

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 DRB19-0453		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input checked="" type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
Planning Board <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 2000 N Bay Rd., Miami Beach, FL			
FOLIO NUMBER(S) 02-3234-022-0050			
Property Owner Information			
PROPERTY OWNER NAME Denise Vohra LLC			
ADDRESS 3601 SW 160 Avenue, Suite 250		CITY Miramar	STATE FL
ZIP CODE 33027			
BUSINESS PHONE 305-519-0363	CELL PHONE	EMAIL ADDRESS denisevohra@yahoo.com	
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 Requesting design review approval of 1) a new two-story single-family residence; 2) a waiver pursuant to Section 142-105(b)(1) of the Land Development Regulations (LDRs) to permit a 4'-0" height increase (total height of 28 feet) for a flat roof home in the RS-3 single-family residential district; and 3) a variance of Section 142-106(2) of the LDRs to permit a side setback of 10'-11.5" where 15'-0" is required for a side facing a street.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		5,705	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		5,705	SQ. FT.
Party responsible for project design			
NAME Kobi Karp Architecture Interior Design		<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 2915 Biscayne Boulevard, Suite 200		CITY Miami	STATE FL ZIPCODE 33137
BUSINESS PHONE 305-573-1818	CELL PHONE	EMAIL ADDRESS TShumate@KobiKarp.com	
Authorized Representative(s) Information (if applicable)			
NAME Tracy Slavens / Holland and Knight LLP		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 701 Brickell Avenue		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-789-7642	CELL PHONE	EMAIL ADDRESS tracy.slavens@hklaw.com	
NAME Vanessa Madrid / Holland and Knight LLP		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 701 Brickell Avenue		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-789-7453	CELL PHONE	EMAIL ADDRESS vanessa.madrid@hklaw.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

Denise Vohra

PRINT NAME

7-30-19
DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF FLCOUNTY OF MIAMI DADE

I, Denise Vohra, 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 30th day of July, 2019. The foregoing instrument was acknowledged before me by Denise Vohra, 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: _____

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

I, Denise Vohra, Manager (print title) of Denise Vohra 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 30th day of July, 2019. The foregoing instrument was acknowledged before me by Denise Vohra, 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: _____

Cynthia Martindale**PRINT NAME**

POWER OF ATTORNEY AFFIDAVITSTATE OF FLCOUNTY OF Miami-Dade

I, Denise Vohra, 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 Tracy Slavens and Vanessa Madrid 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.

Denise Vohra, Manager**PRINT NAME (and Title, if applicable)**


SIGNATURE

Sworn to and subscribed before me this 30th day of July, 2019. The foregoing instrument was acknowledged before me by Denise Vohra, 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: _____


NOTARY PUBLIC
Cynthia Martindale**PRINT NAME****CONTRACT FOR PURCHASE**

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

NAME**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

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

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

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

Denise Vohra LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Denise Vohra

100%

3601 SW 160 Avenue, Suite 250

Miramar, FL 33027

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

DISCLOSURE OF INTEREST
TRUSTEE

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

TRUST NAME	
NAME AND ADDRESS	% INTEREST
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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
Tracy Slavens, Esq.	701 Brickell Ave, Miami, FL 33131	305-789-7642
Vanessa Madrid, Esq.	701 Brickell Ave, Miami, FL 33131	305-789-7453

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 FL

COUNTY OF Miami-Dade

I, Denise Vohra, 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.

Denise Vohra

SIGNATURE

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

NOTARY SEAL OR STAMP

Cynthia Martindale

NOTARY PUBLIC

My Commission Expires: _____

Cynthia Martindale

PRINT NAME



EXHIBIT A

Legal Description

Lot 20, Block 15B, Sunset Lake Re subdivision, according to the plat thereof, as recorded in Plat Book 9, at Page 145 of the Public Records of Miami-Dade County Florida.

Holland & Knight

701 Brickell Avenue, Suite 3000 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens, Esq.
305 789 7642
tracy.slavens@hklaw.com

November 18, 2019

VIA HAND DELIVERY

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

Re: Denise Vohra LLC – 2000 N. Bay Road (File No. DRB 19-0453) Amended Letter of Intent

Dear Mr. Murphy:

This shall constitute our Amended Letter of Intent on behalf of Denise Vohra LLC (the “Applicant”), in support of its Application to the Design Review Board (“DRB”) for design review approval (File No. DRB19-0454; the “Application”). The subject property is a waterfront lot located at 2000 N. Bay Road in the City of Miami Beach, Florida, and is further identified by Miami-Dade County Folio No. 02-3234-022-0050 (the “Property”). The Property is zoned RS-3, Single Family Residential Zoning District, has a Future Land Use Map (FLUM) designation of RS (Single Family Residential). The Applicant hereby reaffirms its request for approval of the following requests:

- 1) a new two-story single-family residence; and
- 2) a waiver pursuant to Section 142-105(b)(1) of the Land Development Regulations (LDRs) to permit a building height of 28 feet for a flat roof home in the RS-3 district.

Previously, the applicant had also sought a variance of the minimum required side street. This variance is no longer needed and the Applicant therefore withdraws that request.

The Property is an approximately 11,806 square foot waterfront lot located on the corner of N. Bay Road and Sunset Drive, is abutted by RS-3 zoned properties to the east and CD-2 Properties to the west, and is currently developed with a pre-1942 single-family residence. The location of the Property is unique in that it is surrounded by a range of uses (multi-family residential, retail, restaurants, and a park) at the gateway between three different neighborhoods, with lower North Bay Road to the north/east, Sunset Islands 3 and 4 to the north, and Sunset Harbour to the south/west. The Palau, a five-story mixed-use building, is directly east of the Property. The new Sunset Harbour Pocket Park lies across the street to the south of the Property,

and the Sunset Juice Café is south of the park. To achieve a successful design for the proposed residence, a careful balance of compatibility, aesthetics, privacy, and security needs was required.

1) Request For Approval of a New Two-Story Single-Family Residence:

The Applicant is seeking to redevelop this Property in accordance with the enclosed plans. The existing building will be demolished in order to construct the new home. This design, as prepared by Kobi Karp, features angular elements that situate the project within the curvilinear lot along the front façade, and frames the views down the canal and out to the Intracoastal waterway for the interior spaces along the rear façade. A two-story relief frames the front entry of the house, while a proposed water wall and water features help to further define the arrival to the site. The design contemplates strong emphasis on clerestory windows, and the cantilevered edge of the second floor slab creates visual interest around all facades. The design also incorporates mixed warm-toned materials on the exterior including sandstone/light travertine cladding and wood, creating an elegant and timeless aesthetic. A glass spiral staircase adorns the exterior rear side of the home leading from the rear yard to the rooftop deck. The proposed home has a lot coverage of less than 25%, and the massing of the home is adequately set back from the front Property line. No accessory structures are proposed.

The home features lush landscaping at this active corner, enhancing both the public streetscape and the desire for privacy within the Property. The existing specimen trees will be the focal point of the streetscape. The landscaping proposed along Sunset Drive will beautify the right-of-way and provide screening between the Property and the adjacent guardhouse, multi-family units, and commercial uses.



The proposed home is characterized with a sleek and modern yet functional design that embraces and seeks to complement its surroundings.

2) Request For Approval of a Waiver Pursuant To Section 142-105(B)(1) to Permit a Building Height of 28 Feet For a Flat Roof Home:

The Applicant is seeking a waiver to allow a 4'-0" height increase to allow an overall height of 28'-0" for the home. Section 145-105(b) provides that the maximum building height in the RS-3 zoning district is 24 feet for flat roofs, and 27 feet for sloped roofs. However, these height limitations may be increased to up to 28 feet for flat roofs, and 31 feet for sloped roofs when approved by the DRB, in accordance with the applicable design review criteria. The height of the proposed structure is 28'-0" for a flat roof. The height increase will allow for the proposed rooftop deck, which is setback an additional 5'-8" to 12'-1" from the rear edge of the structure.

If there was an appropriate Property to approve additional height for, it is this one. The Property is uniquely situated at a busy intersection that serves at the entrance to several different neighborhoods – Sunset Harbour, the Alton Road commercial corridor, Sunset Islands 3 and 4, and lower North Bay Road. Therefore, identifying a proper scale for the home was important to its architecture and its relationship with its surroundings. Below are photographs of the abutting intersection and built environment to provide contextual reference, which serve to justify the request for additional height:



Street view facing west of intersection of N. Bay Road, 20th Street, and Sunset Drive; Property on Right

The home will be framed by the Palau and Sunset Islands 3 & 4 guardhouse on the east and the active commercial uses, including outdoor cafes, shops, and Goodyear Tire Choice to the south:



Street view facing south of intersection of N. Bay Road, 20th Street, and Sunset Drive

November 18, 2019

DRB 19-0453

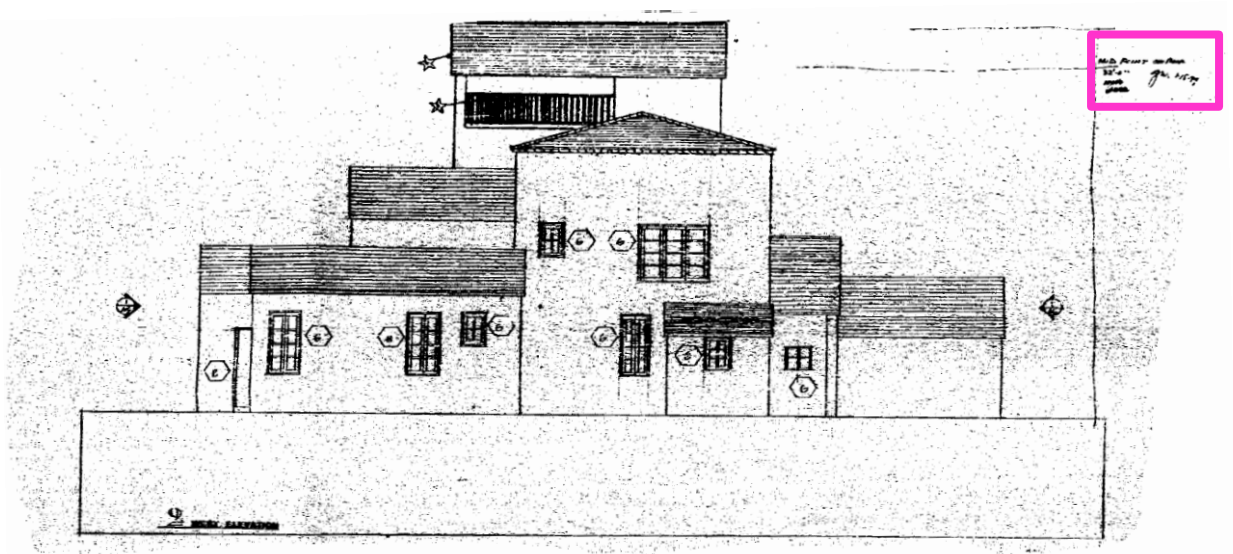
Page 4

A new pocket park that will serve all of the surrounding neighborhoods is currently under construction across the street from the Property at 2001 North Bay Road:



Renderings from approved plans for 2001 N. Bay Road (Source: DRB18-0328)

Most importantly, the proposed height of the home will not be out of character with the adjacent residence to the west, which is significantly taller. This residence, located at 2012 North Bay Road, is three stories, and has a height of 32 feet. Below is an image from the permit records for the 2012 North Bay Road residence:



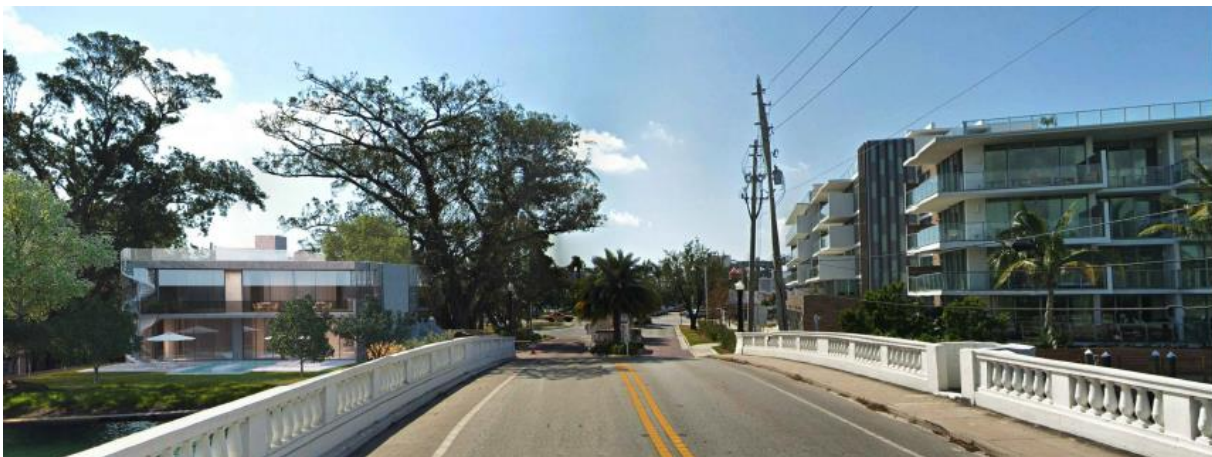


Street view from North Bay Road of 2000 N. Bay Road (left) and 2012 N. Bay Road (right)



Street view from Sunset Drive of 2000 N. Bay Road (right) and 2012 N. Bay Road (left)

The scale of the new home is significantly smaller than that of the Palau and the proposed height is wholly appropriate in the context of its surrounding built environment:



Rendered street view facing south with the proposed home on the left and the Sunset Islands 3 & 4 guardhouse and Palau on the right

As such, we strongly believe that this height waiver request is commensurate with the location, style, and design of the home.

Development Regulations and Area Requirements for the RS-1, RS-2, RS-3, RS-4 single-family residential districts – Section 142-105:

The Applicant acknowledges that the proposed architectural drawings are subject to the review criteria set forth under Section 142-105(a)(2) of the City's Code, as follows:

- a. The existing conditions of the lot, including, but not limited to, topography, vegetation, trees, drainage, and waterways shall be considered in evaluating the proposed site improvements.

Satisfied. The Property is on a waterfront lot. Two (2) Ficus Benamina trees (a protected native species) exist on the Property and will be preserved. The enclosed architectural drawings have been thoughtfully prepared to incorporate these trees into the design.

- b. The design and layout of the proposed site plan inclusive of the location of all existing and proposed buildings shall be reviewed with particular attention to the relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, and view corridors. In this regard, additional photographic, and contextual studies that delineate the location of adjacent buildings and structures shall be required in evaluating compliance with this criterion.

Satisfied. The proposed site plan was thoughtfully designed to be compatible with its surrounding neighborhood and adjacent buildings. The additional height is only being sought for the roof deck portion of the structure, which is minimal in size, and no accessory structures are being proposed. Please refer to the photographic and contextual analysis provided above, and the enclosed Architectural Drawings.

- c. The selection of landscape materials, landscaping structures and paving materials shall be reviewed to ensure a compatible relationship with and enhancement of the overall site plan design and the surrounding neighborhood.

Satisfied. The proposed landscape materials, landscape structures and paving materials are both compatible with and serve as an enhancement to the overall site plan and the surrounding neighborhood. The plans contemplate two native protected trees currently existing on the property which will be preserved, lush landscaping consisting of a Tropical plant palette that includes south Florida native species, large canopy shade trees, flowering trees, palms and large leaf tropical shrubs. In addition, and the paving theme will consist of various sized "flagstone" for pedestrian areas and pool deck. Together, these elements will create a harmonious relationship between the proposed home and the surrounding mix of uses on N. Bay Road and Sunset Drive (which include a pocket park, a mid-rise residential building, commercial uses, and single-family homes).

Please refer to the photographic and contextual analysis provided above, and the enclosed Architectural Drawings.

- d. The dimensions of all buildings, structures, setbacks, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district.

Satisfied. The scale, massing, and dimensions of the proposed home are compatible with existing buildings surrounding the Property. Except for the requested waiver to permit a height of 28 feet for a flat roof home, the proposed site plan complies with all applicable regulations including setbacks, lot coverage, and open space. It is important to emphasize two features of the design: 1) that the requested height waiver is adequate in light of the Property's unique location as it is surrounded by more intense uses to the west, and a 32-foot tall, three-story single family home to the east, and 2) no accessory structures are being proposed. Please refer to the photographic and contextual analysis provided above, and the enclosed Architectural Drawings.

- e. The design and construction of the proposed structure, and/or additions or modifications to an existing structure, indicates sensitivity to and compatibility with the environment and adjacent structures and enhances the appearance of the surrounding neighborhood.

Satisfied. The design and construction of the proposed residence indicates sensitivity to and compatibility with the environment and adjacent structures. In addition, the home's modern and elegant architecture combined with its lush landscaping beautify this important corner and the surrounding neighborhood. Please refer to the photographic and contextual analysis provided above, and the enclosed Architectural Drawings.

- f. The proposed structure is located in a manner that is responsive to adjacent structures and the established pattern of volumetric massing along the street with regard to siting, setbacks and the placement of the upper floor and shall take into account the established single family home context within the neighborhood.

Satisfied. The location and overall design of the proposed residence is the result of thoughtful consideration to the Property's surroundings, with a lot coverage of less than 25% and no proposed accessory structures. The overall dimensions are responsive to adjacent structures and the established pattern of volumetric massing along N. Bay Road and Sunset Drive. Please refer to the photographic and contextual analysis provided above, and the enclosed Architectural Drawings.

- g. The construction of an addition to main existing structure shall be architecturally appropriate to the original design and scale of the main existing structure; the proposed addition may utilize a different architectural language or style than the main existing structure, but in a manner that is compatible with the scale and massing of the main existing structure.

Not Applicable.

- h. The construction shall be in conformance with the requirements of article IV, division 7 of this chapter with respect to exterior facade paint and material colors.

Satisfied. The proposed plans are wholly in compliance with the requirements of article IV, division 7 of Chapter 142 with respect to exterior façade paint and material colors. Please refer to Architectural Drawings.

Design Review Criteria - Section 118-251:

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

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

Satisfied. The Property is a waterfront parcel situated adjacent the Sunset Drive bridge. Two (2) Ficus Benjamina trees (a protected native species) exist on the Property and will be preserved. The enclosed architectural drawings have been thoughtfully prepared to incorporate these trees into the design.

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

Satisfied. The proposed structure, drives, parking areas, walkways, means of ingress and egress, drainage facilities, utility services, landscape structures, lighting, and screening devices have been located to maximize the functionality, safety, privacy, and aesthetic of the home while preserving compatibility with the neighborhood. Please refer to Architectural Drawings.

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

Satisfied. The scale, massing, and dimensions of the proposed home are compatible with existing buildings surrounding the Property. The requested height waiver is adequate in light of the Property's unique location as it is surrounded by more intense uses to the west, and a 32-foot tall, three-story single family home to the east. Except for this height waiver, the proposed site plan complies with all applicable regulations including setbacks, lot coverage, and open space. It is important to emphasize that the overall design is responsive to adjacent structures and the established pattern of volumetric massing along N. Bay Road and Sunset Drive. Please refer to the photographic and contextual analysis provided above, and the enclosed Architectural Drawings.

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

Satisfied. The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas, indicate sensitivity to and compatibility with the environment and adjacent structures. The plans contemplate two native protected trees currently existing on the property which will be preserved, lush landscaping consisting of a Tropical plant palette that includes south Florida native species, large canopy shade trees, flowering trees, palms and large leaf tropical shrubs. In addition, and the paving theme will consist of various sized “flagstone” for pedestrian areas and pool deck. Together, these elements complement the design and will create a harmonious relationship with the surrounding mix of uses on N. Bay Road and Sunset Drive and provide an adequate buffer from those uses. Please refer to the photographic and contextual analysis provided above, and the enclosed Architectural Drawings.

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

Satisfied. The site plan, and the location, appearance and design of the proposed residence is in conformity with all applicable standards set forth in the City Code. The requested height waiver is adequate in context of the surrounding environment and adjacent structures. Please refer to the photographic and contextual analysis provided above, and the enclosed Architectural Drawings. Please refer to the photographic and contextual analysis provided above, and the enclosed Architectural Drawings.

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

Satisfied. The design and construction of the proposed residence indicates sensitivity to and compatibility with the environment and adjacent structures. In addition, the home’s modern and elegant architecture combined with its lush landscaping beautify this important corner and enhance the appearance of the surrounding properties. Please refer to the photographic and contextual analysis provided above, and the enclosed Architectural Drawings.

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

Satisfied. The design and layout of the proposed site plan provides an efficient arrangement of and transition between land uses. The proposed home was designed with safety, privacy, crime prevention and fire protection, and compatibility in mind. The property will be enclosed by a retaining wall and an automated gate (in compliance with all fire access standards) will be installed. Please refer to the photographic and contextual analysis provided above, and the enclosed Architectural Drawings.

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

Satisfied. The proposed application is for a single-family home. Both vehicular and pedestrian access is clearly defined and conveniently arranged. Please refer to Architectural Drawings.

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

A lighting plan is not being submitted at this time, but the Applicant does intend to comply with the Land Development Regulations for lighting at the appropriate time during the permitting process, and will ensure that the design is both safe and minimally intrusive.

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

Satisfied. All landscape and paving materials have been thoughtfully selected to complement the overall site plan design and create a modern luxurious oasis. Please refer to Architectural Drawings.

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

Satisfied. A new retaining wall and fence enclosing the property will be installed to ensure adequate shielding of vehicle headlights, noise, and light from public view, the adjacent guardhouse, properties, and pedestrians. Please refer to Architectural Drawings.

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

Satisfied. The proposed home sits on a waterfront parcel situated adjacent the Sunset Drive bridge. The orientation, massing and scale of the new home is significantly smaller than that of the Palau to the west of the Property and the proposed height is wholly appropriate in the context of its surrounding built environment, including the home to the east of the Property. The proposed design does not result in an impact to the existing view corridors. Please refer to the photographic and contextual analysis provided above, and the enclosed Architectural Drawings

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

Not Applicable.

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

Satisfied. A glass spiral staircase adorns the exterior rear side of the home leading from the rear yard to the rooftop deck. The spiral staircase is intended to be a focal point of the home's architecture. In addition, appropriate and fully integrated rooftop architectural treatment that substantially screens any mechanical equipment on the rooftop is provided.

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

Not Applicable.

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

Satisfied. The proposed design achieves pedestrian compatibility and adequate visual interest while preserving the privacy of the home. Please refer to Architectural Drawings.

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

Not Applicable.

(18) In addition to the foregoing criteria, subsection 118-104(6)(t) of the city Code shall apply to the design review board's review of any proposal to place, construct, modify or maintain

a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.

Not Applicable.

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

Lastly, the proposed architectural drawings meet the criteria set forth under Section 133-50(a) of the City's Code, as follows:

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

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

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

All proposed windows will be hurricane proof impact windows.

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

Passive Cooling systems, including operable windows, will be provided.

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

Resilient landscaping has been incorporated into landscape design.

(5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact including a study of land elevation and elevation of surrounding properties were considered.

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

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

The ground floor, driveways, and garage are adaptable to the raising of public rights-of-ways and adjacent land.

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

All 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.

Not applicable.

(9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

Wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the City Code for habitable space located below the base flood elevation plus City of Miami Beach Freeboard.

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

As noted above, wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the City Code for habitable space located below the base flood elevation plus City of Miami Beach Freeboard.

Overall, the aesthetics, appearance, physical attributes, safety, and function of the proposed single-family residence are adequate in relation to the site, and compatible with adjacent structures and surrounding community. The enclosed site plan drawing provide these details.

Based on the above, we respectfully seek your favorable review and recommendation of approval for this application. Thank you in advance for your considerate attention to this request. If you should have any questions or require additional information, please feel free to call me directly at 305-789-7642.

Respectfully submitted,

HOLLAND & KNIGHT, LLP



Tracy R. Slavens, Esq.

Enclosure

Holland & Knight

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

Tracy R. Slavens, Esq.
305 789 7642
tracy.slavens@hklaw.com

July 15, 2019

VIA HAND DELIVERY

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

**Re: Denise Vohra LLC – 2000 N. Bay Road, Miami Beach, FL
Application to Design Review Board (File No. DRB 19-0453)**

Dear Mr. Murphy:

This shall constitute our Letter of Intent on behalf of Denise Vohra LLC (the “Applicant”), in support of its Application to the Design Review Board (“DRB”) for design review approval of 1) a new two-story single-family residence; 2) a waiver pursuant to Section 142-105(b)(1) of the Land Development Regulations (LDRs) to permit a 4’-0” height increase (total height of 28 feet) for a flat roof home in the RS-3 single-family residential district; and 3) a variance of Section 142-106(2) of the LDRs to permit a side setback of 10’-11.5” where 15’-0” is required for a side facing a street (the “Application”). The subject property is located at 2000 N. Bay Road in the City of Miami Beach, Florida, and is further identified by Miami-Dade County Folio No. 02-3234-022-0050 (the “Property”). The Property is zoned RS-3, Single Family Residential Zoning District, has a Future Land Use Map (FLUM) designation of RS (Single Family Residential).

The Property is an approximately 11,806 square foot waterfront lot located on the corner of N. Bay Road and Sunset Drive, is abutted by RS-3 zoned properties to the east and CD-2 Properties to the west, and is currently developed with a pre-1942 single-family residence. The location of the Property is unique in that it is surrounded by a range of uses (multi-family residential, retail, restaurants, and a park) at the gateway between three different neighborhoods, which North Bay Road to the north, Sunset Islands 3 and 4 to the north, and Sunset Harbour to the east. The Palau is directly to the east and the new Sunset Harbour Pocket Park lies across the street

to the south of the Property. To achieve a successful design for the proposed residence, a careful balance of compatibility, aesthetics, privacy, and security needs was required.

The Applicant is seeking to redevelop this Property in accordance with the enclosed plans. The existing building will be demolished in order to construct the new home. The proposed home is characterized with a sleek and modern yet functional design. This design, as prepared by Kobi Karp, features angular elements that situate the project within the curvilinear lot along the front façade, and frames the views down the canal and out to the intracoastal waterway for the interior spaces along the rear façade. A two-story relief frames the front entry of the house, while a proposed water wall and water features help to further define the arrival to the site. The design contemplates strong emphasis on clerestory windows, and the cantilevered edge of the second floor slab creates visual interest around all facades. The design also incorporates mixed warm-toned materials on the exterior including sandstone/light travertine cladding and wood, creating an elegant and timeless aesthetic. A glass spiral staircase adorns the exterior rear side of the home leading to the rooftop deck. The home features lush landscaping enhancing both the public streetscape and the private property.

As part of the Application, the Applicant is seeking a waiver to allow a 4'-0" height increase. Section 145-105(b) provides that the maximum building height in the RS-3 zoning district is 24 feet for flat roofs, and 27 feet for sloped roofs. However, these height limitations may be increased to up to 28 feet for flat roofs, and 31 feet for sloped roofs when approved by the DRB, in accordance with the applicable design review criteria. The height of the proposed structure is 28'-0" for a flat roof. The height increase will allow for the proposed rooftop deck, which is setback an additional 5'-8" to 12'-1" from the rear edge of the structure. The proposed home has a lot coverage of less than 25%, and the massing of the home is adequately set back from the front Property line. As such, we strongly believe that this height waiver request is commensurate with the location, style, and design of the home.

In addition, the Applicant is seeking approval of a variance of Section 142-106(2) of the LDRs in connection with the setback for the southwest side of the home, which faces a street. The proposed southwest side setback is 10'-11.5" where 15'-0" is required. This variance request is being made to accommodate an existing protected native tree—Ficus Benjamina (commonly known as weeping fig)—located on the northwest side of the Property, as shown in the survey and Sheet A1.01 enclosed with this submittal. In order to preserve the root zone and the canopy of this protected native species, the setback of the home was shifted south by 4'-0.5". As such, approval of this variance is appropriate. Overall, the proposed waterfront residence will create a beautiful entrance to this neighborhood and will not impact neighboring properties, as the design is compatible with other homes in the neighborhood.

Development Regulations and Area Requirements for the RS-1, RS-2, RS-3, RS-4 single-family residential districts – Section 142-105:

The Applicant acknowledges that the proposed architectural drawings are subject to the review criteria set forth under Section 142-105(a)(2) of the City's Code, as follows:

- a. The existing conditions of the lot, including, but not limited to, topography, vegetation, trees, drainage, and waterways shall be considered in evaluating the proposed site improvements.

Noted. Four (4) Ficus Benjamina trees (a protected native species) have been identified on the Property and will be preserved. The enclosed architectural drawings have been thoughtfully prepared to incorporate these trees into the design. The requested side setback variance is intended to accommodate the existing protected native tree on the northwest side of the Property.

- b. The design and layout of the proposed site plan inclusive of the location of all existing and proposed buildings shall be reviewed with particular attention to the relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, and view corridors. In this regard, additional photographic, and contextual studies that delineate the location of adjacent buildings and structures shall be required in evaluating compliance with this criterion.

Noted. Please refer to Architectural Drawings.

- c. The selection of landscape materials, landscaping structures and paving materials shall be reviewed to ensure a compatible relationship with and enhancement of the overall site plan design and the surrounding neighborhood.

Noted. Please refer to Architectural Drawings.

- d. The dimensions of all buildings, structures, setbacks, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district.

Noted. Please refer to Architectural Drawings.

- e. The design and construction of the proposed structure, and/or additions or modifications to an existing structure, indicates sensitivity to and compatibility with the environment and adjacent structures and enhances the appearance of the surrounding neighborhood.

Satisfied. Please refer to Architectural Drawings.

- f. The proposed structure is located in a manner that is responsive to adjacent structures and the established pattern of volumetric massing along the street with regard to siting, setbacks and the placement of the upper floor and shall take into account the established single family home context within the neighborhood.

Satisfied. Please refer to Architectural Drawings.

- g. The construction of an addition to main existing structure shall be architecturally appropriate to the original design and scale of the main existing structure; the proposed addition may utilize a different architectural language or style than the main existing structure, but in a manner that is compatible with the scale and massing of the main existing structure.

Satisfied. Please refer to Architectural Drawings.

- h. The construction shall be in conformance with the requirements of article IV, division 7 of this chapter with respect to exterior facade paint and material colors.

Satisfied. Please refer to Architectural Drawings.

Design Review Criteria - Section 118-251:

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

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

Satisfied. Please refer to Architectural Drawings.

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

Satisfied. Please refer to Architectural Drawings.

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

Satisfied. Please refer to Architectural Drawings.

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

Satisfied. Please refer to Architectural Drawings.

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

Satisfied. Please refer to Architectural Drawings.

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

Satisfied. Please refer to Architectural Drawings.

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

Satisfied. Please refer to Architectural Drawings.

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

Satisfied. Please refer to Architectural Drawings.

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

A lighting plan is not being submitted at this time, but the Applicant does intend to comply with the Land Development Regulations for lighting and will ensure that the design is both safe and minimally intrusive.

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

Satisfied. Please refer to Architectural Drawings.

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

Satisfied. Please refer to Architectural Drawings.

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

Satisfied. Please refer to Architectural Drawings.

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

Satisfied. Please refer to Architectural Drawings.

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

Satisfied. Please refer to Architectural Drawings.

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

Not Applicable.

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

Satisfied. Please refer to Architectural Drawings.

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

Satisfied. Please refer to Architectural Drawings.

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

Not Applicable.

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

Lastly, the proposed architectural drawings meet the criteria set forth under Section 133-50(a) of the City's Code, as follows:

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

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

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

All proposed windows will be hurricane proof impact windows.

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

Passive Cooling systems, including operable windows, will be provided.

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

Resilient landscaping has been incorporated into landscape design.

(5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact including a study of land elevation and elevation of surrounding properties were considered.

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

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

The ground floor, driveways, and garage are adaptable to the raising of public rights-of-ways and adjacent land.

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

All 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.

Not applicable.

(9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

Wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the City Code for habitable space located below the base flood elevation plus City of Miami Beach Freeboard.

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

As noted above, wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the City Code for habitable space located below the base flood elevation plus City of Miami Beach Freeboard.

Overall, the aesthetics, appearance, physical attributes, safety, and function of the proposed single-family residence are adequate in relation to the site, and compatible with adjacent structures and surrounding community.

Based on the above, we respectfully seek your favorable review and recommendation of approval for this application. Thank you in advance for your considerate attention to this request. If you should have any questions or require additional information, please feel free to call me directly at 305-789-7642.

Respectfully submitted,

HOLLAND & KNIGHT, LLP

A handwritten signature in black ink, appearing to read "Tracy R. Slaven". The signature is fluid and cursive, with a large, stylized "T" and "S".

Tracy R. Slaven, Esq.

Enclosure

Holland & Knight

701 Brickell Avenue, Suite 3000 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens, Esq.
305 789 7642
tracy.slavens@hklaw.com

December 9, 2019

VIA HAND DELIVERY

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

Re: Denise Vohra LLC – 2000 N. Bay Road (File No. DRB 19-0453)

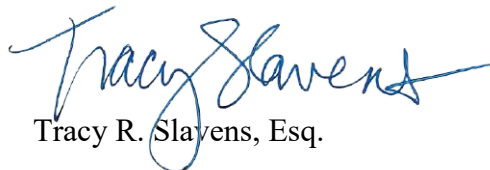
Dear Mr. Murphy:

Enclosed please find the narrative response letter, prepared by Kobi Karp Architecture and Interior Design, Inc., addressing the Design Review Board first submittal comments issued on November 27, 2019 in connection with Application No. DRB19-0453 (the “Application”).

Thank you in advance for your considerate attention to this Application. If you have any questions or require additional information, please feel free to call our office.

Respectfully submitted,

HOLLAND & KNIGHT, LLP



Tracy R. Slavens, Esq.

Enclosure



ARCHITECTURE INTERIOR DESIGN PLANNING

Date: 12/09/2019

**To: City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139**

**Re: DRB Final Submittal
DRB19-0453
2000 N. Bay Rd., Miami, Florida 33131**

DRB Zoning Review - Irina Villegas Ph: email: ivillegas@miamibeachfl.gov

Comments issued on November 27.

1. Provide a narrative responding to staff comments.

Response: Provided herein.

2. Artificial turf proposed at the roof is not a sustainable roof system. (See section 142-875(b) and section 114.1 for definitions) and is limited to the maximum area allowed for accessible deck. It shall be limited only to the accessible roof area of 25% when proposed.

Response: Artificial turf has been removed from the roof.

3. Revise lot coverage to add the second-floor projection in the front façade. the spiral stair will not count in lot coverage if it is more than 50% open. Add a note on plans.

Response: Note has been added as requested. Second floor projection on the front façade has been dimensioned and does not exceed 10'. See lot coverage diagram calculation.

Urban Forestry Group Review - Omar Leon Ph: email: OmarLeon@miamibeachfl.gov

Comments: Urban Forestry is requesting a tree evaluation to be conducted on all existing trees on the property. This shall be conducted by an ISA certified arborist or consulting arborist through ASCA. Landscape and mitigation plans shall be provided for review. Tree preservation plan shall be provided for all specimen trees.

Response: Please reference landscape plans and provided report.

DRB Plan Review - Fernanda Sotelo Ph: email: FernandaSotelo@miamibeachfl.gov

Comments: FSC Comments

1. GENERAL

- a. Provide a narrative responding to staff comments.

Response: Provided herein.

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

Response: Cover changed as requested.

- c. Final submittal drawings must be dated.

Response: All sheets dated as requested.



ARCHITECTURE INTERIOR DESIGN PLANNING

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. A1.01, A1.02, A1.03, A1.04

l. Include setback lines and associated dimensions.

Response: Setback lines and associated dimensions have been provided.

b. A1.04 Illegible measurements and call outs.

Response: Measurements and call outs have been enlarged.

c. Cover, A1.10, A1.11, A1.12, A1.13 Revise renderings to accurately depict landscaping—ie, weeping figs

Response: Renderings have been updated to accurately depict landscaping.

d. A1.02 Void area on second floor does not count towards unit size.

Response: Changed dwg. deleting void and updated also Sheet A0.01 calcs.

e. A1.20 Add mini key plan where elevation is taken.

Response: Changed dwg. Added key.

f. A1.21 Illegible measurements and call outs.

Response: Changed dwg. Enlarged and relocated information.

g. A1.22 Illegible measurements and call outs.

Response: Changed dwg. Enlarged and relocated information.

h. A2.01 Add rear and front setback. Walkways in required yard greater than 5' width requires DRB approval.

Response: Changed dwg. Setbacks notated. Walkways have been dimensioned where exceeds 5' as design intent is to blend into pool deck design.

i. A3.01 Add red dashed setback lines. Paving/walkways in northeast side yard seems excessive—reduce/minimize.

Response: Changed dwg. Setbacks notated. Walkways have been dimensioned where exceeds 5' as design intent is to blend into pool deck design.

j. A4.01 Add red dashed setback lines. Illegible measurements and call outs. Illegible materials. Font seems a printer error. Add mini key plan where elevation is taken.

Response: Changed dwg. Added red setbacks. Enlarged materials, enlarged some fonts, added key plan.

k. A4.02 Add red dashed setback lines. Illegible measurements and call outs. Illegible materials. Font seems a printer error. Add mini key plan where elevation is taken.

Response: Changed dwg. Added red setbacks. Enlarged materials, enlarged some fonts, added key plan.

l. A4.03 Add red dashed setback lines. Illegible measurements and call outs. Illegible materials. Font seems a printer error. Add mini key plan where elevation is taken.

Response: Changed dwg. Added red setbacks. Enlarged materials, enlarged some fonts, added key plan.

m. A4.04 Add red dashed setback lines. Illegible measurements and call outs. Illegible materials. Font seems a printer error. Add mini key plan where elevation is taken.

Response: Changed dwg. Added red setbacks. Enlarged materials, enlarged some fonts, added key plan.

n. A4.05 Add red dashed setback lines. Illegible measurements and call outs. Illegible materials. Font seems a printer error. Add mini key plan where elevation is taken.

Response: Changed dwg. Added red setbacks. Enlarged materials, enlarged some fonts, added key plan.

o. A4.06 Add red dashed setback lines. Illegible measurements and call outs. Illegible materials. Font seems a printer error. Add mini key plan where elevation is taken.

Response: Changed dwg. Added red setbacks. Enlarged materials, enlarged some fonts, added key plan.



ARCHITECTURE INTERIOR DESIGN PLANNING

p. A4.07 Add red dashed setback lines. Illegible measurements and call outs. Illegible materials. Font seems a printer error. Add mini key plan where elevation is taken.

Response: Changed dwg. Added red setbacks. Enlarged materials, enlarged some fonts, added key plan.

q. A4.08 Add red dashed setback lines. Illegible measurements and call outs. Illegible materials. Font seems a printer error. Add mini key plan where elevation is taken.

Response: Changed dwg. Added red setbacks. Enlarged materials, enlarged some fonts, added key plan.

r. Generally, improve all elevations graphic representation.

Response: Elevation graphics have been updated.

s. A5.01, A5.02 and A5.03 and A5.04 and A5.05 Illegible measurements and call outs.

Response: Changed dwg. Enlarged call outs and dimensions.

t. Min side yard elevation: 6.560 MAX side yard 6.560

Response: Noted, proposed yard elevations have been added.

u. Min rear YARD elevation 6.560 Max rear yard: 9.0

Response: Noted, proposed yard elevations have been added.

v. Min front yard elevation: 6.560 MAX front yard 7.125

Response: Noted, proposed yard elevations have been added.

w. Add waiver diagram (height)

Response: Requested height waiver has been identified on all applicable drawings as requested.

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

Response: Cover title has been updated and dated as requested.

y. Add narrative response sheet.

Response: Included herein.

DRB Admin Review - Monique Fons Ph: email: MoniqueFons@miamibeachfl.gov

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline Monday December 16, 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 December 18, 2019**

In addition to the fees, the following shall be provided to the Department no later than the Final CAP and Paper submittal deadline Tuesday December 09, 2019, before 12 p.m. (Tardiness may affect being placed on the agenda):

- 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.



ARCHITECTURE INTERIOR DESIGN PLANNING

- Two (2) sets of Mailing labels must be provided including Letter certificating 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.
 - 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. (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.

Response: All shall be provided

DRB Plan Review – James Murphy Ph: email: JamesMurphy@miamibeachfl.gov

1. APPLICATION COMMENTS

2. GENERAL

- a. Provide a narrative responding to staff comments.

Response: Included herein.

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

Response: Added.

- c. Final submittal drawings must be dated.

Response: All dated.

3. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. A1.01, A1.02, A1.03, A1.04

- l. Include setback lines and associated dimensions.

Response: Setback lines and associated dimensions have been provided.

- b. A1.04 Illegible measurements and call outs.

Response: Measurements and call outs have been enlarged.

- c. Cover, A1.10, A1.11, A1.12, A1.13 Revise renderings to accurately depict landscaping—ie, weeping figs

Response: Renderings have been updated to accurately depict landscaping.

- d. A1.02 Void area on second floor does not count towards unit size.

Response: Changed dwg. deleting void and updated also Sheet A0.01 calcs.

- e. A1.20 Add mini key plan where elevation is taken.

Response: Changed dwg. Added key.



ARCHITECTURE INTERIOR DESIGN PLANNING

f. A1.21 Illegible measurements and call outs.

Response: Changed dwg. Enlarged and relocated information.

g. A1.22 Illegible measurements and call outs.

Response: Changed dwg. Enlarged and relocated information.

h. A2.01 Add rear and front setback. Walkways in required yard greater than 5' width requires DRB approval.

Response: Changed dwg. Setbacks notated. Walkways have been dimensioned where exceeds 5' as design intent is to blend into pool deck design.

i. A3.01 Add red dashed setback lines. Paving/walkways in northeast side yard seems excessive—reduce/minimize.

Response: Changed dwg. Setbacks notated. Walkways have been dimensioned where exceeds 5' as design intent is to blend into pool deck design.

j. A4.01 Add red dashed setback lines. Illegible measurements and call outs. Illegible materials. Font seems a printer error. Add mini key plan where elevation is taken.

Response: Changed dwg. Added red setbacks. Enlarged materials, enlarged some fonts, added key plan.

k. A4.02 Add red dashed setback lines. Illegible measurements and call outs. Illegible materials. Font seems a printer error. Add mini key plan where elevation is taken.

Response: Changed dwg. Added red setbacks. Enlarged materials, enlarged some fonts, added key plan.

l. A4.03 Add red dashed setback lines. Illegible measurements and call outs. Illegible materials. Font seems a printer error. Add mini key plan where elevation is taken.

Response: Changed dwg. Added red setbacks. Enlarged materials, enlarged some fonts, added key plan.

m. A4.04 Add red dashed setback lines. Illegible measurements and call outs. Illegible materials. Font seems a printer error. Add mini key plan where elevation is taken.

Response: Changed dwg. Added red setbacks. Enlarged materials, enlarged some fonts, added key plan.

n. A4.05 Add red dashed setback lines. Illegible measurements and call outs. Illegible materials. Font seems a printer error. Add mini key plan where elevation is taken.

Response: Changed dwg. Added red setbacks. Enlarged materials, enlarged some fonts, added key plan.

o. A4.06 Add red dashed setback lines. Illegible measurements and call outs. Illegible materials. Font seems a printer error. Add mini key plan where elevation is taken.

Response: Changed dwg. Added red setbacks. Enlarged materials, enlarged some fonts, added key plan.

p. A4.07 Add red dashed setback lines. Illegible measurements and call outs. Illegible materials. Font seems a printer error. Add mini key plan where elevation is taken.

Response: Changed dwg. Added red setbacks. Enlarged materials, enlarged some fonts, added key plan.

q. A4.08 Add red dashed setback lines. Illegible measurements and call outs. Illegible materials. Font seems a printer error. Add mini key plan where elevation is taken.

Response: Changed dwg. Added red setbacks. Enlarged materials, enlarged some fonts, added key plan.

r. Generally, improve all elevations graphic representation.

Response: Elevation graphics have been updated.

s. A5.01, A5.02 and A5.03 and A5.04 and A5.05 Illegible measurements and call outs.

Response: Changed dwg. Enlarged call outs and dimensions.

t. Min side yard elevation: 6.560 MAX side yard 6.560

Response: Noted, proposed yard elevations have been added.



ARCHITECTURE INTERIOR DESIGN PLANNING

u. Min rear YARD elevation 6.560 Max rear yard: 9.0

Response: Noted, proposed yard elevations have been added.

v. Min front yard elevation: 6.560 MAX front yard 7.125

Response: Noted, proposed yard elevations have been added.

w. Add waiver diagram (height)

Response: Requested height waiver has been identified on all applicable drawings as requested.

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

Response: Cover title has been updated and dated as requested.

y. Add narrative response sheet.

Response: Included herein.

4. ZONING/VARIANCE COMMENTS.

5. DESIGN/APPROPRIATENESS COMMENTS

a. Waiver #1 additional 4'-0" height RS3 (11806SF); Staff not supportive

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.

Response: Acknowledged

Planning Landscape Review - Fail Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov

1. Provide a written response to the landscape comments.

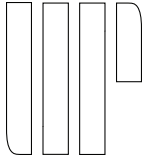
Response: See landscape narrative.

2. Provide a tree report prepared by a Certified Arborist that includes a condition analysis for all existing trees to be removed.

Response: See landscape narrative.

3. Refer to the Chapter 126 CMB landscape ordinance and revise the landscape plans and landscape legend form to provide the minimum number of street trees, lot trees, shrubs and large shrubs. Note that palms do not count towards the minimum number of required trees.

Response: See landscape narrative.



09-DECEMBER-2019

Project Address: 2000 North Bay Road, Miami Beach, FL 33131

Permit: DRB Final Submittal / DRB19-0453

Re: Response to Comments

- 1 Comments: Urban Forestry is requesting a tree evaluation to be conducted on all existing trees on the property. This shall be conducted by an ISA certified arborist or consulting arborist through ASCA. Landscape and mitigation plans shall be provided for review. Tree preservation plan shall be provided for all specimen trees. Omar Leon Ph: email: OmarLeon@miamibeachfl.gov

Response: All existing trees are to remain, so a tree evaluation report is not provided. The proposed design preserves all trees.

- 2 Comment A: Provide a written response to the landscape comments.

Response: See below.

Comment B: Provide a tree report prepared by a Certified Arborist that includes a condition analysis for all existing trees to be removed.

Response: All existing trees are to remain, so a tree evaluation report is not provided. The proposed design preserves all trees.

Comment C: Refer to the Chapter 126 CMB landscape ordinance and revise the landscape plans and landscape legend form to provide the minimum number of street trees, lot trees, shrubs and large shrubs. Note that palms do not count towards the minimum number of required trees.

Response: (1) STREET TREES: The right-of-way is very restricted due to light poles, sight triangles, other obstructions and a very narrow swale in some parts. We have, however, added several street trees to reduce the shortfall. Nine street trees are provided. (2) LOT TREES: We exceed the number of required lot trees. Fifteen lot trees are provided. (3) We have provided 177 shrubs and 14 large shrubs/small trees. We propose to plant the balance of required plantings off-site, as allowed by Code Section 126-7. Although there are shortfalls in each category, the majority of the shrubs are native and there is almost no lawn in the planting plan. The owner would like a tropical look, and we have therefore used a mix of woody shrubs and non-woody tropicals.

End of Document

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address: 2000 N. Bay RD Board: DRB

Date: 01/07/19

BOARD APPLICATION CHECK LIST

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 Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CAP to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CAP (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CAP First submittal deadline.

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

ITEM #	FIRST SUBMITTAL (VIA CAP) **, To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
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). <u>IF APPLICABLE</u>	✓
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")	X
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.	✓
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).	✓

* 60 day lead time for projects including traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.

Indicate N/A If Not Applicable

Initials: FSL

MIAMI BEACH

Planning Department, 1700 Convention Center Drive 2nd Floor
 Miami Beach, Florida 33139, www.miamibeachfl.gov
 305.673.7550

Property address: 2000 N BAY RD

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) <u>(4 photos per page)</u>	✓
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.	✓
o	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).	
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.	
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). <u>IF APPLICABLE (70% 2nd 70% 1st)</u>	
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 <u>IF APPLICABLE</u>	
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)	

Initials: PC

Indicate N/A If Not Applicable

MIAMI BEACH

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address: 2000 N BAY RD

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 addressing first round of comments from Transportation Department and peer review. (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 _____	
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 118-353 (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 -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	

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

Initials: PSC

Indicate N/A If Not Applicable

MIAMI BEACH

Planning Department, 1700 Convention Center Drive 2nd Floor
 Miami Beach, Florida 33139, www.miamibeachfl.gov
 305.673.7550

Property Address: 2000 N. BAY RD

ITEM #	FINAL SUBMITTAL (via CAP)
	Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date.
	Upload documents online (via CAP) before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal 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).

ITEM #	PAPER FINAL SUBMITTAL:	Required
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's or designee's signature

Date

1/7/19

Initials: BSC

Indicate N/A If Not Applicable



November 11, 2019

**City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139**

RE: Property Owners List within 375 feet of:

LEGAL DESCRIPTION:

Lot 20, Block 15B of **"SUNSET LAKE RESUBDIVISION"**, according to the Plat thereof, as recorded in Plat Book 9, at Page 145 of the Public Records of Miami Dade County, Florida.

LOCATION: 2000 North Bay Road, Miami Beach FL 33140

FOLIO: 02-3234-022-0050

FOR: HOLLAND & KNIGHT, LLP

ORDER: 191103

Total number of property owners without repetition: 131

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 375 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely,

THE ZONING SPECIALISTS GROUP, INC.

Jose F. Lopez, P.S.M. #3086

7729 NW 146th Street • Miami Lakes, FL 33016

Phone: 305 828-1210

www.thezoningspecialistsgroup.com

OWNERS LIST

THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 375-FOOT RADIUS OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY

LEGAL DESCRIPTION:

Lot 20, Block 15B of “**SUNSET LAKE RESUBDIVISION**”, according to the Plat thereof, as recorded in Plat Book 9, at Page 145 of the Public Records of Miami Dade County, Florida.

LOCATION: 2000 North Bay Road, Miami Beach FL 33140

FOLIO: 02-3234-022-0050

FOR: **HOLLAND & KNIGHT, LLP**

ORDER: 191103

Sunset Lake Sub Amd Pl PB 8-52 Lot 15 Blk 15

Property address: 2034 Bay Rd N

Folio number: 0232270081410

2040 North Bay Road Llp

3100 Monticello Ave Ste 600

Dallas, TX 75205-3439

Sunset Lake Sub Amd Pl PB 8-52 Lot 1 Blk 16

Property address: 2020 Alton Rd

Folio number: 0232270081415

David Coelho Leigh Esposito

2020 Alton Rd

Miami Beach, FL 33140-4532

Sunset Lake Sub Amd Pl PB 8-52 Lot 34 Blk 16

Property address: 2031 Bay Rd N

Folio number: 0232270081700

Matthew Tambor

2031 N Bay Rd

Miami Beach, FL 33140-4564

Sunset Lake Ext PB 40-23 Lot 4 Blk 4

Property address: 2121 Lake Ave

Folio number: 0232270100230

Robert Gonzalez III

2121 Lake Ave

Miami Beach, FL 33140-4538

Sunset Lake Ext PB 40-23 Lot 5 Blk 4

Property address: 2111 Lake Ave

Folio number: 0232270100240

2111 Tranquility Base LLC

1741 NW 54th St # 204

Miami, FL 33142-3063

Sunset Lake Ext PB 40-23 Lot 6 Blk 4

Property address: 2095 Lake Ave

Folio number: 0232270100250

William C Taylor & W Phyllis I

2095 Lake Ave Sunset Island 4

Miami Beach, FL 33140-4555

Sunset Lake Ext PB 40-23 Lot 7 Blk 4

Property address: 2001 Lake Ave

Folio number: 0232270100260

Leonhard Kurten Irmtraud E Kurten

2001 Lake Ave

Miami Beach, FL 33140-4555

27-33-34 53 42 Sunset Lake Ext PB 40-23 Lot 1 Blk 5

Property address: 1400 21 St W

Folio number: 0232270100270

City Of Miami Beach City Hall

1700 Convention Center Dr

Miami Beach, FL 33139-1819

Sunset Lake Ext PB 40-23 Lot 2 Blk 5

Property address: 1410 21 St W

Folio number: 0232270100280

Rajeev Ramsinghani

1410 W 21st St

Miami Beach, FL 33140-4503

Sunset Lake Ext PB 40-23 Lot 3 Blk 5
Property address: 1420 21 St W
Folio number: 0232270100290

Phillip Muskat
10775 SW 133rd Ter
Miami, FL 33176-6047

27-33-34 53 42 Sunset Lake Ext PB 40-23 Lot 4 Blk 5
Property address: 1430 21 St W
Folio number: 0232270100300

Craig Slass
1430 W 21st St
Miami Beach, FL 33140-4503

27-28-33-34 53 42 .48 Ac Sunset Isl No 4 PB 40-8 All Of Blk 4-E
Property address: 1420 22 St W
Folio number: 0232280012240

Daniel Hertzberg
1420 W 22nd St
Miami Beach, FL 33140-4509

Island View Addn PB 9-144 Lot 2 Blk 12 A
Property address: 1910 Alton Rd
Folio number: 0232330220020

Talmudic College Of Fl Inc
4000 Alton Rd
Miami Beach, FL 33140-3854

34 53 42 Island View Addn PB 9-144 Lots 3 To 5 Blk 12 A
Property address: 1920 Alton Rd
Folio number: 0232330220030

Miami Avenue Holdco LLC
525 Lincoln Rd
Miami Beach, FL 33139-2913

Island View Addn PB 9-144 Lot 6 Blk 12 A
Property address: 1935 West Ave
Folio number: 0232330220040

Ap Sunset Harbour Lp
1616 Camden Rd Ste 210
Charlotte, NC 28203-4925

Island View Addn PB 9-144 Lots 7 Thru 10 Blk 12-A & Lot 9 Blk 12 Of IslaNd
View PB 6-115 & Lot 10 Blk 12 Of Island View Sub Of PB 6-113

Property address: 1925 West Ave
Folio number: 0232330220050

Florida Power & Light Co
Attn Property Tax Dept
700 Universe Blvd
North Palm Beach, FL 33408-2657

Island View Addn PB 9-144 Lots 25 & 26 Less N70ft Blk 15-A
Property address: 1261 20 St
Folio number: 0232330220250

Mac Sh LLC
1261 20th St
Miami Beach, FL 33139-1407

34 53 42 0.3 Ac Unnumbered Parcel Lying W Of Blk 11 A E Of Blk 12 A PB 9-144
Property address:
Folio number: 0232330220350

City Of Miami Beach Park Fla % City Hall
1700 Convention Center Dr
Miami Beach, FL 33139-1819

The Ths At Sunset Harbour Condo Unit 111 Undiv 0.02023% Int In Common El
Property address: 1413 Sunset Harbour Dr, #111
Folio number: 0232330600010

Charles M Rosen
1413 20th St Apt 111
Miami Beach, FL 33139-1485

The Ths At Sunset Harbour Condo Unit 112 Undiv 0.01946% Int In Common El
Property address: 1413 Sunset Harbour Dr, #112
Folio number: 0232330600020

Theodore Caplow
1413 Sunset Harbour Dr 112
Miami Beach, FL 33139

The Ths At Sunset Harbour Condo Unit 113 Undiv 0.01946% Int In Common El
Property address: 1413 Sunset Harbour Dr, #113
Folio number: 0232330600030

Nina Boniske
1413 20th St Apt 113
Miami Beach, FL 33139-1485

The Ths At Sunset Harbour Condo Unit 114 Undiv 0.01946% Int In Common El Property address: 1413 Sunset Harbour Dr, #114 Folio number: 0232330600040	Michael J Rosenbaum Tr 1413 20th St Apt 114 Miami Beach, FL 33139-1485
The Ths At Sunset Harbour Condo Unit 115 Undiv 0.01946% Int In Common El Property address: 1413 Sunset Harbour Dr, #115 Folio number: 0232330600050	Elise Dray 1677 Collins Ave Miami Beach, FL 33139-3136
The Ths At Sunset Harbour Condo Unit 116 Undiv 0.01946% Int In Common El Property address: 1413 Sunset Harbour Dr, #116 Folio number: 0232330600060	Michael Janoura Ileana Janoura PO Box 398 683 Miami Beach, FL 33239
The Ths At Sunset Harbour Condo Unit 117 Undiv 0.01946% Int In Common El Property address: 1413 Sunset Harbour Dr, #117 Folio number: 0232330600070	Eliyahu Nash 1413 20th St Apt 117 Miami Beach, FL 33139-1485
The Ths At Sunset Harbour Condo Unit 118 Undiv 0.01946% Int In Common El Property address: 1413 Sunset Harbour Dr, #118 Folio number: 0232330600080	Dominic A Cavagnuolo Trs A D Cavagnuolo Family Tr 1413 20th St # 118 Miami Beach, FL 33139-1411
The Ths At Sunset Harbour Condo Unit 119 Undiv 0.01946% Int In Common El Property address: 1413 Sunset Harbour Dr, #119 Folio number: 0232330600090	Thomas Lewis 1413 Sunset Harbour Dr 119 Miami Beach, FL 33139
The Ths At Sunset Harbour Condo Unit 120 Undiv 0.02023% Int In Common El Property address: 1413 Sunset Harbour Dr, #120 Folio number: 0232330600100	Des Charmants Chiens Lc Trs Sunset Harbour 120 Land Trust 1413 Sunset Harbour Dr 120 Miami Beach, FL 33139
Ths At Sunset Harbour Condo Unit 207 Undiv 0.02094% Int In Common Elemen Property address: 1413 Sunset Harbour Dr, #207 Folio number: 0232330600110	Bruce Eisenberg 1413 20th St Apt 207 Miami Beach, FL 33139-1485
Ths At Sunset Harbour Condo Unit 407 Undiv 0.02174% Int In Common Elemen Property address: 1413 Sunset Harbour Dr, #407 Folio number: 0232330600120	Jeremy D Stone Melissa Stone 1413 20th St Apt 407 Miami Beach, FL 33139-1486
Ths At Sunset Harbour Condo Unit 208 Undiv 0.01871% Int In Common Elemen Property address: 1413 Sunset Harbour Dr, #208 Folio number: 0232330600130	Meredith Frank Mendez 1413 20th St Apt 208 Miami Beach, FL 33139-1485
Ths At Sunset Harbour Condo Unit 408 Undiv 0.01958% Int In Common Elemen Property address: 1413 Sunset Harbour Dr, #408 Folio number: 0232330600140	Ybp1194 LLC 382 NE 191st St Unit 81419 Miami, FL 33179-3899
Ths At Sunset Harbour Condo Unit 209 Undiv 0.01871% Int In Common Elemen Property address: 1413 Sunset Harbour Dr, #209 Folio number: 0232330600150	Silvina Gonzalez 79001 Hispaniola Ave #906 North Bay Village, FL 33141

Ths At Sunset Harbour Condo Unit 409 Undiv 0.01958% Int In Common Elemen Property address: 1413 Sunset Harbour Dr, #409 Folio number: 0232330600160	Anup K Sabharwal Vicky Sabharwal 1413 Sunset Harbour Dr 409 Miami Beach, FL 33139
Ths At Sunset Harbour Condo Unit 210 Undiv 0.01871% Int In Common Elemen Property address: 1413 Sunset Harbour Dr, #210 Folio number: 0232330600170	Stuart Weissman 1413 20th St Apt 210 Miami Beach, FL 33139-1485
Ths At Sunset Harbour Condo Unit 410 Undiv 0.01958% Int In Common Elemen Property address: 1413 Sunset Harbour Dr, #410 Folio number: 0232330600180	Jennifer Kriz 1413 20th St Apt 410 Miami Beach, FL 33139-1486
Ths At Sunset Harbour Condo Unit 211 Undiv 0.01871% Int In Common Elemen Property address: 1413 Sunset Harbour Dr, #211 Folio number: 0232330600190	Jose Ricardo Arriola 1413 20th St Apt 211 Miami Beach, FL 33139-1485
Ths At Sunset Harbour Condo Unit 411 Undiv 0.01958% Int In Common Elemen Property address: 1413 Sunset Harbour Dr, #411 Folio number: 0232330600200	Sh411 LLC C/O Fred Jove 9826 W Broadview Dr Miami Beach, FL 33154-1128
Ths At Sunset Harbour Condo Unit 212 Undiv 0.02094% Int In Common Elemen Property address: 1413 Sunset Harbour Dr, #212 Folio number: 0232330600210	Randy Scott Gelber 1002 Saint Georges Ave Rahway, NJ 07065-2664
Ths At Sunset Harbour Condo Unit 412 Undiv 0.02174% Int In Common Elemen Property address: 1413 Sunset Harbour Dr, #412 Folio number: 0232330600220	Scott C Cardone 1413 20th St Apt 412 Miami Beach, FL 33139-1486
Ths At Sunset Harbour Condo Unit 604 Undiv 0.02223% Int In Common Elemen Property address: 1413 Sunset Harbour Dr, #604 Folio number: 0232330600230	David Lustig Vanessa Lustig 1413 20th St Apt 604 Miami Beach, FL 33139-1486
Ths At Sunset Harbour Condo Unit 605 Undiv 0.02088% Int In Common Elemen Property address: 1413 Sunset Harbour Dr, #605 Folio number: 0232330600240	Marc Halpern Jill Halpern 1413 20th St Apt 605 Miami Beach, FL 33139-1449
Ths At Sunset Harbour Condo Unit 606 Undiv 0.02223% Int In Common Elemen Property address: 1413 Sunset Harbour Dr, #606 Folio number: 0232330600250	Annette C Cristancho 2875 NE 191st St Ph 1 Miami, FL 33180-2841
Ths At Sunset Harbour Condo Unit 201 Undiv 0.02094% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #201 Folio number: 0232330600260	Joseph Gary Goldstein Ines Marrero Priegues 1415 Sunset Harbour Dr 201 Miami Beach, FL 33139
Ths At Sunset Harbour Condo Unit 401 Undiv 0.02174% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #401 Folio number: 0232330600270	Thomas J Kresse 1415 20th St # 401 Miami Beach, FL 33139-1411

Ths At Sunset Harbour Condo Unit 202 Undiv 0.01871% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #202 Folio number: 0232330600280	Melchior B Heller & W Eugenia Chu 1415 20th St Apt 202 Miami Beach, FL 33139-1447
Ths At Sunset Harbour Condo Unit 402 Undiv 0.01958% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #402 Folio number: 0232330600290	Ian Grocher 1415 20th St Apt 402 Miami Beach, FL 33139-1447
Ths At Sunset Harbour Condo Unit 203 Undiv 0.01871% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #203 Folio number: 0232330600300	Melisa Quinoy Trs Melisa Quinoy Revocable Tr 1415 20th St Apt 203 Miami Beach, FL 33139-1447
Ths At Sunset Harbour Condo Unit 403 Undiv 0.01958% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #403 Folio number: 0232330600310	Joao Bernardo Barbosa 1415 20th St Apt 403 Miami Beach, FL 33139-1447
Ths At Sunset Harbour Condo Unit 204 Undiv 0.01871% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #204 Folio number: 0232330600320	Fred Elias & W Jane Elias 29 Deerfoot Trail West Bloomfeild, MI 48323
Ths At Sunset Harbour Condo Unit 404 Undiv 0.01958% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #404 Folio number: 0232330600330	Ricardo C Sena 1415 20th St Apt 404 Miami Beach, FL 33139-1447
Ths At Sunset Harbour Condo Unit 205 Undiv 0.01871% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #205 Folio number: 0232330600340	Keith Ferguson 1746 Cleveland Rd Miami Beach, FL 33141-1721
Ths At Sunset Harbour Condo Unit 405 Undiv 0.01958% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #405 Folio number: 0232330600350	Daniel J Goodstadt 1415 20th St Apt 405 Miami Beach, FL 33139-1447
Ths At Sunset Harbour Condo Unit 206 Undiv 0.02094% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #206 Folio number: 0232330600360	Brian Kabot Kimberly Kabot 1415 20th St Apt 206 Miami Beach, FL 33139-1447
Ths At Sunset Harbour Condo Unit 406 Undiv 0.02174% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #406 Folio number: 0232330600370	Sunset Harbor 406 LLC 1413 Sunset Harbour Dr #118 Miami Beach, FL 33139
Ths At Sunset Harbour Condo Unit 601 Undiv 0.02223% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #601 Folio number: 0232330600380	David C Shafron 1415 20th St Apt 601 Miami Beach, FL 33139-1467
Ths At Sunset Harbour Condo Unit 602 Undiv 0.02088% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #602 Folio number: 0232330600390	Michael & Marilyn Freundlich Le Rem Ursula R Freundlich Levi 1415 20th St Apt 602 Miami Beach, FL 33139-1448

Ths At Sunset Harbour Condo Unit 603 Undiv 0.02223% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #603 Folio number: 0232330600400	Jeremy B Green 1415 20th St Apt 603 Miami Beach, FL 33139-1448
Ths At Sunset Harbour Condo Unit 101 Undiv 0.02023% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #101 Folio number: 0232330600410	Jeremy A Lazarus Debbie Lazarus 5760 Big Canon Dr Englewood, CO 80111-3514
Ths At Sunset Harbour Condo Unit 102 Undiv 0.01946% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #102 Folio number: 0232330600420	Joshua Keller 1415 Sunset Harbour Dr #Th102 Miami Beach, FL 33129
Ths At Sunset Harbour Condo Unit 103 Undiv 0.01946% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #103 Folio number: 0232330600430	Deirdre Mirmelli 1415 20th St Apt 103 Miami Beach, FL 33139-1447
Ths At Sunset Harbour Condo Unit 104 Undiv 0.01946% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #104 Folio number: 0232330600440	Theodore G Weinreich Nora Weinreich 1415 Sunset Harbour Dr #104 Miami Beach, FL 33139
Ths At Sunset Harbour Condo Unit 105 Undiv 0.01946% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #105 Folio number: 0232330600450	Richard Quevedo 1415 Sunset Harbour Dr #105 Miami Beach, FL 33139
Ths At Sunset Harbour Condo Unit 106 Undiv 0.01946% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #106 Folio number: 0232330600460	Brian Elias 1415 Sunset Harbour Dr #106 Miami Beach, FL 33139-1447
Ths At Sunset Harbour Condo Unit 107 Undiv 0.01946% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #107 Folio number: 0232330600470	Louis Nostro Trs Sarah Rachel Family Trust 1415 20th St Apt 107 Miami Beach, FL 33139-1447
Ths At Sunset Harbour Condo Unit 108 Undiv 0.01946% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #108 Folio number: 0232330600480	Amanda J Francis 1415 20th St Apt 108 Miami Beach, FL 33139-1447
Ths At Sunset Harbour Condo Unit 109 Undiv 0.01946% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #109 Folio number: 0232330600490	Ana Cristina Alvarez Martinez 1415 20th St Apt 109 Miami Beach, FL 33139-1447
Ths At Sunset Harbour Condo Unit 110 Undiv 0.02023% Int In Common Elemen Property address: 1415 Sunset Harbour Dr, #110 Folio number: 0232330600500	David Blake 1415 20th St Apt 110 Miami Beach, FL 33139-1447
Island View Addn Re Sub PB 40-12 Lots 1 Thru 3 & Lots 11 & 12 & Lots 16 Thru 18 Blk 11A & Port Of Lots 4 & 10 Beg NW Cor Of Lot 11 Of PB 40-12 TThen S15.29Ft N 32 Deg W 27.32Ft S 48 Deg E 13.10Ft N 65 Deg E 4.10Ft S 61 Deg E 1.43Ft To POB Property address: 1950 Michigan Ave Folio number: 0232340010010	Alton Pointe LLC Attn David J Philips 500 17th St Miami Beach, FL 33139-1862

Island View Addn Re Sub PB 40-12 Lots 4 Thru 10 Less Desc Beg NW Cor Of
Lot 11 S15.29Ft N 32 Deg W 27.32Ft S 48 Deg E 13.10Ft N 65 Deg E 4.10Ft
S 61 Deg E 1.43Ft To POB
Property address: 1901 Alton Rd
Folio number: 0232340010030

Wells Fargo Bank
1901 Alton Rd
Miami Beach, FL 33139-1506

Sunset Lake Re Sub PB 9-145 Lot 16 Blk 15 B

Property address: 2030 Bay Rd N
Folio number: 0232340220010

David L Sanchez Tembleque Cayazzo
Elizabeth Robin Wood
2030 N Bay Rd
Miami Beach, FL 33140-4537

Sunset Lake Re Sub PB 9-145 Lot 17 Blk 15 B

Property address: 2024 Bay Rd N
Folio number: 0232340220020

David B & Melissa Lazarus Trs
David B & Melissa C Lazarus (Ben)
2024 N Bay Rd
Miami Beach, FL 33140-4537

27-34 53 42 Sunset Lake Re Sub PB 9-145 Lot 18 Blk 15 B

Property address: 2018 Bay Rd N
Folio number: 0232340220030

Eric Hirschhorn Chelsea Hirschhorn
220 Zoe Way
Miami Beach, FL 33141-5868

27-34 53 42 Sunset Lake Re Sub PB 9-145 Lot 19 Blk 15 B

Property address: 2012 Bay Rd N
Folio number: 0232340220040

Emirais Usa Inc
2012 N Bay Rd
Miami Beach, FL 33140-4537

Sunset Lake Re Sub PB 9-145 Lot 20 Blk 15 B

Property address: 2000 Bay Rd N
Folio number: 0232340220050

Denise Vohra LLC
3601 SW 106 Ave Suite #250
Miramar, FL 33027

Sunset Lake Re Sub PB 9-145 Lot 1 Blk 16 B

Property address:
Folio number: 0232340220060

City Of Miami Beach City Hall
1700 Convention Center Dr
Miami Beach, FL 33139-1819

Sunset Lake Re Sub PB 9-145 Lot 2 Blk 16 B

Property address: 2002 Alton Rd
Folio number: 0232340220070

Alexander Del Giudice & W Betty
& Jack P Attias
2002 Alton Rd
Miami Beach, FL 33140-4532

Sunset Lake Re Sub PB 9-145 Lot 3 Blk 16 B

Property address: 2008 Alton Rd
Folio number: 0232340220080

Kurt K Lunkenheimer Brooke A Owens
2008 Alton Rd
Miami Beach, FL 33140-4532

Sunset Lake Re Sub PB 9-145 Lot 4 Blk 16 B

Property address: 2017 Bay Rd N
Folio number: 0232340220081

Carla Probus Jonas Meyers
2017 N Bay Rd
Miami Beach, FL 33140-4536

27 34 53 42 Sunset Lake Re Sub PB 9-145 Lot 5 Blk 16 B

Property address:
Folio number: 0232340220090

Confidential

Sunset Lake Re Sub PB 9-145 Lot 6 Blk 16 B
Property address: 2014 Alton Rd
Folio number: 0232340220100

Phillip G Huber & W Mary Louise
2014 Alton Rd
Miami Beach, FL 33140-4532

Palau Sunset Harbor Condo Unit 201 Undiv 2.3375% Int In Common Elements
Property address: 1201 20 St, #201
Folio number: 0232342420010

1201 Palau LLC
429 Lenox Ave
Miami Beach, FL 33139-6532

Palau Sunset Harbor Condo Unit 301 Undiv 2.9018% Int In Common Elements
Property address: 1201 20 St, #301
Folio number: 0232342420020

Sunshine Palau LLC
415 Washington St Apt 5C
New York, NY 10013-2086

Palau Sunset Harbor Condo Unit 401 Undiv 2.4900 Int In Common Elements
Property address: 1201 20 St, #401
Folio number: 0232342420030

Circle One Properties Inc
333 Bush St Ste 2020
San Francisco, CA 94104-2851

Palau Sunset Harbor Condo Unit 202 Undiv 1.8329 Int In Common Elements
Property address: 1201 20 St, #202
Folio number: 0232342420040

Gregory Diamond Linda Taylor Diamond
428 Childers St # 24180
Pensacola, FL 32534-9630

Palau Sunset Harbor Condo Unit 302 Undiv 2.1964 Int In Common Elements
Property address: 1201 20 St, #302
Folio number: 0232342420050

James Terry Timmons Jr
1201 20th St Apt 302
Miami Beach, FL 33139-1488

Palau Sunset Harbor Condo Unit 402 Undiv 2.4684 Int In Common Elements
Property address: 1201 20 St, #402
Folio number: 0232342420060

Robin Arkus Peter Arkus
9801 Collins Ave # Ph7
Miami Beach, FL 33154-1815

Palau Sunset Harbor Condo Unit 203 Undiv 1.8303 Int In Common Elements
Property address: 1201 20 St, #203
Folio number: 0232342420070

Alain Levi Silvia Levi
1201 20th St # 203
Miami Beach, FL 33139-1407

Palau Sunset Harbor Condo Unit 303 Undiv 1.8303 Int In Common Elements
Property address: 1201 20 St, #303
Folio number: 0232342420080

D And R Big Adventures LLC
1521 Alton Rd # 357
Miami Beach, FL 33139-3301

Palau Sunset Harbor Condo Unit 403 Undiv 2.3006 Int In Common Elements
Property address: 1201 20 St, #403
Folio number: 0232342420090

Julie M Levitt
1900 Sunset Harbour Dr 2003
Miami, FL 33139

Palau Sunset Harbor Condo Unit 204 Undiv 1.8303 Int In Common Elements
Property address: 1201 20 St, #204
Folio number: 0232342420100

Thomas Burlin Christine Burlin
9763 Hawkins Creamery Rd
Gaithersburg, MD 20882-3728

Palau Sunset Harbor Condo Unit 304 Undiv 1.8303 Int In Common Elements
Property address: 1201 20 St, #304
Folio number: 0232342420110

Jonathan L Mitzman
1201 20th St Apt 304
Miami Beach, FL 33139-1490

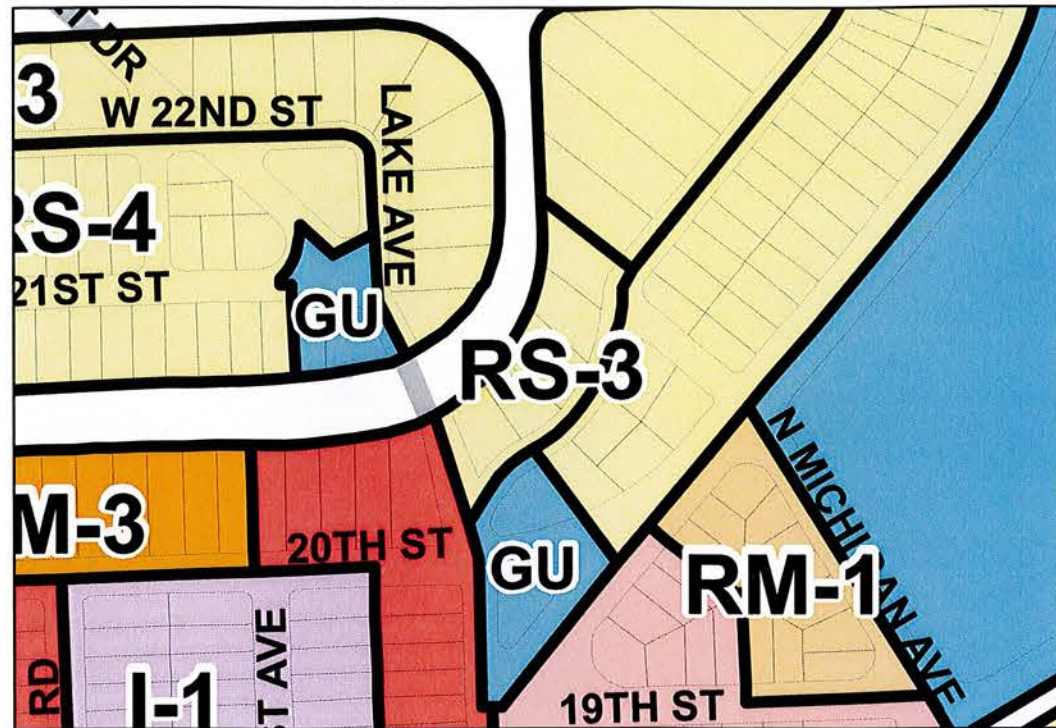
Palau Sunset Harbor Condo Unit 404 Undiv 2.3731 Int In Common Elements Property address: 1201 20 St, #404 Folio number: 0232342420120	Alan L Mccartney Trs Mccartney Management Trust 1409 Post Oak Blvd Unit 1001 Houston, TX 77056-3046
Palau Sunset Harbor Condo Unit 205 Undiv 2.3133 Int In Common Elements Property address: 1201 20 St, #205 Folio number: 0232342420130	Michael S Rubin Marcela A Sardi 1201 20th St Apt 205 Miami Beach, FL 33139-1488
Palau Sunset Harbor Condo Unit 305 Undiv 2.3133 Int In Common Elements Property address: 1201 20 St, #305 Folio number: 0232342420140	John J Mcdonough Jennifer Mcdonough 1201 20th St Apt 305 Miami Beach, FL 33139-1490
Palau Sunset Harbor Condo Unit 405 Undiv 2.8103 Int In Common Elements Property address: 1201 20 St, #405 Folio number: 0232342420150	Michael Appel 5860 Lagorce Dr Miami Beach, FL 33140-2113
Palau Sunset Harbor Condo Unit 206 Undiv 1.1007 Int In Common Elements Property address: 1201 20 St, #206 Folio number: 0232342420160	Dpi Usa Investments LLC 3380 Sheridan Dr # 155 Buffalo, NY 14226-1439
Palau Sunset Harbor Condo Unit 306 Undiv 1.4960 Int In Common Elements Property address: 1201 20 St, #306 Folio number: 0232342420170	Dojo LLC 28 Jacome Way Middletown, RI 02842-5793
Palau Sunset Harbor Condo Unit 406 Undiv 1.7744 Int In Common Elements Property address: 1201 20 St, #406 Folio number: 0232342420180	Celia C Germaine Gruss 1201 20th St Apt 406 Miami Beach, FL 33139-1498
Palau Sunset Harbor Condo Unit 207 Undiv 1.3270 Int In Common Elements Property address: 1201 20 St, #207 Folio number: 0232342420190	Joe Schechter Angela Schechter 1201 20th St # 207 Miami Beach, FL 33139-1407
Palau Sunset Harbor Condo Unit 307 Undiv 1.5761 Int In Common Elements Property address: 1201 20 St, #307 Folio number: 0232342420200	Jack Franklin Bentley 1201 20th St Apt 307 Miami Beach, FL 33139-1490
Palau Sunset Harbor Condo Unit 407 Undiv 1.9854 Int In Common Elements Property address: 1201 20 St, #407 Folio number: 0232342420210	Baron Sunset Harbour LLC 960 Alton Rd Miami Beach, FL 33139-5204
Palau Sunset Harbor Condo Unit 208 Undiv 0.9533 Int In Common Elements Property address: 1201 20 St, #208 Folio number: 0232342420220	208 Palau LLC 2532 Regatta Ave Miami Beach, FL 33140-4235
Palau Sunset Harbor Condo Unit 308 Undiv 0.9533 Int In Common Elements Property address: 1201 20 St, #308 Folio number: 0232342420230	East View Enterprises LLC 741 E Coco Plum Cir Fort Lauderdale, FL 33324-3756

Palau Sunset Harbor Condo Unit 408 Undiv 0.9533 Int In Common Elements Property address: 1201 20 St, #408 Folio number: 0232342420240	Jennifer Daniels 1201 20th St Apt 408 Miami Beach, FL 33139-1498
Palau Sunset Harbor Condo Unit 209 Undiv 1.5291 Int In Common Elements Property address: 1201 20 St, #209 Folio number: 0232342420250	Michael Luehrsen 132 Lakefront Blvd Unit 601 Buffalo, NY 14202-4348
Palau Sunset Harbor Condo Unit 309 Undiv 1.5291 Int In Common Elements Property address: 1201 20 St, #309 Folio number: 0232342420260	Polusa Inc 1130 Washington Ave Fl 3rd Miami Beach, FL 33139-4600
Palau Sunset Harbor Condo Unit 409 Undiv 1.5291 Int In Common Elements Property address: 1201 20 St, #409 Folio number: 0232342420270	Ira Mondry Gail Mondry 32691 Inkster Rd Franklin, MI 48025
Palau Sunset Harbor Condo Unit 310 Undiv 1.8824 Int In Common Elements Property address: 1201 20 St, #310 Folio number: 0232342420280	Sobe Ventures LLC 423 Delaware St Ste 302 Kansas City, MO 64105-1347
Palau Sunset Harbor Condo Unit 410 Undiv 1.8824 Int In Common Elements Property address: 1201 20 St, #410 Folio number: 0232342420290	Palau Fund LLC 1431 E Sandpiper Cir Coconut Creek, FL 33066
Palau Sunset Harbor Condo Unit 312 Undiv 0.9914 Int In Common Elements Property address: 1201 20 St, #312 Folio number: 0232342420300	David Carke Millie Clarke 300 S Pointe Dr Apt 2806 Miami Beach, FL 33139-7330
Palau Sunset Harbor Condo Unit 412 Undiv 0.9914 Int In Common Elements Property address: 1201 20 St, #412 Folio number: 0232342420310	Palau 412 LLC 1000 Brickell Ave Ste 300 Miami, FL 33131-3002
Palau Sunset Harbor Condo Unit 313 Undiv 0.8910 Int In Common Elements Property address: 1201 20 St, #313 Folio number: 0232342420320	Polusa Inc 175 SW 7th St Ste 1518 Miami, FL 33130-2955
Palau Sunset Harbor Condo Unit 413 Undiv 0.8910 Int In Common Elements Property address: 1201 20 St, #413 Folio number: 0232342420330	Mark K Bryant Christopher Mj Chung 15 Reservoir Ave Jersey City, NJ 07307-1822
Palau Sunset Harbor Condo Unit 314 Undiv 1.6956 Int In Common Elements Property address: 1201 20 St, #314 Folio number: 0232342420340	Paul Ochenkoski 133 Kentucky Ave Lexington, KY 40502-1754
Palau Sunset Harbor Condo Unit 414 Undiv 1.6956 Int In Common Elements Property address: 1201 20 St, #414 Folio number: 0232342420350	Alex Mitzman 1201 20th St Apt 414 Miami Beach, FL 33139-1499
Palau Sunset Harbor Condo Unit Ph01 Undiv 2.4811 Int In Common Elements Property address: 1201 20 St, #Ph01 Folio number: 0232342420360	Ossen Corp C/O Sily Heslin Law Pa 8726 NW 26th St Miami, FL 33172-1627

Palau Sunset Harbor Condo Unit Ph02 Undiv 2.3066 Int In Common Elements Property address: 1201 20 St, #Ph02 Folio number: 0232342420370	Nicholas T Smith 1201 20th St # Ph02 Miami Beach, FL 33139-1435
Palau Sunset Harbor Condo Unit Ph03 Undiv 2.4684 Int In Common Elements Property address: 1201 20 St, #Ph03 Folio number: 0232342420380	Giannoni Investments Holding LLC 1410 20th St Ste 214 Miami Beach, FL 33139-1408
Palau Sunset Harbor Condo Unit Ph04 Undiv 5.1847 Int In Common Elements Property address: 1201 20 St, #Ph04 Folio number: 0232342420390	Aaron J Nahmad Erica L Nahmad 1201 20th St # Ph04 Miami Beach, FL 33139-1435
Palau Sunset Harbor Condo Unit Ph05 Undiv 3.8602 Int In Common Elements Property address: 1201 20 St, #Ph05 Folio number: 0232342420400	Benjamin London Susan London 1201 NW 2nd Ave # Ph05 Miami, FL 33136-2617
Palau Sunset Harbor Condo Unit Ph06 Undiv 3.4751 Int In Common Elements Property address: 1201 20 St, #Ph06 Folio number: 0232342420410	Alan L Mccartney Trs Mccartney Management Trust 1409 Post Oak Blvd Unit 1001 Houston, TX 77056-3046
Palau Sunset Harbor Condo Unit Ph07 Undiv 2.2180 Int In Common Elements Property address: 1201 20 St, #Ph07 Folio number: 0232342420420	Alejandro Bachmann 1201 20th St Ph 7 Miami Beach, FL 33139-1499
Palau Sunset Harbor Condo Unit Ph08 Undiv 2.6565 Int In Common Elements Property address: 1201 20 St, #Ph08 Folio number: 0232342420430	Elie M Deshe 2100 Park Ave Apt 508 Miami Beach, FL 33139-1759
Palau Sunset Harbor Condo Unit Mv-1 Undiv 0.0921 Int In Common Elements Property address: 1201 20 St, #Mv1 Folio number: 0232342420440	1201 Palau LLC 429 Lenox Ave Miami Beach, FL 33139-6532
Palau Sunset Harbor Condo Unit Mv-2 Undiv 0.0931 Int In Common Elements Property address: 1201 20 St, #Mv2 Folio number: 0232342420450	Drew Leeman Shannon Leeman 2372 Prairie Ave Miami Beach, FL 33140-3404
Palau Sunset Harbor Condo Unit Mv-3 Undiv 0.0931 Int In Common Elements Property address: 1201 20 St, #Mv3 Folio number: 0232342420460	Gregory Diamond Linda Taylor Diamond 428 Childers St # 24180 Pensacola, FL 32534-9630
Palau Sunset Harbor Condo Unit Mv-4 Undiv 0.1955 Int In Common Elements Property address: 1201 20 St, #Mv4 Folio number: 0232342420470	Thomas J Burlin Christine M Burlin 9763 Hawkins Creamery Rd Gaithersburg, MD 20882-3728
Palau Sunset Harbor Condo Unit Mv-5 Undiv 0.0931 Int In Common Elements Property address: 1201 20 St, #Mv5 Folio number: 0232342420480	Julie M Levitt 1900 Sunset Harbour Dr 2003 Miami, FL 33139

Palau Sunset Harbor Condo Unit Mv-6 Undiv 0.0931 Int In Common Elements Property address: 1201 20 St, #Mv6 Folio number: 0232342420490	Gregory Diamond Linda Taylor Diamond 428 Childers St # 24180 Pensacola, FL 32534-9630
Palau Sunset Harbor Condo Unit Mv-7 Undiv 0.0931 Int In Common Elements Property address: 1201 20 St, #Mv7 Folio number: 0232342420500	Michael S Rubin Marcela A Sardi 1201 20th St Apt 205 Miami Beach, FL 33139-1488
Palau Sunset Harbor Condo Unit Cu-1 Undiv 1.0957 Int In Common Elements Property address: 1201 20 St, #Cu1 Folio number: 0232342420510	Bblw LLC 5757 Collins Ave Apt 806 Miami Beach, FL 33140-2346
Palau Sunset Harbor Condo Unit Cu-2 Undiv 1.2507 Int In Common Elements Property address: 1201 20 St, #Cu2 Folio number: 0232342420520	Conscious Real Estate LLC 6515 Collins Ave Apt 1003 Miami Beach, FL 33141-9627
Palau Sunset Harbor Condo Unit Cu-3 Undiv 1.5609 Int In Common Elements Property address: 1201 20 St, #Cu3 Folio number: 0232342420530	Saldanha E Mouras LLC 17880 NE 31st Ct Apt 2306 North Miami Beach, FL 33160-5009
Palau Sunset Harbor Condo Unit Cu-4 Undiv 1.5609 Int In Common Elements Property address: 1201 20 St, #Cu4 Folio number: 0232342420540	Kaiga LLC 485 Brickell Ave Apt 3206 Miami, FL 33131-2748
Palau Sunset Harbor Condo Unit Cu-5 Undiv 3.1281 Int In Common Elements Property address: 1201 20 St, #Cu5 Folio number: 0232342420550	Bank Of The Ozarks 17901 Chenal Pkwy Little Rock, AR 72223-5831
Palau Sunset Harbor Condo Unit Cu-6 Undiv 1.3893 Int In Common Elements Property address: 1201 20 St, #Cu6 Folio number: 0232342420560	Palau Comm 6 LLC 5860 Lagorce Dr Miami Beach, FL 33140-2113
Palau Sunset Harbor Condo Unit Cu-7 Undiv 1.3372 Int In Common Elements Property address: 1201 20 St, #Cu7 Folio number: 0232342420570	Crig LLC 1 Century Ln Apt 405 Miami Beach, FL 33139-8811
Palau Sunset Harbor Condo Unit Cu-8 Undiv 1.3893 Int In Common Elements Property address: 1201 20 St, #Cu8 Folio number: 0232342420580	South Beach Cu8 LLC 117 SW 10th St # 10163 Miami, FL 33130-3555
Palau Sunset Harbor Condo Unit Cu-9 Undiv 0.6038 Int In Common Elements Property address: 1201 20 St, #Cu9 Folio number: 0232342420590	Palau International LLC 407 Lincoln Rd Ph NE Miami Beach, FL 33139-3021

LOCATION DETAIL



LEGAL DESCRIPTION:

Lot 20, Block 15B of "SUNSET LAKE RESUBDIVISION", according to the Plat thereof, as recorded in Plat Book 9, at Page 145 of the Public Records of Miami Dade County, Florida.

LOCATION: 2000 North Bay Road, Miami Beach FL 33140

FOLIO: 02-3234-022-0050

FOR: HOLLAND & KNIGHT, LLP

ORDER: 191103

DATE: November 11, 2019



SCALE: 1"= 125'



The Zoning Specialists Group, Inc.

7729 NW 146th Street

Miami Lakes FL 33016

Ph: (305) 828-1210

www.thezoningspecialistsgroup.com

I HEREBY CERTIFY: That all the properties shown herein are lying within a 375-foot radius from all boundary lines of the subject property.

BY: *Jose F. Lopez*
JOSE F. LOPEZ, P.S.M.

Professional Surveyor & Mapper
No. 3086, State of Florida.

NOTE:
NOT VALID UNLESS SEALED WITH
THE SIGNING SURVEYOR'S SEAL

375-FOOT RADIUS MAP:

