 33139

Legal Description:

DI LIDO ISLAND PB 8-36 LOT 11 & 8FT STRIP CONTIG TO SAME ON BAY
BLK 2 LOT SIZE 60.000 X 175 OR 13755-1006 0788 1

Folio #: 02-3232-011-0200

To whom it may concern:

I hereby certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within **375 feet radius** of the external boundaries of the subject property listed above. This reflects the most current records on file in the Miami-Dade County Tax Assessor's Office.

The total number of Owners (including subject) is 40.

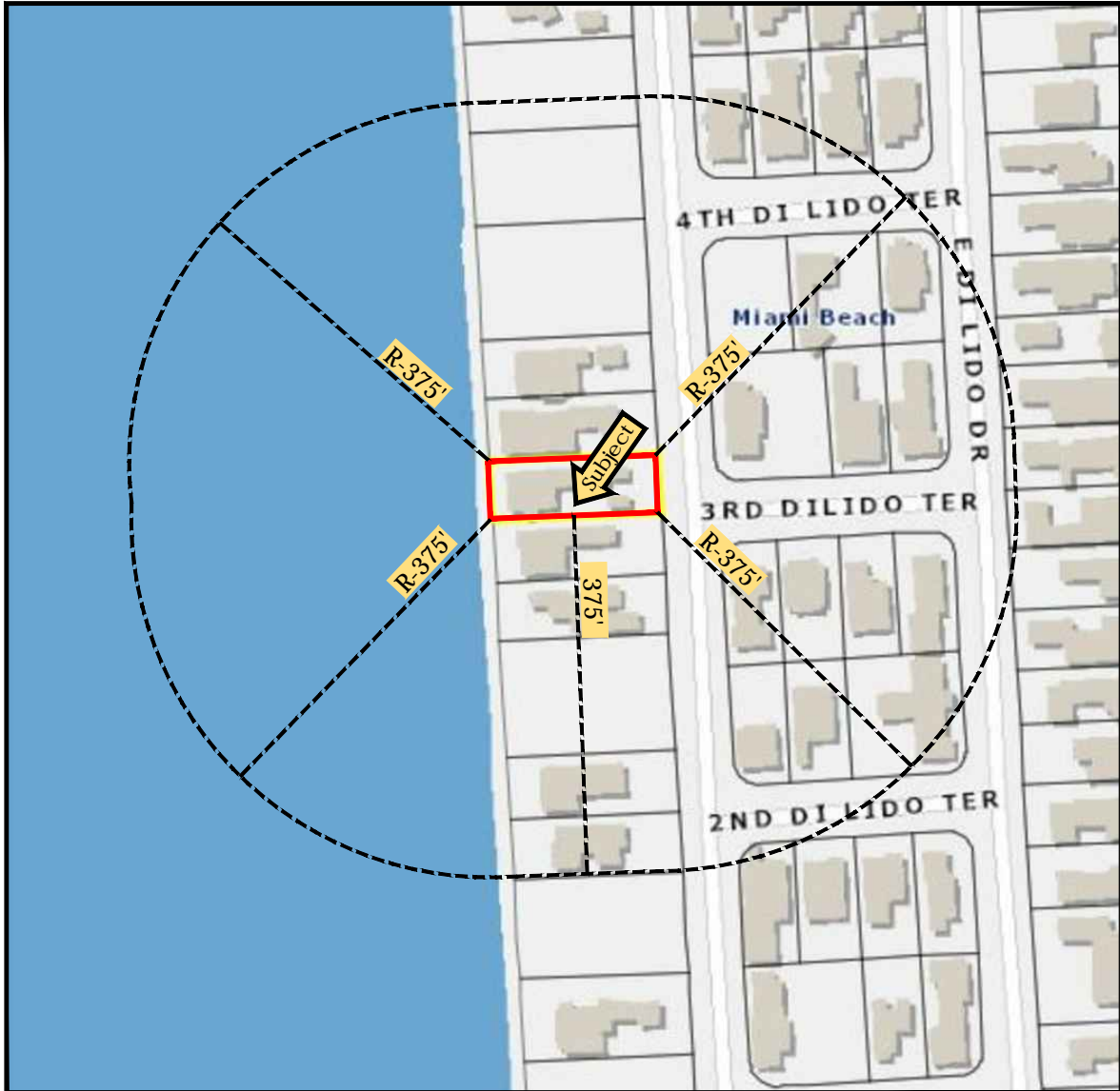
If you need additional information, please feel free to contact us.

Respectfully yours,

Manuela Mackenzie
Realtor Associate



375' FEET RADIUS MAP

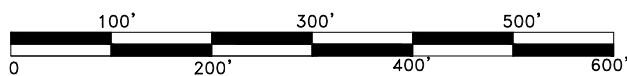


PROPERTY ADDRESS: 302 W DI LIDO DR., MIAMI BEACH, FL. 33139

PROPERTY FOLIO #: 02-3232-011-0200

LEGAL DESCRIPTION: DI LIDO ISLAND PB 8-36, LOT 11 & 8FT STRIP CONTIG TO SAME ON BAY BLK 2
LOT SIZE 60.000 X 175 OR 13755-1006 0788 1

GRAPHIC SCALE



PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

BOARD APPLICATION CHECKLIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five (5) business days prior to CAP First submittal.

Applications requiring a traffic study must meet with the Transportation Department and peer reviewer thirty (30) calendar days prior to the CAP First Submittal deadline to determine the methodology for the traffic impact study and obtain the Transportation Department's checklist. Fifteen (15) days prior to the First submittal the applicant must submit the traffic study via CAP. Seven (7) days prior to First submittal the Transportation Department/Peer Reviewer will provide first round of comments to the applicant. The applicant must address the comments and submit revised traffic study/plans by the CAP First Submittal deadline including a narrative responding to Transportation/Peer Reviewer comments.

Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

Property address: 302 W DiLido Drive Board: DRB Date: 06/07/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
CAP FIRST SUBMITTAL To be uploaded online (CAP) by the applicant before 12:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.		
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✓
a	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	✓
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	✓
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	✓
9	Architectural Plans and Exhibits (must be 11"x 17")	
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	✓

Property address: 302 W DiLido Drive Board: DRB Date: 06/07/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"X11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	✓
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	✓
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths). DRB approved and proposed	✓
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	
m	Demolition Plans (Floor Plans & Elevations with dimensions)	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	✓
p	Proposed Section Drawings	✓
q	Color Renderings (elevations and three dimensional perspective drawings).	
10	Landscape Plans and Exhibits (must be 11"x 17")	
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	✓
b	Hardscape Plan, i.e. paving materials, pattern, etc.	✓
11	Copy of original Building Permit Card, & Microfilm, if available.	✓
12	Copy of previously approved building permits (provide building permit number) and/or Board Orders.	✓
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	✓
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	



Property address: 302 W DiLido Drive Board: DRB Date: 06/07/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	✓
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	✓
23	Required yards section drawings.	✓
24	Variance and/or Waiver Diagram	✓
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	
29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the dune within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version and narrative addressing first round of comments from Transportation Department and peer review, provide a narrative. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	



Property address: 302 W DiLido Drive Board: DRB Date: 06/07/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
b	# parking spaces & dimensions_____ Loading spaces locations & dimensions_____	
c	# of bicycle parking spaces_____	
d	Interior and loading area location & dimensions_____	
e	Street level trash room location and dimensions_____	
f	Delivery route_____ Sanitation operation_____ Valet drop-off & pick-up_____ Valet route in and out_____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles_____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors_____ outdoors_____ seating in public right of way _____ Total_____	
c	Occupancy load indoors and outdoors per venue_____ Total when applicable_____	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU - NIE and or outdoor Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A	
Other		
Other		
Other		

****ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING**



Property address: 302 W DiLido Drive Board: DRB Date: 06/07/2019

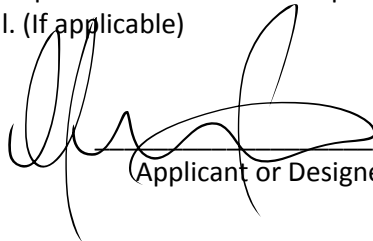
ITEM #	ITEM DESCRIPTION	REQUIRED
FINAL SUBMITTAL (CAP & PAPER) Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Final Submittal Documents must be uploaded to the CAP and hard copies must be submitted to the Planning Department prior to 12:00 P.M. on final submittal deadline. Staff will review and issue a notice to proceed or to continue submittal to a future meeting if the application is found incomplete.		
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).	
	PAPER FINAL SUBMITTAL:	
46	Original application with all signed and notarized applicable affidavits and disclosures.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	✓
49	14 collated copies of all required documents	✓
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	✓
51	Traffic Study (Hard copy)	
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	✓

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)

Marcella Arango

Applicant or Designee's Name



Applicant or Designee's Signature

06/07/19

Date

