

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 | | 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 | | Design Review Board <input checked="" type="checkbox"/> Design review approval <input 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 <input type="checkbox"/> Other: | | 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 | |
| Property Information - Please attach Legal Description as "Exhibit A" | | | |
| ADDRESS OF PROPERTY 6605 Collins Ave. | | | |
| FOLIO NUMBER(S) 02-3211-007-0410 | | | |
| Property Owner Information | | | |
| PROPERTY OWNER NAME S.F. Land, LLC | | | |
| ADDRESS 6565 Collins Ave. | CITY Miami Beach | STATE FL | ZIP CODE 33141 |
| BUSINESS PHONE 305-866-8855 | CELL PHONE N/A | EMAIL ADDRESS irasussman@the-beach.net | |
| Applicant Information (if different than owner) | | | |
| APPLICANT NAME Same as above | | | |
| ADDRESS Same as above | CITY Same as above | STATE Same as above | ZIP CODE Same as above |
| BUSINESS PHONE Same as above | CELL PHONE Same as above | EMAIL ADDRESS Same as above | |
| Summary of Request | | | |
| PROVIDE A BRIEF SCOPE OF REQUEST Design Review Approval for a temporary parking lot and associated variance from Section 130-70 relating to materials for surface parking lots. | | | |

| | | | |
|--|----------------------------|--|-------------|
| 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. | | N/A | SQ. FT. |
| Provide the gross floor area of the new construction (including required parking and all usable area). | | N/A | SQ. FT. |
| Party responsible for project design | | | |
| NAME Jose Gomez, Beilinson Gomez, Architects | | <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 8101 Biscayne Blvd., # 309 | | CITY Miami | STATE FL |
| | | ZIPCODE 33138 | |
| BUSINESS PHONE 305-559-1250 | CELL PHONE 305-778-7955 | EMAIL ADDRESS jg@beilinsonarchitectspa.com | |
| Authorized Representative(s) Information (if applicable) | | | |
| NAME Monika H. Entin, Bercow Radell, Fernandez & Larkin | | <input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____ | |
| ADDRESS 200 S. Biscayne Blvd., Suite 850 | | CITY Miami | STATE FL |
| | | ZIPCODE 33131 | |
| BUSINESS PHONE 305-374-5300 | CELL PHONE 305-542-3445 | EMAIL ADDRESS mentin@brzoninglaw.com | |
| NAME Michael W. Larkin, Bercow Radell, Fernandez & Larkin | | <input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____ | |
| ADDRESS 200 S. Biscayne Blvd., Suite 850 | | CITY Miami | STATE FL |
| | | ZIPCODE 33131 | |
| BUSINESS PHONE 305-374-5300 | CELL PHONE N/A | EMAIL ADDRESS mlarkin@brzoninglaw.com | |
| NAME | | <input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____ | |
| ADDRESS | | CITY | STATE |
| | | ZIPCODE | |
| BUSINESS PHONE | CELL PHONE | EMAIL ADDRESS | |

Please note the following information:

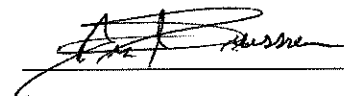
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the 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

Ira Sussman as the Manager of S.F. Land, LLC

PRINT NAME

July 30, 2019

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 FloridaCOUNTY OF Miami-Dade

I, Ira Sussman, being first duly sworn, depose and certify as follows: (1) I am the Manger (print title) of S.F. Land, 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 30 day of July, 2019. The foregoing instrument was acknowledged before me by Ira Sussman, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

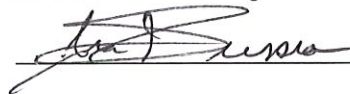
My Commission Expires: 03.05.2022

PRINT NAME**POWER OF ATTORNEY AFFIDAVIT**

STATE OF Florida
 COUNTY OF Miami-Dade

I, Ira Sussman, as the Manager of S.F. Land, LLC, 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 Bercow Radell Fernandez and Larkin to be my representative before the Design Review Board 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.

Ira Sussman, as the Manager of S.F. Land, LLC

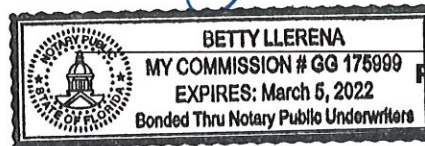
PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 30 day of July, 2019. The foregoing instrument was acknowledged before me by Ira Sussman, 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: 03.05.2022

**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.

S.F. Land, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

S.F. Land Trust f/b/o Joel Sussman Family

6565 Collins Ave., Miami Beach, Florida, 33141

S.F. Land Trust f/b/o Ira Sussman Family

6565 Collins Ave., Miami Beach, Florida, 33141

S.F. Land Trust f/b/o Perri Stern Family

6565 Collins Ave., Miami Beach, Florida, 33141

% OF OWNERSHIP

40%

50%

10%

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.

See Disclosure attached as Exhibit "B"

| TRUST NAME | |
|-------------------|------------|
| NAME AND ADDRESS | % INTEREST |
| <hr/> | <hr/> |
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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 |
|--|---|--------------|
| Monika H. Entin, Bercow Radell, Fernandez & Larkin | 200 S. Biscayne Blvd., Suite 850, Miami, FL 33131 | 305-374-5300 |
| Michael W. Larkin, Bercow Radell, Fernandez & Larkin | 200 S. Biscayne Blvd., Suite 850, Miami, FL 33131 | 305-374-5300 |
| Jose Gomez, Beilinson Gomez, Architects | 8101 Biscayne Blvd., # 309, Miami, FL 33138 | 305-559-1250 |

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, Ira Sussman, as the Manager of S.F. Land, LLC, 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.

Ira Sussman as Mgr.
SIGNATURE

Sworn to and subscribed before me this 30 day of July, 2019. The foregoing instrument was acknowledged before me by Ira Sussman, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Betty Llerena
NOTARY PUBLIC

My Commission Expires: 03-05-2022

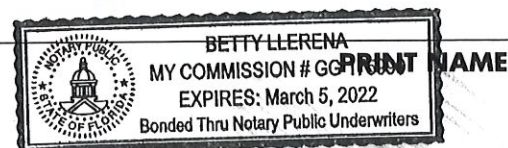


EXHIBIT A

Legal Description
6605 Collins Avenue
Folio No. 02-3211-007-0410

Lot 43, Block 1, AMENDED PLAT OF SECOND FRONT SUBDIVISION, according to the Plat thereof as recorded in Plat Book 28, Page 28, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B

S.F. Land Trust f/b/o Joel Sussman Family

TRUST NAME

NAME AND ADDRESS

% OF STOCK

Matthew Sussman

10%

6565 Collins Avenue, Miami Beach, FL 33141

Elizabeth Sussman

10%

6565 Collins Avenue, Miami Beach, FL 33141

Benjamin Sussman

10%

6565 Collins Avenue, Miami Beach, FL 33141

Stephanie Sussman

10%

6565 Collins Avenue, Miami Beach, FL 33141

S.F. Land Trust f/b/o Ira Sussman Family

TRUST NAME

NAME AND ADDRESS

% OF STOCK

Mollie Sussman Davis

10%

6565 Collins Avenue, Miami Beach, FL 33141

Paige Sussman Danowit

10%

6565 Collins Avenue, Miami Beach, FL 33141

Max Sussman

10%

6565 Collins Avenue, Miami Beach, FL 33141

Rachel Sussman

10%

6565 Collins Avenue, Miami Beach, FL 33141

Miriam Sussman

10%

6565 Collins Avenue, Miami Beach, FL 33141

S.F. Land Trust f/b/o Perri Stern Family

TRUST NAME

NAME AND ADDRESS

% OF STOCK

Meredith Rishty

10%

6565 Collins Avenue, Miami Beach, FL 33141



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6237
E-Mail: MEntin@BRZoningLaw.com

VIA ON-LINE SUBMISSION

October 4, 2019

Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Revised Letter of Intent for Design Review Approval and Related Variance
for a Temporary Parking Lot for the Property Located at 6605 Collins
Avenue, Miami Beach, Florida

Dear Tom:

As you are aware, this firm represents S.F. Land, LLC ("Applicant") in an application seeking Design Review Approval for to a temporary parking lot, for the property located at 6605 Collins Avenue ("Property"). This letter serves as the Applicant's letter of intent in connection with its request for design review approval of the temporary parking lot and related variance.

Description of the Property. The Property is a vacant, oceanfront parcel located on the eastern side of Collins Avenue between 65th and 67th Streets. It is approximately 24,825 square feet in size. Identified by Miami-Dade County Folio No. 02-3211-007-0410, the Property is located within the RM-3 Zoning District

Description of the Development Program. The Property is zoned Residential Multifamily High Intensity (RM-3), as are the adjacent properties to the north and south. The properties directly across the street, on the west side of Collins Avenue, are zoned Commercial Medium Intensity (CD-2). Directly to the South is the Historic Sherry Frontenac Hotel and to north is the Deauville Hotel. The properties to the west house commercial endeavors, including retail and restaurant uses, amongst others.

Development Program and Requests. The Applicant seeks to incorporate a temporary parking lot on the Property. In order to create the temporary parking lot, the Applicant seeks design review approval from the Design Review Board ("DRB"). In conjunction with design review approval, in order complete the proposed temporary parking lot, the applicant is also seeking a variance from Section 130-70 of the Code, which requires the surface of temporary parking lot to consist of pavers, rather than asphalt.

Satisfaction of Hardship Criteria. The Applicant's requests satisfy the hardship and practical difficulty criteria as follows:

- (1) **Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;**

CONSISTENT - The existing site contains a concrete slab along the rear of the Property. The Applicant intends to reduce the size of the existing slab, rather than further impacting the area, the retention of portions of the slab will be less impactful on the surrounding landscape. Further, Applicant intends to use this site as a temporary parking lot during the renovation of the historic Sherry Frontenac site. Therefore, the requirement to provide pavers for the entirety of a temporary parking lot is prohibitive in nature and poses a practical difficulty.

Parking is an issue within the neighborhood. On street parking is limited and since convenience stores, restaurants and similar amenities are not within walking distance, people living and visiting this neighborhood are more prone to use vehicles. As such, parking is a critical to the neighborhood. Accordingly, the proposed temporary use of the site will service a need for the neighborhood and the proposed design will reduce the size of the existing concrete slab on the site.

- (2) **The special conditions and circumstances do not result from the action of the applicant;**

CONSISTENT -The need for the requested variance directly results from the Property's existing conditions, location and the critical need

for parking in the area where amenities and convenience stores are not located within walking distance to the Property.

- (3) **Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;**

CONSISTENT - Other structures in the area have been and will continue to be renovated, restored and/or redeveloped and will continue to request similar variances because shortage of parking is a common problem in the area. Accordingly, the granting of this variance is in line with the purpose and intent of the Code and does not confer any special privilege on the Applicant.

- (4) **Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;**

CONSISTENT - A literal interpretation of the provisions of these land development regulations would work an unnecessary and undue hardship on the Applicant. These variance is requested in order to accommodate the pressing need for parking in the area.

- (5) **The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;**

CONSISTENT - This request is the minimum necessary to allow for the construction of the Project, to ensure the Project's viability and is consistent with the character of the neighborhood.

- (6) **The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and**

CONSISTENT - This variance will not be injurious to the area or otherwise detrimental to the public welfare. Instead, this variance facilitate the enhanced utilization of the Property by providing the

necessary parking and alleviating the existing parking shortage, a hardship born by the neighborhood. Additionally, this request is consistent with the purpose and intent of the Code and promote the public welfare in the promotion of redevelopment that is in harmony with the existing neighborhood.

- (7) **The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.**

CONSISTENT - This variance requests are consistent with the City's comprehensive plan and do not reduce the levels of service as set forth in the plan.

Sea Level Rise and Resiliency Criteria. The proposed renovations will make for a more resilient property. 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.**

CONSISTENT - 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.**

This requirement is inapplicable.

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

This requirement is inapplicable.

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

CONSISTENT - The proposed landscaping includes native and Florida-friendly species, which were previously approved.

- (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.

CONSISTENT - The Applicant will look into ways to continue to protect the ground floor during potential flooding events.

- (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.

CONSISTENT - An increase in the roadways may be accommodated.

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

CONSISTENT - Proper precautions will be taken to ensure the any critical mechanical and electrical systems are located above base flood elevation.

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

This requirement is inapplicable.

- (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.

This requirement is inapplicable.

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

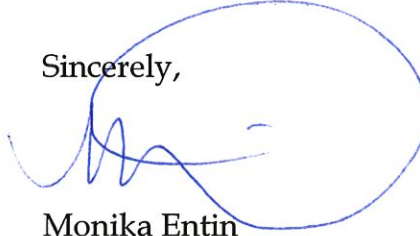
CONSISTENT - The Applicant will take reasonable measures for water retention on the site.

Conclusion. The Applicant's proposal is consistent with the character of the neighborhood, as well as the intent of the Code. This project will help improve

Thomas Mooney, Director
October 4, 2019
Page 6 of 6

vehicle circulation and alleviate the parking deficit in the area. We respectfully request your recommendation of approval of the Applicant's requests. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6237.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Monika Entin', is written over a large, light blue circular stamp or watermark.

Monika Entin



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

May 23, 2019

City of Miami Beach
Planning Department
1700 Convention Center Dr.
Miami Beach, FL 33139

Re: Property Owners within 375 feet of:

SUBJECT: 6605 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-007-0410

LEGAL DESCRIPTION: 11 53 42 PB 28-28 AMD PL OF 2ND OCEAN FRONT SUB LOT 43
BLK 1 & PORT LYING EAST & ADJACENT WEST OF EROSION LINE PER PB 105-62

This is to 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, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **68, including 2 international**

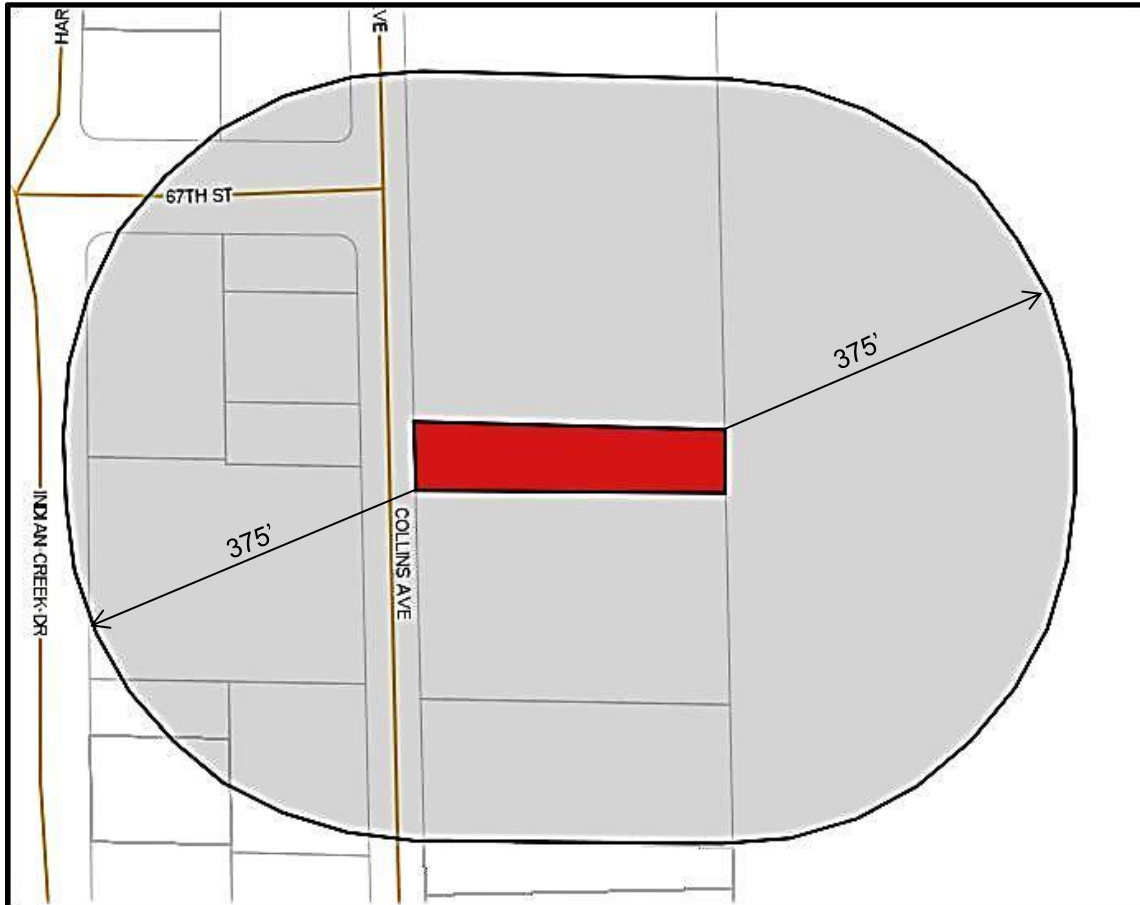


rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 6605 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-007-0410

LEGAL DESCRIPTION: 11 53 42 PB 28-28 AMD PL OF 2ND OCEAN FRONT SUB LOT 43
BLK 1 & PORT LYING EAST & ADJACENT WEST OF EROSION LINE PER PB 105-62

| Name | Address | City | State | Zip | Country |
|--|---------------------------------|-------------------------|-------|------------|---------|
| HERBERT TRESSEL &W INGE | NECKARGASSE 16 | 72070 TUEBINGEN GERMANY | | | GERMANY |
| WALTER D SOUZA ASCENCAO AVE D SOUZA | 4404 JENKINS CRESCENT | MISSISSAUGA ON L5R1V2 | | | CANADA |
| 3 LA ENTERPRISE LLC | 2750 NE 183 ST 301 | AVENTURA | FL | 33160 | USA |
| AAPT INC | 7724 HAWTHORNE AVE | MIAMI BEACH | FL | 33141 | USA |
| ADELEINE FRANCOIS | 6545 INDIAN CREEK DR APT 206 | MIAMI BEACH | FL | 33141 | USA |
| AVNER A ARZ TRS THE REV LIV TRUST OF A ARZI | 6545 INDIAN CREEK DR #401 | MIAMI BEACH | FL | 33141 | USA |
| CANDIDA MENDIOLA | 6545 INDIAN CREEK DR #405 | MIAMI BEACH | FL | 33141-5817 | USA |
| COOKIES & CRACKERS CORP | 15907 NW 52 AVE | HIALEAH | FL | 33014 | USA |
| D & Y COLLINS LC | 500 W CYPRESS CREEK RD STE 350 | FORT LAUDERDALE | FL | 33309 | USA |
| DAISY LAZO | 6545 INDIAN CREEK DR #305 | MIAMI BEACH | FL | 33141-5816 | USA |
| DALILA M RODRIGUEZ | 8130 SW 10 TERR | MIAMI | FL | 33144-4256 | USA |
| DANIEL CRUZ | 6545 INDIAN CREEK DR UNIT 201 | MIAMI BEACH | FL | 33141-5815 | USA |
| DAVID QUINTANA | 6545 INDIAN CREEK DR #203 | MIAMI BEACH | FL | 33141-5815 | USA |
| DEAUVILLE ASSOCIATES LLC | 6701 COLLINS AVE | MIAMI BEACH | FL | 33141 | USA |
| DEAUVILLE ASSOCIATES LLC | 6701 COLLINS AVE ST JULIEN ROOM | MIAMI BEACH | FL | 33141 | USA |
| DOLORES T HERNANDEZ | 6525 COLLINS AVE #200 | MIAMI BEACH | FL | 33139 | USA |
| EDDIE HIGUERA | 6525 COLLINS AVE # 319 | MIAMI BEACH | FL | 33141-4618 | USA |
| EDGAR J RENJIFO | 6545 INDIAN CREEK DR | MIAMI BEACH | FL | 33141 | USA |
| EXCLUSIVACATIONS AT MIAMI BCH LLC | 6525 COLLINS AVE | MIAMI BEACH | FL | 33141 | USA |
| FIDEL ALVAREZ &W MERCEDES ZAYAS | 15019 SW 90 TERR | MIAMI | FL | 33196-1413 | USA |
| FRANCISCO ADELQUIS FERRER CRUZ &W MIMI BUYCO | 12869 SW 64 LN | MIAMI | FL | 33183-5416 | USA |
| FRANK ALFARONE TRS FRANK ALFARONE 2015 REV TR CHRISTANE SHEEHAN TRS | 6545 INDIAN CREEK DR | MIAMI BEACH | FL | 33141 | USA |
| GLADYS T COSTALES TRS GLADYS T COSTALES REVOCABLE TRUST | 1623 COLLINS AVE #714 | MIAMI BEACH | FL | 33139 | USA |
| GREENBERG ASSOCIATES | PO BOX 1159 | DEERFIELD | IL | 60015 | USA |
| HENLY ROJAS | 5055 NW 7 ST 709 | MIAMI | FL | 33126 | USA |
| KEY MONTE CARLO LLC | 407 LINCOLN RD PH-N | MIAMI BEACH | FL | 33139 | USA |
| LIZZETTE MENDEZ | 5131 SW 93 CT | MIAMI | FL | 33165 | USA |
| LUIS ANDRES SALAS TRS LAURA SALAS TRS | 1715 SW 88 AVE | MIAMI | FL | 33165 | USA |
| LUIS GUARDIA TRS GUARDIA FAMILY REVOCABLE TRUST HILDA GUARDIA TRS | 6545 INDIAN CREEK DR #309 | MIAMI BEACH | FL | 33141 | USA |
| LUIS MARTIN AGUERREBERE TRS LUIS MARTIN AGUERREBERE REV LIVING TRUST | 10441 SW 52 ST | MIAMI | FL | 33165 | USA |
| MARCELLE DAUSSY JONES | 4025 INDIAN CREEK DR 301 | MIAMI BEACH | FL | 33140 | USA |
| MARIA PEREZ | 6545 INDIAN CREEK DR UNIT 403 | MIAMI BEACH | FL | 33141-5817 | USA |
| MARILYN BARLOW | 8124 NW 66 TER | TAMARAC | FL | 33321 | USA |
| MB 6525 LLC | 6525 COLLINS AVE | MIAMI BEACH | FL | 33141 | USA |
| MB 6525 LLC | 6525 COLLINS AVE # 220 | MIAMI BEACH | FL | 33141 | USA |
| MB 6525 LLC | 6525 COLLINS AVE #300 | MIAMI BEACH | FL | 33141 | USA |
| MB 6525 LLC | 6525 COLLINS AVE #304 | MIAMI BEACH | FL | 33141 | USA |
| MB 6525 LLC | 6525 COLLINS AVE 302 | MIAMI BEACH | FL | 33141 | USA |
| MB 6525 LLC | 6525 COLLINS AVE 311 | MIAMI BEACH | FL | 33141 | USA |

| | | | | | |
|--------------------------------------|----------------------------|-------------|----|------------|-----|
| MB 6525 LLC | 6525 COLLINS AVE 315 | MIAMI BEACH | FL | 33141 | USA |
| MB MIAMI CLUB INC | 6525 COLLINS AVE #201 | MIAMI BEACH | FL | 33141 | USA |
| MIMOSA LLC | 6525 COLLINS AVE | MIAMI BEACH | FL | 33147 | USA |
| NICOLE M SWIERINGA | 6545 INDIAN CREEK DR 202 | MIAMI BEACH | FL | 33141 | USA |
| NORTH BEACH RETAIL PLAZA LLC | 45 NW 21ST ST | MIAMI | FL | 33127-4928 | USA |
| OSCAR B ALVAREDA | 6545 INDIAN CREEK DR #503 | MIAMI BEACH | FL | 33141-5818 | USA |
| OSCAR I VALLADARES PANDO | 6545 INDIAN CREEK DR #507 | MIAMI BEACH | FL | 33141 | USA |
| PADRIAC A BERGIN TR % R F JONAS | 20185 E COUNTRY CLUB DR | AVENTURA | FL | 33180-3048 | USA |
| PAULA C BENITEZ | 6545 INDIAN CREEK DR 501 | MIAMI BEACH | FL | 33141-5818 | USA |
| RAIMUNDO DEL CASTILLO &W ALBA | 8095 SW 89 CT | MIAMI | FL | 33173-4185 | USA |
| RAJESH H CHATTOO & PREMETESH CHATTOO | 58-06 SEABURY ST | FLUSHING | NY | 11373 | USA |
| RIST PROPERTIES LLC | 6600 COLLINS AVE | MIAMI BEACH | FL | 33141 | USA |
| ROBERT MCANIFF | 6545 INDIAN CREEK DR # 205 | MIAMI BEACH | FL | 33141 | USA |
| ROBERT TSE | 69 BAY AVE UNIT C | HUNTINGTON | NY | 11743 | USA |
| ROBERTO ROSENFELD ERNA G ROSENFELD | 6545 INDIAN CREEK DR #304 | MIAMI BEACH | FL | 33141-5816 | USA |
| RODOLFO GONZALEZ &W LOURDES | 8262 NW 164 ST | HIALEAH | FL | 33016-3482 | USA |
| ROSE GREENBERG SONIA D GALLO | 6545 INDIAN CREEK DR 480 | MIAMI BEACH | FL | 33141 | USA |
| S F LAND LLC | 6565 COLLINS AVE | MIAMI BEACH | FL | 33141 | USA |
| SARA RIVERA | 6545 INDIAN CREEK DR #208 | MIAMI BEACH | FL | 33141-5815 | USA |
| SEAN P REDDY PREMETESH CHATTOO | 5807 VAN HORN ST | ELMHURST | NY | 11373 | USA |
| THE MIMOSA LLC | 6525 COLLINS AVE | MIAMI BEACH | FL | 33141 | USA |
| THE MIMOSA LLC | 6525 COLLINS AVE #115 | MIAMI BEACH | FL | 33141 | USA |
| THE MIMOSA LLC | 6525 COLLINS AVE #202 | MIAMI BEACH | FL | 33141 | USA |
| THE MIMOSA LLC | 6525 COLLINS AVE #209 | MIAMI BEACH | FL | 33141 | USA |
| THE MIMOSA LLC | 6525 COLLINS AVE #215 | MIAMI BEACH | FL | 33141 | USA |
| THE MIMOSA LLC | 6525 COLLINS AVE 212 | MIAMI BEACH | FL | 33141 | USA |
| THE MIMOSA LLC | 6525 COLLINS AVE UNIT 207 | MIAMI BEACH | FL | 33141 | USA |
| THE MIMOSA LLC | 6525 COLLINS AVE UNIT 208 | MIAMI BEACH | FL | 33141 | USA |
| VERONICA FERNANDEZ | 6545 INDIAN CREEK DR #508 | MIAMI BEACH | FL | 33141 | USA |

HERBERT TRESSEL &W INGE
NECKARGASSE 16
72070 TUEBINGEN GERMANY
GERMANY

WALTER D SOUZA
ASCENCAO AVE D SOUZA
4404 JENKINS CRESCENT
MISSISSAUGA ON L5R1V2
CANADA

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MIMI BUYCO
12869 SW 64 LN
MIAMI, FL 33183-5416

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6525 COLLINS AVE #300
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ROBERT TSE
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HUNTINGTON, NY 11743

ROBERTO ROSENFELD
ERNA G ROSENFELD
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MIAMI BEACH, FL 33141-5816

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VERONICA FERNANDEZ
6545 INDIAN CREEK DR #508
MIAMI BEACH, FL 33141

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: 6605 Collins Avenue Board: DRB Date: 08/01/19

| 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: 6605 Collins Avenue Board: DRB Date: 08/01/19

| 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: 6605 Collins Avenue Board: DRB Date: 08/01/19

| 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: 6605 Collins Avenue Board: DRB Date: 08/01/19

| 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 | Fence design and details | ✓ |
| Other | Lighting design and details | ✓ |
| Other | Design comments: Explore beach walk design and increase landscaping in rear | ✓ |

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



Property address: 6605 Collins Avenue Board: DRB Date: 08/01/19

| 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)

Applicant or Designee's Name



Applicant or Designee's Signature

08/01/19

Date



PLAN CORRECTIONS REPORT (DRB19-0465)

PLAN ADDRESS: 6605 Collins Ave
Miami Beach, FL 33141

PARCEL: 0232110070410

APPLICATION DATE: 09/05/2019

SQUARE FEET: 0

DESCRIPTION: Design Review approval for a temporary parking lot.

EXPIRATION DATE:

VALUATION: \$1.00

| CONTACTS | Name | Company | Address |
|-----------|--------------|------------------------------|--|
| Applicant | Jose Gomez | Beilinson Gomez Arch. AR0015 | 8101 Biscayne Blvd #309 Miami, FL 33138 |
| | MONIKA ENTIN | | 200 S. Biscayne Blvd. Suite 850 Miami, FL 33131 |

Submittal Intake

Version: 1

Date Received: 09/30/2019

Date Completed: 10/04/2019

1. Transportation - LUB Review - Fail

Firat Akcay Ph: [email: Firatakay@miamibeachfl.gov](mailto:Firatakay@miamibeachfl.gov)

Comments: General Correction

Bicycle parking should be provided. **Bicycle parking provided. Refer to page A-101 of the Final Submission plans.**

Site plan excludes displaying the existing trees on the sidewalk. The sidewalk width must provide for a minimum clear path as per ADA compliance guidelines. All plans should indicate the sidewalk clear path with existing utilities/trees. **Refer to page A-100; A-101 of the Final Submission plans.**

For the developers consideration, since the parking garage will be used to store the valeted vehicles, a direct access to the parking lot without using the external roadways could provide operational advantages. **The Applicant will consider this recommendation.**

2. Environmental Review - Pass

Margarita Kruffy Ph: [email: MargaritaKruffy@miamibeachfl.gov](mailto:MargaritaKruffy@miamibeachfl.gov)

Comments:

-----All light fixtures will need to be approved by FWC before installation. **Any lighting fixtures on the Property will be subject to FWC approval.**-----

3. DRB Admin Review - Fail

Monique Fons Ph: [email: MoniqueFons@miamibeachfl.gov](mailto:MoniqueFons@miamibeachfl.gov)

Comments: The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline Monday October 14, 2019

1. Advertisement - \$1,500
2. Posting - \$100
3. Mail Label Fee (\$4 per mailing label) - \$ (\$4 p/ mailing label)
4. Courier - \$ 70
5. Board Order Recording - \$ 100
6. Variance(s) - \$ (\$500 p/ variance)
7. Sq. Ft Fee - \$ (50 cents p/ Sq Ft.)

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY Wednesday October 16, 2019

In addition to the fees, the following shall be provided to the Department no later than the Final CAP and Paper submittal deadline **Monday October 07-2019 BETWEEN 1 AND 4 PM** (Tardiness may affect being placed on the agenda): **Per agreement, resulting from system errors, digital submission will be made by 3:00 PM on Tuesday, October 8, 2019 and final, hard-copy, submission will be made by noon on Wednesday, October 9, 2019.**

- One (1) ORIGINAL application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed and dated.
- One (1) original signed, sealed and dated Survey.
- Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).
- 14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional information/documents provided.
- 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 (Each document must be less than 15MB). C.Ds will be checked at time of drop off -anything larger than 15MB will not be accepted.

NOTE: Please make sure you identify the final submittal by the file number at time of drop off. Should you have any further questions, please contact me.

moniquefons@miamibeachfl.gov

Recommendation(s)

4. DRB Plan Review - Fail

James Murphy Ph: [email: jamesmurphy@miamibeachfl.gov](mailto:jamesmurphy@miamibeachfl.gov)

Comments: General Correction 10/01/19

Staff First Submittal Review Comments Design Review Board

SUBJECT: DRB19-0465 6605 Collins Avenue

Comments Issued: 10/04/19 |JGM

Final CAP/PAPER Submittal: 1:00 PM on 10/07/19

Notice to Proceed: 10/14

Tentative Board Meeting Date: 12/13/19

PERTINENT INFO

The CAP and Paper Final submittal deadline is 1:00 PM on 10/07/19 for the November 05, 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.

- 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 10/16/2019

DRAFT NOTICE:

DRB19-0465 6605 Collins Avenue. An application has been filed Design Review Approval for the construction of a temporary parking lot with variances ~~to reduce the required front setback for parking, to reduce the required side setback for light poles, and to use concrete, asphalt and pavers as a surface material.~~

• APPLICATION COMMENTS

• DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Temporary surface parking lot in RM3 district
- b. A-100 Open space diagram does not include all paving in front yard. **Refer to page A-100 of the Final Submission plans.**
- c. Provide a narrative responding to staff comments. **Narrative contained herein.**
- d. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. **Refer to the coversheet of the Final Submission plans.**
- e. All drawings to be dated – ensure final submittal date is on the cover sheet. **Refer to the Final Submission Plans.**

• ZONING/VARIANCE COMMENTS

- a. Sec. 142-802 Parking is not a permitted use in the Oceanfront Overlay District (unless under pool deck may include storage and parking if not visible from a street or dune). Use Variance not permitted. Relocate all parking and drive outside of 50' from bulkhead. **Refer to page A-100; A-102 of the Final Submission plans. All parking meets the rear setback requirements.**
- b. Conditional use review. All lots located in a residential zoning district shall require a public hearing pursuant to the conditional use procedures as set forth in chapter 118, article IV. PB19-0323. **Conditional Use application has been submitted and is scheduled to be entertained by the Planning Board on November 19, 2019.**
- c. Variance from Sec. 130-70. (10) Hardscape materials. All surfaces over the required lime-rock base, including, but not limited to, driveways, drive aisles, parking spaces and walkways, shall consist of pavers set in sand, grass pavers, or similar semi-pervious material. The use of asphalt, concrete or similar impervious surfaces shall be prohibited. However, concrete ribbons, in conjunction with a paver and landscape system, may be utilized to delineate drive aisles, parking spaces, or to contain paver fields, subject to the review and approval of the planning department. In no instance shall the use of concrete ribbons exceed 20 percent of the lot area. **Not supported. Variance sought**
- d. Variance from parking in the front yard in RM3 district. Paved area adjacent to driveway. **Not supported. Refer to page A-100; A-101 of the Final Submission plans. No variance sought.**
- e. Revise survey to indicate grade elevation (elevation of the sidewalk at the center of property). **Refer to the updated survey contained with in the Final Submission Plans and the signed and sealed original provided as part of the hard copy submission.**
- f. Missing color photographs of the site with key plan. **Refer to page A-005 of the Final Submission plans.**
- g. Revise photometric plans to show foot candle measures adjacent to both side property lines. Light shall not spill onto the adjacent properties, except abutting a right of way. **Refer to page L1 of the Final Submission plans.**
- h. Light poles shall be setback a minimum of 7'-6" from a side property line. The setback is measured to the edge of the pole base. The poles on the north side will require a variance. **Refer to page A-100 (A6 Detail); LA-101; LA-201 of the Final Submission plans. The location of the light poles meets the side setback requirements. No variance required.**
- i. Provide an elevation detail of the light poles. Maximum height is 10'-0" from finish parking surface. **Refer to page A-100 (A6 Detail) and Light Fixture Schedule of the Final Submission plans. The light poles are ten feet (10') when measured from the finish floor surface.**
- j. Fence height up to 7'-0" shall be measured from grade elevation when located adjacent to the side property lines (not including the rear yard of 52'-6"). Fence facing the ocean, including the portions located on the sides and within the rear 52'-6" shall not exceed 5'-0" measured from the elevation of the beach walk at the center of the property. Provide an elevation or section drawing showing compliance. Indicate different fence heights on a site plan. **Refer to page A-100 (A3 Detail); A-101 and A-102 of the Final Submission plans. The proposed fence is five feet (5'0 when measured from the beach walk at the centerline of the property along the east elevation and extends at the same height to the north and south property lines.**

• DESIGN/APPROPRIATENESS COMMENTS

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.

5. DRB Zoning Review - Fail

Irina Villegas Ph: [email: ivillegas@miamibeachfl.gov](mailto:ivillegas@miamibeachfl.gov)

Comments: Comments

1. Provide a narrative responding to staff comments. **Narrative contained herein.**
2. The parking area located within the last 50'-0" from the rear property line would have to be removed as parking is not a permitted use in the Oceanfront Overlay District. Therefore, setback variance is not necessary. **Refer to page A-100 and A-102 of the Final Submission plans. All parking meets the rear setback requirements.**
3. Revise survey to indicate grade elevation (elevation of the sidewalk at the center of property). **Refer to the survey contained within the Final Submission Plans and the signed and sealed original survey, provided as part of the hard-copy submission.**
4. Missing color photographs of the site with key plan. **Refer to page A-005 of the Final Submission plans.**
5. Revise photometric plans to show foot candle measures adjacent to both side property lines. Light shall not spill onto the adjacent properties, except abutting a right of way. **Refer to page L1 of the Final Submission plans.**
6. Light poles shall be setback a minimum of 7'-6" from a side property line. The setback is measured to the edge of the pole base. The poles on the north side will require a variance. **Refer to page A-100 (A6 Detail); LA-101; LA-201 of the Final Submission plans. The location of the light poles meets the side setback requirements. No variance required.**
7. Provide an elevation detail of the light poles. Maximum height is 10'-0" from finish parking surface. **Refer to page Refer to page A-100 (A6 Detail) and Light Fixture Schedule of the Final Submission plans. The light poles are ten feet (10') when measured from the finish floor surface.**
- k. Fence height up to 7'-0" shall be measured from grade elevation when located adjacent to the side property lines (not including the rear yard of 52'-6"). Fence facing the ocean, including the portions located on the sides and within the rear 52'-6" shall not exceed 5'-0" measured from the elevation of the beach walk at the center of the property. Provide an elevation or section drawing showing compliance. Indicate different fence heights on a site plan. **Refer to page A-100 (A3 Detail); A-101 and A-102 of the Final Submission plans. The proposed fence is five feet (5'0 when measured from the beach walk at the centerline of the property along the east elevation and extends at the same height to the north and south property lines.**

8. Only a driveway and walkway are allowed in the front yard. Additional paved area on the south side within the front 20'-0" shall be removed. Refer to page A-100 and A-101 of the Final Submission plans. Only driveway and walkways exist in front yard area.

6. Planning Landscape Review - Fail

Enrique Nunez Ph: [email: EnriqueNunez@miamibeachfl.gov](mailto:EnriqueNunez@miamibeachfl.gov)

Comments: 1. Semi-pervious hardscape materials are required to contribute to storm drainage. Variance requested.
2. Asphalt and concrete are prohibited as parking or driveway surfaces. Variance requested.

