

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 DRB19-0451		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input 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		Design Review Board <input checked="" type="checkbox"/> Design review approval <input checked="" type="checkbox"/> Variance	
Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <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		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"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 220 W Di Lido Drive, Miami Beach, FL 33139			
FOLIO NUMBER(S) 02-3232-011-0180			
Property Owner Information			
PROPERTY OWNER NAME Maestria Real Estate, Inc.			
ADDRESS c/o Gianese-Pittman, P.A., 100 N. Biscayne Blvd, #3070		CITY Miami	STATE FL
ZIP CODE 33132		BUSINESS PHONE 305-722-5986	
CELL PHONE		EMAIL ADDRESS nicolas.chambon@socri-limited.eu	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
ZIP CODE		BUSINESS PHONE	
CELL PHONE		EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST New 2-story home on vacant lot with waivers for second floor to first floor area and location of elevator. See letter of intent for more details.			

Project Information			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
Party responsible for project design			
NAME Max Strang		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 2900 SW 28 Terrace, # 301		CITY Miami	STATE FL ZIPCODE 33133
BUSINESS PHONE 305-373-4990	CELL PHONE	EMAIL ADDRESS max@strang.design	
Authorized Representative(s) Information (if applicable)			
NAME Michael W. Larkin, Esq.		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Matthew Amster, Esq.		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS mamster@brzoninglaw.com	
NAME Sofia Salvat Mere		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Other <u>Architect</u>	
ADDRESS 2900 SW 28 Terrace, # 301		CITY Miami	STATE FL ZIPCODE 33133
BUSINESS PHONE 305-373-4990 x 127	CELL PHONE	EMAIL ADDRESS sofia@strang.design	

Please note the following information:

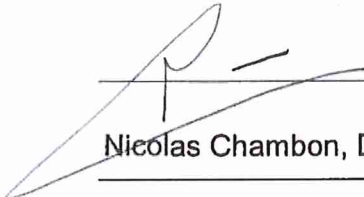
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

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
 Nicolas Chambon, Director

PRINT NAME
 7/15/19

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, N/A, 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 Florida

COUNTY OF Miami-Dade

I, Nicolas Chambon, being first duly sworn, depose and certify as follows: (1) I am the Director (print title) of Maestria Real Estate, Inc (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 15 day of July, 2019. The foregoing instrument was acknowledged before me by Nicolas Chambon, who has produced passport 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: _____

Ana Cohen

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Nicolas Chambon, 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 Michael W. Larkin, Esq. and Matthew Amster, Esq. 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.

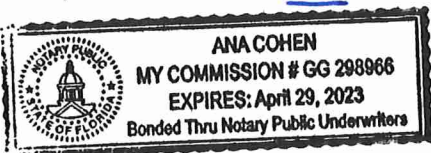
Nicolas Chambon, Director

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 15 day of July, 2019. The foregoing instrument was acknowledged before me by Nicolas Chambon, who has produced Passport 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

[Handwritten Signature]
[Handwritten Signature]

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.

N/A

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.

Maestria Real Estate, Inc.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B

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.

N/A

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
Michael W. Larkin, Esq.	200 S. Biscayne Boulevard, Suite 850, Miami, FL 33131	305-374-5300
Matthew Amster, Esq.	200 S. Biscayne Boulevard, Suite 850, Miami, FL 33131	305-374-5300
Sofia Salvat Mere	2900 SW 28 Terrace, # 301, Miami, FL 33133	305-373-4990 x 127

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 Florida

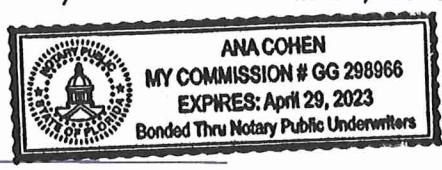
COUNTY OF Miami-Dade

I, Nicolas Chambon, 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 15 day of July, 2015. The foregoing instrument was acknowledged before me by Nicolas Chambon, who has produced passport as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: _____

[Signature]
NOTARY PUBLIC
Ana Cohen
PRINT NAME

Exhibit A

Legal Description

LOT 9, BLOCK 2, OF DI LIDO ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 36, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND ALSO AN EIGHT FOOT STRIP CONTIGUOUS TO THE WESTERLY BOUNDARY LINE OF LOT 9, IN BLOCK 2, OF DI LIDO ISLAND, 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 NORTHERLY AND SOUTHERLY LINES OF LOT 9, BLOCK 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 36, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT B

DISCLOSURE OF INTEREST

<u>NAME OF INTEREST HOLDER</u>	<u>% INTEREST</u>
Maestria Real Estate, Inc. (Formerly Amerigo Real Estate – see name change document) c/o GIANESE-PITTMAN P.A. New World Tower 100 N. Biscayne Boulevard Suite 3070 Miami, Florida 33132	100% of property
Atlantica S.a.r.l 36-38 Grand Rue Luxembourg 1660	100% of Maestria Real Estate
Socri Limited 36-38 Grand Rue Luxembourg 1660	100% of Atlantica S.a.r.l.
Nicolas Chambon c/o GIANESE-PITTMAN P.A. New World Tower 100 N. Biscayne Boulevard Suite 3070 Miami, Florida 33132	100% of Socri Limited

P18000020525

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

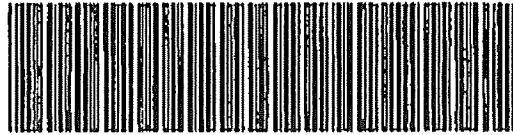
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



400324554184

02/19/13--01015--011 **35.00

FILED
2019 FEB 19 PM 3:49
CLERK OF COURT
PALM HARBOR, FL

C. GOLDEN
FEB 22 2019

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: AMERIGO REAL ESTATE, INC.

DOCUMENT NUMBER: P18000020525

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

SEVERINE GIANESE-PITTMAN, ESQ.
Name of Contact Person

GIANESE-PITTMAN, P.A.
Firm/ Company

100 N. BISCAYNE BLVD., SUITE 3070
Address

MIAMI, FL 33132
City/ State and Zip Code

SGIANESE@SGPITTMAN.COM
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

SEVERINE GIANESE-PITTMAN, ESQ. 305 722-5986
Name of Contact Person Area Code & Daytime Telephone Number

Enclosed is a check for the following amount made payable to the Florida Department of State:

- \$35 Filing Fee
- \$43.75 Filing Fee & Certificate of Status
- \$43.75 Filing Fee & Certified Copy (Additional copy is enclosed)
- \$52.50 Filing Fee Certificate of Status Certified Copy (Additional Copy is enclosed)

Mailing Address
Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address
Amendment Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Articles of Amendment
to
Articles of Incorporation
of

FILED

AMERIGO REAL ESTATE, INC.

(Name of Corporation as currently filed with the Florida Dept. of State)

P18000020525

(Document Number of Corporation (if known))

2019 FEB 19 PM 3:49
STATE OF FLORIDA
TALLAHASSEE, FL

Pursuant to the provisions of section 607.1006, Florida Statutes, this *Florida Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

MAESTRIA REAL ESTATE, INC.

The new name must be distinguishable and contain the word "corporation," "company," or "incorporated" or the abbreviation "Corp.," "Inc.," or "Co.," or the designation "Corp.," "Inc.," or "Co.". A professional corporation name must contain the word "chartered," "professional association," or the abbreviation "P.A."

B. Enter new principal office address, if applicable:
(Principal office address **MUST BE A STREET ADDRESS**)

100 N. BISCAYNE BLVD., SUITE 3070

MIAMI, FL 33132

C. Enter new mailing address, if applicable:
(Mailing address **MAY BE A POST OFFICE BOX**)

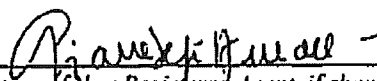
D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent GIANESE-PITTMAN, P.A.
100 N. BISCAYNE BLVD., SUITE 3070
(Florida street address)

New Registered Office Address: MIAMI, Florida 33132
(City) (Zip Code)

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.



Signature of New Registered Agent, if changing

If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:

(Attach additional sheets, if necessary)

Please note the officer/director title by the first letter of the office title:

P = President; V = Vice President; T = Treasurer; S = Secretary; D = Director; TR = Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

Example:

Change PT John Doe

Remove V Mike Jones

Add SV Sally Smith

<u>Type of Action</u> (Check One)	<u>Title</u>	<u>Name</u>	<u>Address</u>
1) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
2) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
3) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
4) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
5) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
6) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____

The date of each amendment(s) adoption: _____, if other than the date this document was signed.

Effective date if applicable: _____
(no more than 90 days after amendment file date)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Adoption of Amendment(s) (CHECK ONE)

The amendment(s) was/were adopted by the shareholders. The number of votes cast for the amendment(s) by the shareholders was/were sufficient for approval.

The amendment(s) was/were approved by the shareholders through voting groups. The following statement must be separately provided for each voting group entitled to vote separately on the amendment(s):

"The number of votes cast for the amendment(s) was/were sufficient for approval

by _____."
(voting group)

The amendment(s) was/were adopted by the board of directors without shareholder action and shareholder action was not required.

The amendment(s) was/were adopted by the incorporators without shareholder action and shareholder action was not required.

02/06/2019
Dated _____

Signature  _____

(By a director, president or other officer – if directors or officers have not been selected, by an incorporator – if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

NICOLAS CHAMBON

(Typed or printed name of person signing)

DIRECTOR

(Title of person signing)



BERCOW RADELL FERNANDEZ & LARKIN
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6236
E-Mail: MAmster@brzoninglaw.com

VIA ELECTRONIC SUBMITTAL AND HAND-DELIVERY

August 5, 2019

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

Re: DRB19-0451 – Design Review and Waiver Requests for the Property Located at
220 West Dilido Drive, Miami Beach, Florida

Dear James:

This law firm represents Maestria Real Estate, Inc., (the “Applicant”), the owner of the above-referenced property (the “Property”). The Property is the subject of Design Review Board (DRB) application number DRB19-0451 for design review and certain waiver requests for a new single-family home on the Property. Please allow this letter to serve as the letter of intent in connection with the DRB application.

The Property. The Property is a narrow, rectangular-shaped waterfront lot comprised of approximately 10,980 square feet, and is currently vacant. The Property is identified by Miami-Dade County Folio No. 02-3232-011-0180. Located on the South side of Dilido Island and west of mainland Miami Beach, the Property is located in the RS-3, Single Family Residential District. The Property fronts Biscayne Bay to the west, and Dilido Drive to the east. The surrounding neighborhood is comprised of a mix of 1- and 2-story single-family residences, including a large 2-story home on a double lot immediately to the south. Notably, the two properties to the north are also under new, separate ownerships and are being developed with new 2-story homes at the same time.

Description of Proposed Development. The Applicant proposes to construct an exquisitely-designed, modern 2-story residence for his family. The proposed home

features dark stone cladding and aluminum louvers framing the large glass windows and doors that comprise the majority of the east elevation. The proposed home features a unique entrance breezeway on the southern portion of the east elevation with stepping stones that cross a quaint water feature leading to the entry door and the appearance of a floating bedroom above. This entrance breezeway is slightly recessed from the rest of the frontage to provide architectural variety and minimize the sense of mass along the Property's primary frontage. The northern portion of the East elevation features a first floor terrace with wood siding along large planters above a compliant understory for two vehicles, with a similar second story terrace above. The proposed home utilizes modern impact resistant glass guardrails to complement the abundant glass windows and doorways present on all elevations. A large exterior staircase accented with glass guardrails partially screened by 2-story tall aluminum louvers will provide for connectivity and flow on the south between the exterior spaces in the rear yard and the modest rooftop terrace proposed by this design. The rooftop will have extensive planters surrounding the roof deck in all directions creating a lush green roof.

The proposed home is low-scale, as its design artfully breaks up the mass by incorporating large courtyards on the north and south elevations, and utilizing an L-shaped pool and pool deck to break-up the mass of the west and southwest elevations. Dark frames accent the north portion of the front façade while lighter and thinner frames offset the southern entry effectively reducing the massing of this elevation. The combination of the entrance breezeway and the shape of the pool and pool deck results in a design that permits visibility through the entire length of the southern portion of the home. In fact, when standing in the entrance breezeway the rear yard and Biscayne Bay are visible through the large glass windows that make up the southern interior space of the proposed home. In addition to the courtyards, the design of the exterior walls of all elevations contain a variety of recessed areas and balconies and other elements that provide larger than required front and rear setbacks to both floors and express great architectural interest. This unique design reduces the perception of mass and the scale of the home, while still providing adequate living space for the Applicant and his family.

For maximum resiliency and flood protection, the Applicant is utilizing the full 5' of freeboard, yet has designed the home to be centrally located on the Property with appropriate yard elevations and plentiful landscaping to be sensitive to the adjacent homes and surrounding neighborhood. The home will also feature an extensive green roof.

The proposed new home complies with the City of Miami Beach Code (the "Code") requirements for height, unit size, lot coverage, setbacks, and open space. The height of the home is 24', which is within the maximum height for a flat roof. The size of the proposed home is approximately 5,488 square feet (49.9% of the lot size), with a lot

coverage of 29.7%. The proposed home satisfies the 30' front setback, where the enclosed area is at 40', and greatly exceeds the rear setback of the 27'-6" by 13'-4" (40'-10" total) at ground level and 18'-6" (46' total) at the second floor. Further, the side yards comply with the Code.

Waiver Requests. In order to create a modestly-sized home that meets the specific familial needs of the Applicant on this particular Property, the proposed home requires waiver requests as follows:

1. Elevator location waiver pursuant to Code Section 142-105(b)(7)(f) to allow for location of the rooftop elevator bulkhead along the recessed edge of the north courtyard.
2. Second floor volume waiver pursuant to Code Section 142-105(b)(4)c, to permit 112% second floor volume where 70% maximum preferred.
3. Side yard additional open space waiver pursuant to Code Section 142-106(2)(d), to permit south side open space containing a water feature at a higher elevation than the side yard.

Elevator location waiver. The requested waiver will allow the proposed elevator bulkhead to be along the edge of a wall that is on the exterior of the single-family home in order to accommodate the reasonable circulation and access for the home. While the proposed elevator bulkhead is on the north wall, it fronts the north courtyard, which is inset 8'-10" away from the main exterior wall fronting the northern property line, and that main wall is setback 7'-6" from the property line for a total of 16'-4". In all other regards, the elevator bulkhead is located in the most centrally-located position possible to allow for access to the rooftop deck from the home; over approximately 74' from the front, 100' from the rear and 33' from the south property lines. As such, the elevator bulkhead is sufficiently setback to have a minimal visual impact on neighborhood view corridors and from the public rights-of-way and waterways.

Second floor volume waiver. The intent of the second floor area volume requirement is to reduce the scale and massing of 2- story homes in the single-family zoning districts. The Applicant's design very effectively addresses the intent of the Code in the unique shape of the design. The offset entrance breezeway, north and south courtyards, and shape of the pool and pool deck reduces the scale and massing of the home along all frontages. Further, the multiple changes in plane along all elevations, especially with larger than required front and rear setbacks, abundant glass and various materials all provide visual breaks to the massing of the home. In addition, the purposeful placement of the lush landscaping at ground level and on front terraces will screen the home from

the neighbors and street frontage. Therefore, the entire design significantly reduces the size of the home and matches the character of the neighborhood, which notably includes a number of other homes that have significantly-sized second floors, including ones designed with large unenclosed areas on the ground with second floors above. The intent of the Code will be accomplished and furthered by the proposed design.

Side yard open space waiver. The Code prefers 2-story elevations located parallel to a side property line to be less than 50% of the lot depth, or 60 feet, whichever is less, unless the home incorporates additional open space. The intent of this Code section is to reduce the scale and massing of 2-story homes, thereby reducing impacts of new 2-story homes on neighboring property owners. To incorporate additional open space, the Code requires that the open space be a regular shape, open to the sky, and at least eight feet in depth measured perpendicular from the side setback line. In addition, the area of the open space must be at least 1% of the lot area, the elevation height of the additional open space must be the same as the maximum permitted elevation height of the required side yard, and at least 75% of the additional open space area must be sodded or landscaped.

The Applicant's design complies extensively with the intent of the Code. The proposed "I"-shaped design masterfully breaks up the massing of the side elevations with an interior court yard on the north elevation, and the proposed water feature on the south elevation. The north courtyard meets all Code requirements and the south courtyard complies with all of the open space requirements except for the amount of sod and the elevation height. However, the abundant opening to the sky with a passive reflecting pond at the height of the first floor does not impede the design from meeting the intent of the Code. Further, the proposed water feature will contain a variety of low-scale aquatic plants. Notably, the additional south open space substantially complies with the Code, as it is still open to the sky, appropriately-sized, directly adjacent to the side yard, and the side yards are at permissible elevations to remain in scale with neighboring properties. Finally, the Board has recognized the unique challenges that sea level rise poses to homes in the City and granted this waiver to allow additional open space at higher elevations in the past when, as here, the intent of the additional open space requirement is significantly met.

Sea Level Rise and Resiliency Criteria. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

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

The Property is vacant, but as applicable, the Applicant will provide a recycling or salvage plan during permitting.

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

The structure will have hurricane impact windows throughout the home.

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

The proposed home provides abundant windows and doors such that passive cooling is feasible.

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

The plan includes many native and Florida-friendly plants. The Applicant's landscape architect will work with the Planning Department to provide landscaping that is appropriate for the Property and the neighborhood, with native, salt-tolerant, and Florida-friendly plant species. The plantings for the proposed home will be highly water-absorbent to provide for both aesthetics and resilience.

- (5) **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.**

The Applicant has considered the adopted sea level rise projections and will provide the maximum elevation permitted by the Code through all 5' of freeboard for a first floor at 14' NGVD, and rear yard higher than the minimum requirements.

- (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 and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height up to three (3) additional feet in height.**

The Applicant intends to construct the proposed home to the maximum elevation permitted by the Code such that it is adaptable to the raising of public rights-of-ways and adjacent land.

- (7) **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.**

Mechanical and electrical systems will be located above base flood elevation plus freeboard.

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

There is no existing building, however, the proposed home will be elevated up to base flood elevation plus the 5' of freeboard permitted by the Code.

- (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.**

Not applicable as the proposed home will not provide habitable space below base flood elevation.

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

The Property will utilize appropriate stormwater retention systems and the Applicant will ensure appropriate drainage is provided for the extensive rooftop plantings.

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

The Applicant proposes appropriate materials for the driveway and walkways in the side yards.

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

James G. Murphy, Chief of Urban Design
August 5, 2019
Page 7 of 7

The Applicant proposes abundant landscaping at ground level and in planters on the second floor. There will be a green roof with extensive plantings, including trees and other plants.

Conclusion. Granting this design review request and associated waivers will permit the development of a beautifully-designed modern single-family home for the Applicant's family that is sensitive to and compatible with the surrounding neighborhood. We look forward to your favorable review of the application. If you have any questions or comments, please contact me at 305-377-6236.

Sincerely,



Matthew Amster

cc: Nicolas Chambon
Michael W. Larkin, Esq.

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: 220 W DiLido Drive Board: DRB Date: 06/24/2019

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: 220 W DiLido Drive Board: DRB Date: 06/24/2019

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).	✓
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: 220 W DiLido Drive Board: DRB Date: 06/24/2019

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 due 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: 220 W DiLido Drive Board: DRB Date: 06/24/2019

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: If Applicable	
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: 220 W DiLido Drive Board: DRB Date: 06/24/2019

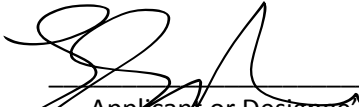
ITEM #	ITEM DESCRIPTION	REQUIRED
FINAL SUBMITTAL (CAP & PAPER)		
Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Final Submittal Documents must be uploaded to the CAP and hard copies must be submitted to the Planning Department prior to 12:00 P.M. on final 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)

Elizabeth Starr

Applicant or Designee's Name


Applicant or Designee's Signature

06/24/2019

Date



[STRANG] ARCHITECTURE

Project: 220 W DILIDO DR, MIAMI BEACH, FL, 33139, USA.
Permit Number: DRB19-0451
Re: Comments Responses from Architect
Date: AUGUST 5, 2019

220 WEST DILIDO RESIDENCE – FIRST SUBMITTAL REVIEW COMMENTS & RESPONSES

JAMES MURPHY

Staff First Submittal Review Comments Design Review Board

SUBJECT: DRB19-0451 | 220 West DiLido Drive

Comments Issued: 07/26/19 | 07/19 JGM

Final CAP/PAPER Submittal: 1:00 PM on 08/05/19

Notice to Proceed: 08/12/19

Tentative Board Meeting Date: 10/01/19

PERTINENT INFO

The CAP and Paper Final submittal deadline is 1:00 PM on 08/05/19 for the October 01, 2019 meeting.

o Fifteen (15) 11x17 drawing sets (in color) labeled Final Submittal, including one (1) original set of 11x17 architectural plans dated, signed and sealed.

o A cd/dvd containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department.

- All other associated fees due 08/14/2019

DRAFT NOTICE:

DRB19-0451, 220 West DiLido Drive. An application has been filed requesting Design Review Approval for the construction of a new two-story single-family residence on a vacant site including one or more waivers.

1. APPLICATION COMMENTS

- a. N/A

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Generally, All of the L-series drawings are superior in legibility and graphic presentation.

Response: Noted. Architectural graphic presentation revised for legibility.

- b. A-0.02 ZONING LEGEND/SURVEY Adjusted Grade 6.995 NGVD Correct.

Response: Adjusted Grades updated on sheet A-002.

- c. A-003 Covered areas that extend past 10' count towards ground floor unit size (area under cantilevered second floor). Unit size diagram and calculations shall be revised. The area exceeding 10'-0" from building walls in covered terrace at the rear counts in unit size. Same applies to covered area by a floor above at the front. The area exceeding 10'-0" from the main building walls count in unit size. With these additions, the project exceeds the maximum unit size allowed.

Response: A-003 Unit size calculations revised to include area exceeding 10' main building walls.

Trellis that are 50% permeable are not included in calculation.

[STRANG] ARCHITECTURE

d. A-005 Lot coverage diagram and calculations shall be revised. The area exceeding 10'-0" from building walls in covered terrace does not count in lot coverage, as it is below 2% of the lot area (220 SF). Add note depth of side yard open space greater than 30 percent of the maximum developable building width (13'-6") of the property, as measured from the interior setback lines, add balance to overall lot coverage.

Response: A-005 Lot coverage calculations revised.

Area in covered terrace that exceed the 10'-0" from building walls removed per this comment.

Pergolas that are 50% permeable are not included in calculation.

Note added for depth of side yard open space. Balance added to lot coverage calculations.

Area extending beyond 30% developable width added to Lot coverage calculation.

e. A-101 Use scale of Sheet A-100. Remove meter marks, use overall measurements in feet and inches. Use this sheet size as future floor plans.

Response: A-101 Meter marks removed. Measurements updated to show feet and inches. All plans show the same sheet size.

f. A-102 Use scale of Sheet A-100. Remove meter marks, use overall measurements in feet and inches. Relabel front "balcony" to "terrace". Add note depth of side yard open space greater than 30 percent of the maximum developable building width (13'-6") of the property, as measured from the interior setback lines.

Response: A-102 Scale of drawings updated. Terrace label updated.

Note of 30% maximum developable building width added.

g. A-103 Use scale of Sheet A-100. Remove meter marks, use overall measurements in feet and inches. Relabel front "balcony" to "terrace".

Response: Scale of plan updated to match A-100.

Meter marks have been removed. All dimensions shown on feet and Inches.

Balcony has been relabeled as terrace.

h. A-104 Reduce plan to same size A-100. Remove meter marks, use overall measurements in feet and inches Enlarge measurements. Add roof slab elevation mark. Add roofdeck elevation mark. Relocate mechanical equipment label adjacent to mechanical equipment. Rooftop Planters not located immediately adjacent to the accessible roof deck area are not permitted. Mechanical equipment shall be centrally located within the roof plan.

Response: Scale of plan updated to match A-100.

Meter marks have been removed all dimensions shown on feet and Inches.

Roof slab elevation markers added.

Roof deck elevation mark added.

Mechanical equipment label relocated.

Mechanical equipment relocated.

All rooftop planters are located directly adjacent to accessible roof deck.

i. A-901, A-902, A-903, A-904 Revise renderings to accurately depict landscaping.

Response: Rendering have been updated to depict landscape. Additional renderings will be shared at the hearing.

[STRANG] ARCHITECTURE

j. A-200 and A-201 and A-202 and A-203 Elevations sizes in elevation measurements must be increased. Revise and Improve clarity/legibility. Remove color from line drawings ground. Impossible to review. Adjust line weights. One per page? Remove exterior finish schedule to separate sheet? Elevations must be improved.

Response: A-200 through A-203 elevations revised for clarity.

k. A-300 Section Revise and Improve clarity/legibility. Remove color from cross sections. Impossible to review. Adjust line weights. One per page?

Response: A-300 Sections revised for clarity.

l. A-301 and A-302 Yard Section Diagrams. Yard elevations shall be revised. Areas such as driveways, walkways, transition areas, green infrastructure (e.g., vegetated swales, permeable pavement, rain gardens, and rainwater/stormwater capture and infiltration devices), and areas where existing landscaping is to be preserved, may have a lower elevation (in reference to the elevations noted below). The minimum and maximum yard elevations (in NGVD) for the property are as follows:

- Front Yard Min-Max. Elevation: Min_6.56' Max._ 7.62'
- Interior Side Yard Min-Max elevation: Min_6.56' Max._ 7.49'
- Interior Side Yard Min-Max elevation: Min_6.56' Max._6.56'
- Rear Yard Min-Max elevation: Min_6.56' Max._ 14.0'

Response: Per this comment we have lowered interior side yards to +7.49 NGVD.

Rear Yard elevations at +10.00' NGVD have been updated.

Front Yard elevations at 6.56' NGVD have been updated. Front yard section is through a walkway into the house which is allowed to be lower than the min elevation required.

See updated yard sections A-301 & A-302.

• Stair encroaching into the side yard to connect the pool deck shall be relocated to comply with the main building setback. It is determined that only stairs that provide direct access to the main home are allowed into the side yard.

Response: As per emails with staff dated 7/30/2019, the stairs in question comply with Sec. 142-1132 (o)6 if they provide access to a terrace that is higher than 30" above CMB grade elevation. This is our current condition therefore the staircase was not relocated as it complies with code.

m. A-301 and A-302 Seawall to be raised to minimum PWD standard (7.29 NGVD, confirm with PWD).

Response: Note added on elevation. By others under separate permit.

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

Response: Cover page updated. All drawings have been dated DRB submittal 08/05/2019.

o. Add narrative response sheet.

Response: Narrative response sheet attached.

3. ZONING/VARIANCE COMMENTS.

[STRANG] ARCHITECTURE

4. DESIGN/APPROPRIATENESS COMMENTS

- a. Waiver #1: elevator location
- b. Waiver #2: 70% second floor
- c. Waiver #3: open space (open space elevation and materiality, ie water). The water area in open space does not comply with the requirements of the open space in regard to elevation and finish material, therefore, a waiver is required.

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

FERNANDA SOTELO-CHOTEL

Staff First Submittal Review Comments Design Review Board

SUBJECT: DRB19-0451 | 220 West DiLido Drive

Comments Issued: 07/26/19 | JGM, FSC, IV

Final CAP/PAPER Submittal: 1:00 PM on 08/05/19

Notice to Proceed: 08/12/19

Tentative Board Meeting Date: 10/01/19

PERTINENT INFO

The CAP and Paper Final submittal deadline is 1:00 PM on 08/05/19 for the October 01, 2019 meeting.

- o Fifteen (15) 11x17 drawing sets (in color) labeled Final Submittal, including one (1) original set of 11x17 architectural plans dated, signed and sealed.
- o A cd/dvd containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department.
- All other associated fees due 08/14/2019

DRAFT NOTICE:

DRB19-0451, 220 West DiLido Drive. An application has been filed requesting Design Review Approval for the construction of a new two-story single-family residence on a vacant site including one or more waivers.

1. APPLICATION COMMENTS

- a. See comments posted by Monique Fons

2. GENERAL

- a. Provide a narrative responding to staff comments.

Narrative provided.

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

Front cover updated.

- c. All drawings to be dated – ensure final submittal date is on the cover sheet.

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All drawings have been dated DRB submittal 08/05/2019.

3. DEFICENCIES IN ARCHITECTURAL PRESENTATION

a. Generally, All of the L-series drawings are superior in legibility and graphic presentation.

Response: Noted.

b. A-0.02 ZONING LEGEND/SURVEY Adjusted Grade is miscalculated - 6.995 NGVD - Correct.

Adjusted Grade updated on A-002.

c. A-003 Covered areas that extend past 10' count towards ground floor unit size (area under cantilevered second floor). Unit size diagram and calculations shall be revised. The area exceeding 10'-0" from building walls in covered terrace at the rear counts in unit size. Same applies to covered area by a floor above at the front. The area exceeding 10'-0" from the main building walls count in unit size. With these additions, the project exceeds the maximum unit size allowed.

Response: Unit size calculations revised to include area exceeding 10' main building walls. Trellis that are 50% permeable are not included in calculation.

d. A-0.02 ZONING LEGEND/SURVEY Adjusted Grade 6.995 NGVD - Correct.

Response: Adjusted Grade updated on A-002.

e. A-005 Open space diagrams The water of the pool, at its proposed elevation, does not contribute to the open space calculation – revise exhibit to show compliance with Sec.142-106(3).

Response: Rear pool square footage is being counted up to 50% of required pervious calculations which comply with Sec. 142-106 (3). As required, the design of the pool will provide adequate on-site stormwater retention.

f. A-101 Use scale of Sheet A-100. Remove meter marks, use overall measurements in feet and inches. Use this sheet size as future floor plans.

Response: Meter marks removed. Measurements updated to show feet and inches. All plans show the same sheet size.

g. A-102 Use scale of Sheet A-100. Remove meter marks, use overall measurements in feet and inches. Relabel front "balcony" to "terrace". Add note depth of side yard open space greater than 30 percent of the maximum developable building width (13'-6") of the property, as measured from the interior setback lines.

Response: Scale of drawings updated. Terrace label updated. Note of 30% maximum developable building width added.

h. A-103 Use scale of Sheet A-100. Remove meter marks, use overall measurements in feet and inches. Relabel front "balcony" to "terrace".

Scale of plan updated to match A-100.

Meter marks have been removed all dimensions shown on feet and Inches.

Balcony has been relabeled as terrace.

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i. A-104 Reduce plan to same size A-100. Remove meter marks, use overall measurements in feet and inches Enlarge measurements. Add roof slab elevation mark. Add roofdeck elevation mark. Relocate mechanical equipment label adjacent to mechanical equipment. Rooftop Planters not located immediately adjacent to the accessible roof deck area are not permitted. Mechanical equipment shall be centrally located within the roof plan.

Response: Scale of plan updated to match A-100.

Meter marks have been removed all dimensions shown on feet and Inches.

Roof slab elevation markers added.

Roof deck elevation mark added.

Mechanical equipment label relocated.

Mechanical equipment relocated.

All rooftop planters are located directly adjacent to accessible roof deck.

j. A-901, A-902, A-903, A-904 Revise renderings to accurately depict landscaping.

Response: Rendering have been updated to depict landscape. Additional renderings will be shared at the hearing.

k. A-200 and A-201 and A-202 and A-203 Elevations sizes in elevation measurements must be increased. Revise and Improve clarity/legibility. Remove color from line drawings ground. Impossible to review. Adjust line weights. One per page? Remove exterior finish schedule to separate sheet? Elevations must be improved.

Response: A-200 through A-203 elevations revised for clarity and separated onto individual sheets.

l. Elevations / Sections Correct adjusted grade and associated datums; include a dimension from BFE+5 to top of roof to

Response: Adjusted grade associated datum updated to +6.995' NGVD. Dimension added from BFE +5 to top of roof. See updated Sections and elevations.

m. A-300 Section Revise and Improve clarity/legibility. Remove color from cross sections. Impossible to review. Adjust line weights. One per page?

Response: A-300 Sections revised for clarity.

n. A-301 and A-302 Yard Section Diagrams. Yard elevations shall be revised. Areas such as driveways, walkways, transition areas, green infrastructure (e.g., vegetated swales, permeable pavement, rain gardens, and rainwater/stormwater capture and infiltration devices), and areas where existing landscaping is to be preserved, may have a lower elevation (in reference to the elevations noted below). The minimum and maximum yard elevations (in NGVD) for the property are as follows:

- Front Yard Min-Max. Elevation: Min_6.56' Max._ 7.62'
- Interior Side Yard Min-Max elevation: Min_6.56' Max._ 7.49'
- Interior Side Yard Min-Max elevation: Min_6.56' Max._ 6.56'
- Rear Yard Min-Max elevation: Min_6.56' Max._ 14.0'

Response: Yard elevations have been updated.

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- Stair encroaching into the side yard to connect the pool deck shall be relocated to comply with the main building setback. It is determined that only stairs that provide direct access to the main home are allowed into the side yard

Response: As per emails with staff dated 7/30/2019, the stairs in question comply with Sec. 142-1132 (o)6 if they provide access to a terrace that is higher than 30" above CMB grade elevation. This is our current condition therefore the staircase was not relocated as it complies with code.

- o. A-301 and A-302 Seawall to be raised to minimum PWD standard (7.29 NGVD, confirm with PWD).

Response: Note added on A-301 & A-302. Wall to be raised by others under separate permit.

4. ZONING/VARIANCE COMMENTS.

- a. Revise adjusted grade in zoning table to be 6.99' NGVD, $[(4.99+9.0)/2]$.

Response: Adjusted Grade revised. See updated sheet A-002

- b. Page A-005. Lot coverage diagram and calculations shall be revised. The area exceeding 10'-0" from building walls in covered terrace does not count in lot coverage, as it is below 2% of the lot area.

Response: Lot coverage calculations revised.

Area in covered terrace that exceed the 10'-0" from building walls removed per this comment.

- c. Wood pergola shown on elevation drawings shall be indicated in roof plan with overall dimensions.

Response: Wood pergolas indicated as 50% open space trellis and dimensioned on roof plan.

- d. Remove color from cross sections. Impossible to see.

Response: Sections revised for clarity.

- e. Yard elevations shall be revised. Areas such as driveways, walkways, transition areas, green infrastructure (e.g., vegetated swales, permeable pavement, rain gardens, and rainwater/stormwater capture and infiltration devices), and areas where existing landscaping is to be preserved, may have a lower elevation (in reference to the elevations noted below). The minimum and maximum yard elevations (in NGVD) for the property are as follows:

Front Yard Min-Max. Elevation: Min_6.56' Max._ 7.62'

Interior Side Yard Min-Max elevation: Min_6.56' Max._ 7.49'

Interior Side Yard Min-Max elevation: Min_6.56' Max._ 6.56'

Rear Yard Min-Max elevation: Min_6.56' Max._ 14.0'

Response: Per this comment we have lowered interior side to +7.49 NGVD.

Rear Yard elevations at +10.00' NGVD have been updated.

Front Yard elevations at 6.56' NGVD have been updated. Front yard section is through a walkway into the house which is allowed to be lower than the min elevation required.

See updated yard sections A-301 & A-302.

- f. Page A-003. Unit size diagram and calculations shall be revised. The area exceeding 10'-0" from building walls in covered terrace at the rear counts in unit size. Same applies to covered area by a

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floor above at the front. The area exceeding 10'-0" from the main building walls count in unit size. With these additions, the project exceeds the maximum unit size allowed.

Response: Unit size calculations revised to include area exceeding 10' main building walls. Trellis that are 50% permeable are not included in calculation.

g. Area of open space on the south side exceeds 30% of the developable width of the site. Therefore, the area beyond 30% (13'-6") counts entirely in lot coverage.

Response: Lot coverage calculations revised.

Area in covered terrace that exceed the 10'-0" from building walls removed per this comment. Pergolas that are 50% permeable are not included in calculation.

Note added for depth of side yard open space. Balance added to lot coverage calculations. Area extending beyond 30% developable width added to Lot coverage calculation.

h. The water area in open space does not comply with the requirements of the open space in regard to elevation and finish material, therefore, a waiver is required.

Response: Applicant requests waiver to allow water and at proposed elevation.

i. Provide an architectural section drawing through the garage area. Indicate height clearance to underneath first floor slab.

Response: Architectural section provided see A-303.

j. Stair encroaching into the side yard to connect the pool deck shall be relocated to comply with the main building setback. It is determined that only stairs that provide direct access to the main home are allowed into the side yard.

Response: As per emails with staff dated 7/30/2019, the stairs in question comply with Sec. 142-1132 (o)6 if they provide access to a terrace that is higher than 30" above CMB grade elevation. This is our current condition therefore the staircase was not relocated as it complies with code.

k. Planters not located immediately adjacent to the accessible roof deck area are not permitted.

Response: All rooftop planters are located directly adjacent to accessible roof deck.

5. DESIGN/APPROPRIATENESS COMMENTS

a. Waiver #1: elevator location

b. Waiver #2: 70% second floor

c. Waiver #3: open space (open space elevation and materiality, ie water). The water area in open space does not comply with the requirements of the open space in regard to elevation and finish material, therefore, a waiver is required.

Response: Applicant requests waiver to allow water and at proposed elevation.

6. LANDSCAPE COMMENTS

a. See comments posted by landscape reviewer.

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

IRINA VILLEGAS

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1. Provide a narrative responding to staff comments.

Response: See comment response sheet attached.

2. Revise adjusted grade in zoning table to be 6.99' NGVD, $(4.99+9.0/2)$.

Response: Adjusted grade on Sheet A-002 revised to show 6.99 NGVD.

3. Page A-005. Lot coverage diagram and calculations shall be revised. The area exceeding 10'-0" from building walls in covered terrace does not count in lot coverage, as it is below 2% of the lot area.

Response: Lot coverage calculations revised.

Area in covered terrace that exceed the 10'-0" from building walls removed per this comment.

4. Wood pergola shown on elevation drawings shall be indicated in roof plan with overall dimensions.

Response: Wood pergolas indicated as 50% open space trellis and dimensioned on roof plan.

5. Remove color from cross sections. Impossible to see.

Response: Sections revised for clarity.

6. Yard elevations shall be revised. Areas such as driveways, walkways, transition areas, green infrastructure (e.g., vegetated swales, permeable pavement, rain gardens, and rainwater/stormwater capture and infiltration devices), and areas where existing landscaping is to be preserved, may have a lower elevation (in reference to the elevations noted below). The minimum and maximum yard elevations (in NGVD) for the property are as follows:

- Front Yard Min-Max. Elevation: Min_6.56' Max._ 7.62'
- Interior Side Yard Min-Max elevation: Min_6.56' Max._ 7.49'
- Interior Side Yard Min-Max elevation: Min_6.56' Max._ 6.56'
- Rear Yard Min-Max elevation: Min_6.56' Max._ 14.0'
- Stair encroaching into the side yard at the rear shall

Response: See response above.

7. Page A-003. Unit size diagram and calculations shall be revised. The area exceeding 10'-0" from building walls in covered terrace at the rear counts in unit size. Same applies to covered area by a floor above at the front. The area exceeding 10'-0" from the main building walls count in unit size. With these additions, the project exceeds the maximum unit size allowed.

Response: Unit size calculations revised to include area exceeding 10' main building walls.

8. Area of open space on the south side exceeds 30% of the developable width of the site. Therefore, the area beyond 30% (13'-6") counts entirely in lot coverage.

Response: Note added for depth of side yard open space. Balance added to lot coverage calculations. Area extending beyond 30% developable width added to Lot coverage calculation.

9. The water area in open space does not comply with the requirements of the open space in regard to elevation and finish material, therefore, a waiver is required.

Response: Applicant requests waiver to allow water and at proposed elevation.

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10. Provide an architectural section drawing through the garage area. Indicate height clearance to underneath first floor slab.

Response: Architectural section provided see A-303.

11. Stair encroaching into the side yard to connect the pool deck shall be relocated to comply with the main building setback. It is determined that only stairs that provide direct access to the main home are allowed into the side yard.

Response: As per emails with staff dated 7/30/2019, the stairs in question comply with Sec. 142-1132 (o)6 if they provide access to a terrace that is higher than 30" above CMB grade elevation. This is our current condition therefore the staircase was not relocated as it complies with code.

12. Planters not located immediately adjacent to the accessible roof deck area are not permitted.

Response: All rooftop planters are located directly adjacent to accessible roof deck.

RICARDO GUZMAN

General Correction

1- Provide a written response to comments.

Response: See comment response sheet attached.

2- 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:. Tree report provided by Certified Arborist.

3- Provide standard CMB tree protection detail.

Response: CMB tree protection detail added to sheet L-100.

4- 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: Comment has been noted. We will explore options and measures to take to promote and maintain a healthy root system for successful tree growth.