

BOARD APPLICATION CHECKLIST

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

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

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

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

Property address: 2142 Bay Avenue Board DRB Date: 07/09/2020

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



Property address: 2142 Bay Avenue Board: DRB Date: 07/09/2020

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



Property address: 2142 Bay Avenue Board: DRB Date: 07/09/2020

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

Property address: 2142 Bay Avenue Board: DRB Date: 07/09/2020

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

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



MIAMIBEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

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

Application Information			
FILE NUMBER		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input 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 2142 Bay Avenue, Miami Beach, FL 33140			
FOLIO NUMBER(S) 02-3228-001-1910			
Property Owner Information			
PROPERTY OWNER NAME Regent Trust Company as Trustee of the Kapa Trust			
ADDRESS Gaspe House, 66-72 The Esplanade,		CITY St. Helier, Jersey	STATE Channel Islands
ZIPCODE JE23QT			
BUSINESS PHONE (416) 477-8155	CELL PHONE	EMAIL ADDRESS daltro@altrolaw.com	
Applicant Information (if different than owner)			
APPLICANT NAME same as above			
ADDRESS		CITY	STATE
ZIPCODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST New 2-story SFH with one or more waivers on vacant lot			

Project Information			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input checked="" 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		10,429	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
Party responsible for project design			
NAME Wesley Kean		<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 7520 NE 4 Couty, St 109		CITY Miami	STATE FL ZIPCODE 33138
BUSINESS PHONE (305) 350-3669	CELL PHONE	EMAIL ADDRESS Wesley@kodamiami.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael W. Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Boulevard, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE (305) 377-6224	CELL PHONE	EMAIL ADDRESS Mlarkin@brzoninglaw.com	
NAME Matthew Amster		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Boulevard, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE (305) 377-6236	CELL PHONE	EMAIL ADDRESS MAmster@brzoninglaw.com	
NAME Robert Behar		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Boulevard, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE (305) 377-6224	CELL PHONE	EMAIL ADDRESS Rbehar@brzoninglaw.com	

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 forgoing 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

Ailany May *[Signature]*

 Authorised Signatory Authorised Signatory **SIGNATURE**
 The Regent Trust Company Limited

PRINT NAME

14th July 2020

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

ISLAND
STATE OF JERSEY
PARISH
COUNTY OF ST. HELENE

We, Hilary May and Melanie Livingston, being first duly sworn, depose and certify as follows: (1) I am the Authorised Signatories (print title) of The Regent Trust Company Limited (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.

Hilary May
SIGNATURE

Sworn to and subscribed before me this 14 day of JULY, 2020. The foregoing instrument was acknowledged before me by HILARY MAY & MELANIE LIVINGSTON, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Keith Owen Dixon
NOTARY PUBLIC

My Commission Expires: _____

KEITH OWEN DIXON

My Commission endures for as long as I shall practise

PRINT NAME

Tel: +44 (0)1534 888900

keith.dixon@carevolism.com

Jersey, JET 0BD

St Helier

47 Esplanade

NOTARY PUBLIC

KEITH OWEN DIXON



We are committed to providing excellent public

may in our vibrant, tropical, historic community.

My Commission endures for as long as I shall practise

POWER OF ATTORNEY AFFIDAVIT

ISLAND
STATE OF JERSEY
PARISH
COUNTY OF ST. HELIER

We Hilary May and Melanie Livingston, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell Fernandez Larkin & Tapanes * 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.

Authorised Signatory Authorised Signatory
The Regent Trust Company Limited

Hilary May [Signature]
SIGNATURE

PRINT NAME (and Title, if applicable)

Sworn to and subscribed before me this 14th day of JULY, 20 20. The foregoing instrument was acknowledged before me by HILARY MAY & MELANIE LIVINGSTON, who has produced [Signature] as identification and/or is personally known to me and who did/~~did not~~ take an oath.

NOTARY SEAL OR STAMP

My Commission endures for as long as I shall practise.

My Commission Expires: _____

* Michael W. Larkin, Matthew Amster



Keith Dixon

NOTARY PUBLIC

KEITH OWEN DIXON

KEITH OWEN DIXON PRINT NAME

NOTARY PUBLIC

47 Esplanade

St Helier

Jersey, JE1 0BD

keith.dixon@careyolsen.com

Tel: +44 (0)1534 888900

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

N/A

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

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 is 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.

N/A

NAME OF CORPORATE ENTITY	% OF OWNERSHIP
NAME AND ADDRESS	

N/A

NAME OF CORPORATE ENTITY	% OF OWNERSHIP
NAME AND ADDRESS	

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.

Kapa Trust

TRUST NAME

NAME AND ADDRESS

% INTEREST

Regent Trust Company- Trustee

100%

Gaspe House, 66-72 The Esplanade, St. Helier, Jersey, Channel Islands JE2 3QT

Frank Toskan - Beneficiary of Kapa Trust

100%

118 Yorkville ave Apt 801 TORONTO Ontario. M5R 1H5

COMPENSATED LOBBYIST

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

NAME	ADDRESS	PHONE
<u>Michael W. Larkin</u>	<u>200 South Biscayne Boulevard, Suite 850</u>	<u>(305) 377-6224</u>
<u>Matthew Amster</u>	<u>200 South Biscayne Boulevard, Suite 850</u>	<u>(305) 377-6236</u>
<u>Wesley Kean</u>	<u>7520 NE 4 Couty, St 109</u>	<u>(305) 350-3669</u>

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

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

APPLICANT AFFIDAVIT

ISLAND
STATE OF JERSEY
PARISH
COUNTY OF ST. HELIER

we I, Hilary May and Melanie Livingston, being first duly sworn, depose and certify as follows: (1) ^{wp app} 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.

The Regent Trust Company Limited
Hilary May
Authorized Signatories SIGNATURE

Sworn to and subscribed before me this 14th day of JULY, 2020. The foregoing instrument was acknowledged before me by HILARY MAY, MELANIE LIVINGSTON, who ~~has produced~~ are identification and/or is personally known to me and who did ~~not~~ take an oath.

NOTARY SEAL OR STAMP

Keith Dixon
NOTARY PUBLIC

My Commission endures for as long as I shall practise

My Commission Expires: _____

KEITH OWEN DIXON
PRINT NAME

KEITH OWEN DIXON
NOTARY PUBLIC
47 Esplanade
St Helier
Jersey, JE1 0BD

keith.dixon@carevolsen.com

We are committed to providing excellent public service and safety

tel: +44 (0)1534 888900



ant, tropical, historic community.



RBC TRUST COMPANY (INTERNATIONAL) LIMITED AND ITS SUBSIDIARIES
FIDUCIARY COMMITTEE

The Fiduciary Committee has been established by the Boards of Directors of RBC Trust Company (International) Limited (the Company) and each of its following subsidiaries:

Cacique Investments Limited
Damor Investments Limited
Hill Street Trustees Limited
RBC Corporate Services (Jersey) Limited
RBC Directorship Services (Jersey) Limited
RBC Corporate Services (Guernsey) Limited
RBC Directorship Services (Guernsey) Limited
RBC Trust Company (Jersey) Limited
RBC Trust Company (Guernsey) Limited
RBC Trustees (Jersey) Limited
RBC Trustees (Guernsey) Limited
Regent Capital Trust Corporation Limited
The Regent Trust Company Limited

Two members of the Fiduciary Committee acting together, may take trustee decisions or board decisions or council decisions for trusts or companies or foundations respectively, to which the Company or any of its subsidiaries (as listed above) provide trustee, management or administration services. Which particular members of the Fiduciary Committee are authorised to approve any such decision are detailed in the table of approval levels contained within the Standing Orders and will depend upon the following factors:

The nature and value of the particular decision or transaction
 Which company(ies) is/are required to take the decision
 Whether the trust or company or foundation concerned is managed in Jersey or Guernsey

Separately, once transactions of a fiduciary nature have been approved by the Fiduciary Committee these may be executed by Fiduciary Services Support in accordance with a separate external authorised signatory list, known as the Transaction and Execution Signatory List ("TESL").

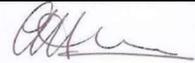
Those members of the Fiduciary Committee that are designated as representatives of the Funds Services Business are only authorised to take Fiduciary decisions on behalf of RBC Corporate Services (Jersey) Limited.

Certified a true copy of the current Signatory List of RBC Trust Company (International) Limited

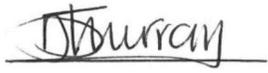
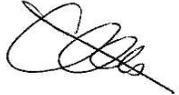
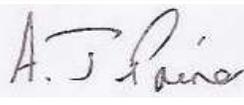
 Authorised Signatory

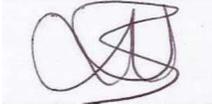
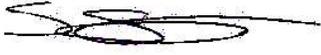
July 16, 2020

 Dated

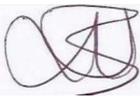
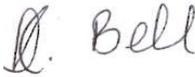
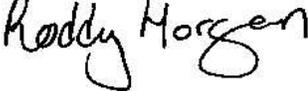
Linda Margaret	Addison	AA	
Gillian Elizabeth	Alce	A	
Zoe	Anderson	AA	
Denise	Bailey	A	
Andrena Grace	Ball	B	
Giles Antony Hilder	Baxter	AA	
Mark Alan	Beer	A	
Alan Richard	Binnington	AA	
Amanda Michelle	Cabot	A	
Patricia Ann	Cameron	AA	
Christine	Clark	B	
Tina Jill	Cook	AA	
John Anthony	Dillon	A	
Tracey Leigh	Dubras	B	
Elizabeth Grace	Epifanio	A	
Irene Veronica	Fadden	A	
Andrew James	Fortune	A	

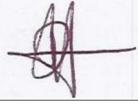
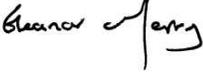
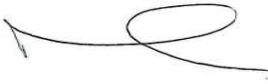
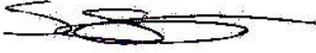
Camilla Sophie	Fox	AA	
Janet	Fox	A	
Stephen Ola Geoffrey	Gabrielsson	B	
William Gwion	Harries	AA	
Rhodri Steven	Hart	B	
Ashley David Blair	Hickman	A	
Martin James	Higgins	A	
Sarajane	Kempster	AA	
Julie Anne Deborah	Kleis	AA	
Amanda Jane	Le Heuzé	A	
Melanie Jane	Livingston	AA	
Hilary Madeleine	May	AA	
David Jonathan	McMahon	AA	

Frances Mary	Moyse	A	
Donna-Jane	Murray	B	
Karen Denise	Noel	A	
Christopher Paul	Nutter	B	
Jacqueline Clare	O'Brien	A	
Andrew James	Paine	B	
Alison Jane	Patrick	A	
Andrew David	Perree	AA	
Ian MacGregor	Ritchie	A	
Stephen Grey	Ritzema	AA	
Jeremy Paul	Smith	AA	
Kristina Jean	Stone	AA	
Jordan	Stoodley	B	
Kelly	Swain	B	
Ian Michael	Troy	B	
Sarah Jayne	Wagg	A	

Mark Jonathon	Amies	B	
Lisa Helene	Barnett	AA	
Victoria Jane	Brouard	A	
Ross	Cameron	A	
Diane Eileen	McKenna	B	
Tanya Louise	Marrett	B	
Samuel James Robert	Ozanne	AA	
Rachel Louise Burton	Pettitt	AA	
Martyn Eric	Russell	AA	

Location indicates whether the individual is authorised to act on cees clients in Jersey or Guernsey or both jurisdictions pursuant to clause 5.8.4 of the Standing Orders

Anna	Adamska	B	
Mark Jonathon	Amies	B	
Lorraine	Bannan	B	
Lisa Helene	Barnett	A	
Karen	Bell	A	
Ross	Cameron	A	
Gordon	Campbell	B	
Matthew Derek George	Carter	B	
Caroline Ann	Costello	A	
Andrew Leonard	Creber	A	
Suzanne Patricia	Cross	B	
David Finbarr	Dorrity	B	
Michael James	Evans	A	
Tammy Elizabeth	Forrest	A	
Milena Isabel	Gomes Nino	B	
Neil Christopher	Hampton	B	
Roderick John	Horgan	A	
Glen Frank Ashley	Johnson	B	

Sabrina Maria	Jordan	B	
Elanco	Kanagasabapathy	B	
Susan Patricia	King	B	
Helier	Le Main	A	
Mark Craig	Le Saint	A	
Joanne	Lucas	B	
Paul	Markham	B	
Tanya Louise	Marrett	B	
Diane Eileen	McKenna	B	
Annetta Mary	Merritt	B	
Eleanor Joyce	Merry	A	
David	Moffat	B	
Fiona Hume	Nichol	B	
Samuel James Robert	Ozanne	A	
Rachel Louise Burton	Pettitt	A	
Martyn Eric	Russell	A	
Amanda Jayne	Sawyer	B	
Mary Josephine	Sheehy	A	

Michaela Jane	Stacey-Goldberg	B	
Alison Jean	Steer	B	
Nicholas James	Thompson	B	
Rhea Mitchell	Wright	B	

PCFS - JERSEY SIGNATORIES		
Linda Margaret	Addison	AA
Gillian Elizabeth	Alce	A
Zoe	Anderson	AA
Denise	Bailey	A
Andrena Grace	Ball	B
Giles Antony Hilder	Baxter	AA
Mark Alan	Beer	A
Alan Richard	Binnington	AA
Amanda Michelle	Cabot	A
Patricia Ann	Cameron	AA
Christine	Clark	B
Tina Jill	Cook	AA
John Anthony	Dillon	A
Tracey Leigh	Dubras	B
Elizabeth Grace	Epifanio	A
Irene Veronica	Fadden	A
Andrew James	Fortune	A
Camilla Sophie	Fox	AA
Janet	Fox	A
Stephen Ola Geoffrey	Gabrielsson	B
William Gwion	Harries	AA
Rhodri Steven	Hart	B
Ashley David Blair	Hickman	A
Martin James	Higgins	A
Sarajane	Kempster	AA
Julie Anne Deborah	Kleis	AA
Amanda Jane	Le Heuzé	A
Melanie Jane	Livingston	AA
Hilary Madeleine	May	AA
David Jonathan	McMahon	AA
Frances Mary	Moyse	A
Donna-Jane	Murray	B
Karen Denise	Noel	A
Christopher Paul	Nutter	B
Jacqueline Clare	O'Brien	A
Andrew James	Paine	B
Alison Jane	Patrick	A
Andrew David	Perree	AA
Ian MacGregor	Ritchie	A
Stephen Grey	Ritzema	AA
Jeremy Paul	Smith	AA
Kristina Jean	Stone	AA
Jordan	Stoodley	B
Kelly	Swain	B
Ian Michael	Troy	B
Sarah Jayne	Wagg	A
PCFS - GUERNSEY SIGNATORIES		
Mark Jonathon	Amies	B
Lisa Helene	Barnett	AA
Victoria Jane	Brouard	A
Ross	Cameron	A
Diane Eileen	McKenna	B
Tanya Louise	Marrett	B
Samuel James Robert	Ozanne	AA
Rachel Louise Burton	Pettitt	AA
Martyn Eric	Russell	AA
cees		
Anna	Adamska	B
Mark Jonathon	Amies	B
Lorraine	Bannan	B
Lisa Helene	Barnett	A
Karen	Bell	A
Gordon	Campbell	B
Ross	Cameron	A
Matthew Derek George	Carter	B

Caroline Ann	Costello	A
Andrew Leonard	Creber	A
Suzanne Patricia	Cross	B
David Finbarr	Dorrity	B
Michael James	Evans	A
Tammy Elizabeth	Forrest	A
Milena Isabel	Gomes Nino	B
Neil Christopher	Hampton	B
Roderick John	Horgan	A
Glen Frank Ashley	Johnson	B
Sabrina Maria	Jordan	B
Elanco	Kanagasabapathy	B
Susan Patricia	King	B
Helier	Le Main	A
Mark Craig	Le Saint	A
Joanne	Lucas	B
Paul	Markham	B
Tanya Louise	Marrett	B
Annetta Mary	Merritt	B
Eleanor Joyce	Merry	A
Diane Eileen	McKenna	B
David	Moffat	B
Fiona Hume	Nichol	B
Samuel James Robert	Ozanne	A
Rachel Louise Burton	Pettitt	A
Martyn Eric	Russell	A
Amanda Jayne	Sawyer	B
Mary Josephine	Sheehy	A
Michaela Jane	Stacey-Goldberg	B
Alison Jean	Steer	B
Nicholas James	Thompson	B
Rhea Mitchel	Wright	B



BERCOW RADELL FERNANDEZ LARKIN & TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

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

VIA ELECTRONIC SUBMITTAL

August 10, 2020

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

Re: DRB20-0570 – Design Review Board Approval for Property Located at 2142 Bay Avenue, Miami Beach, Florida

Dear James:

This firm represents the Kapa Trust, with Regent Trust Company Limited as Trustee (the “Applicant”), the Applicant and owner of the property located at 2142 Bay Avenue (the “Property”). Please consider this the Applicant’s letter of intent in connection with a request to the Design Review Board (“DRB”) for design review and related waivers for the construction of a new two-story single-family residence.

Property. The Property is an irregular-shaped waterfront lot comprised of approximately 25,460 square feet, and is identified by Miami-Dade County Folio No. 02-3228-001-1910. The Property line has a curve and the side property lines are not parallel resulting in a narrowing of the Property from the rear to front. The Property is in the RS-3, Single Family Residential Zoning District. The Property is located on the west side of Sunset Island 4 and west of mainland Miami-Beach. The surrounding neighborhood is comprised of a mix of 1- and 2-story single-family residences.

Description of Proposed Development. The Applicant proposes to construct an elegantly-designed, modern two-story residence with an attached one-story garage in the front of the Property. The proposed home features a smooth concrete finish with decorative screening and metal accent aluminum louvers framing the numerous large glass windows and doors that comprise the majority of the exterior of the home. Notably, the roof edges will be smooth and curbless creating clean, distinct volumes unlike many homes with noticeable curbs and/or parapets. The proposed home also features a unique

driveway entrance folly reminiscent of Morris Lapidus' whimsical follies and doodles on Lincoln Road. Beyond the folly there is a spacious courtyard and motor court area.

The proposed home is low-scale, as its design artfully breaks up the mass with the eloquently-designed attached garage, by incorporating breaks in the elevations with large windows and multiple balconies. In addition, the design incorporates open areas through courtyards, a pocket garden, two green roof areas, an outdoor terrace, and utilizing a unique pool and pool deck, all of which break up the scale and mass of all elevations. The combination of the entrance, central gallery courtyard, pool and garage locations result in a design that permits visibility through the center of the home.

The proposed new home complies with the City of Miami Beach Code (the "Code") requirements for unit size, lot coverage, setbacks, and open space. The maximum height of the home is 28' utilizing a 4' height waiver, which is within the maximum height for a flat roof. The 4' waiver is only for a portion of the home, as the rest of the home is 26' utilizing a 2' height waiver. The size of the proposed home is approximately 10,125 square feet (39.76% of the lot size), with a lot coverage of 27.33%, both of which are significantly below the maximums allowed. The proposed home provides larger than required setbacks. It satisfies the 30' front setback, which is to the small mechanical equipment structure and the main home is setback nearly 80 ft. While the home features two minor roof overhang encroachments on the rear and north setbacks, the home itself exceeds the minimum rear setback of 38'10" by 5'10". Further, the side yards comply with the Code, with the portions of the home exceeding the minimum in the north.

Waiver Requests. The Applicants respectfully request DRB approval of four (4) waivers:

1. Height waiver pursuant to Code Section 142-105(b)(1), to permit to permit 28' where 24' is required for a flat roof.
2. Second floor volume waiver pursuant to Code Section 142-105(b)(4)c, to permit the 92.17.% second floor volume where 70% is preferred.
3. Waiver of additional open space for the length of the two-story elevation along the north side pursuant to Code Section 142-106(2)(d) to permit an elevation longer than 60 feet.
4. Waiver of additional open space for the length of the two-story elevation along the south side pursuant to Code Section 142-106(2)(d) to permit an elevation longer than 60 feet.

Height Waiver. Although the Property is zoned RS-3, which requires a minimum lot area of 10,000 square feet, the Property's size is more analogous to RS-2

zoned properties that have minimum lot areas of 18,000 square feet. In fact, at over 25,000 square feet, its lot area is more comparable to RS-2 zoned properties, which permit a height of 28' for flat roofs without a waiver. The proposed 28' height is only for the rear portion of the home as the entrance of the home only utilizes a 2' height waiver. The north facade of the home provides for generous side setbacks with multiple breaks in the facade creating mini courtyards. In addition, the Property features extensive landscaping that will buffer the new home from the neighboring properties. As such, the Property can accommodate a larger scale than typically-sized RS-3 zoned lots. Specifically, the Property can adequately accommodate the slightly larger scale of 28' in height for only a portion of the home while being consistent with the surrounding neighborhood.

Second floor volume waiver. The intent of the second-floor area volume requirement is to reduce the scale and massing of 2-story homes in the single-family zoning districts. The Applicant's design at 92.17% very effectively addresses the intent of the Code in the unique shape of the design. The recessed main entrance bookended by the garage and office/guest suite, centralizes the 2-story portion of the home. The expansive open space, central courtyard, and the secluded garden in the south, with the green roof in the middle of the south elevation further reduce the impact of the second floor. Moreover, the multiple changes in plane along all elevations, especially with larger than required front and rear setbacks, abundant glass and various materials all provide visual breaks to the massing of the home. In addition, the purposeful placement of the lush landscaping at ground level and the terraces will screen the home from the neighbors and street frontage. Therefore, the entire design significantly reduces the size of the home and matches the character of the neighborhood, which notably includes a number of other homes that have significantly-sized second floors, including ones designed with large unenclosed areas on the ground with second floors above. The intent of the Code will be accomplished and furthered by the proposed design.

Additional Open Space Waiver for Two-story North Elevation. The intent of the Code for additional open space is to reduce the scale and massing of the second story portion of homes to no greater than 60' against the neighboring properties without providing a courtyard. The Applicant proposes a slightly longer second story length which is broken down into 1- and 2-story elevations for the north elevation on a lot that is 259 feet long and are providing multiple breaks and open spaces along the facade. The two-story elevation is confined to 90' of the overall 126'1" of the facade and the remaining 36' is the one-story elevation along the easternmost portion of the facade. The design, within an irregular waterfront lot, adequately addresses the intent of the Code by incorporating many architectural features, but the proposal only provides partial courtyards so does not meet all the additional criteria for open space.

Nonetheless, they meet the intent and purpose of the code by providing four noticeable courtyards, 27'-10.5", 14'-10", 12'-3" and 37'-1" in depth and open to the sky that significantly break up the massing of the 2-story portion. In addition to the courtyards, the design also adequately addresses the intent of the Code by incorporating many architectural features, including windows, terraces and various materials and also extensive greenspace and landscaping in a conscious effort to reduce the home's scale and massing while realizing a design that is aesthetically pleasing. Further, the setback along the north exceeds the minimum due to the non-parallel lot line, which pushes the mass of the home closer to the center of the Property away from the neighbor.

Additional Open Space Waiver for Two-story South Elevation. The intent of the Code for additional open space is to reduce the scale and massing of the second story portion of homes to no greater than 60' against the neighboring properties without providing a courtyard. The south elevation has a 50'-9" uninterrupted second story length, which is not greater than 60' and is setback significantly from the south side by 30', but the proposal only provides a partial courtyard with a small roof overhang so does not meet all the additional criteria for open space. It is important to note that the western most portion of the elevation located at the setback is only 1-story and the associated two-story portion of the elevation is setback significantly away from the south side by 30'. Nonetheless, they meet the intent and purpose of the Code by providing a noticeable courtyard, 13'11" in length and a majority open to the sky that significantly breaks up the massing of the 2-story portion. In addition to the courtyard, the design also adequately addresses the intent of the Code by incorporating many architectural features, including windows, balconies and various materials and also extensive greenspace and landscaping in a conscious effort to reduce the home's scale and massing while realizing a design that is aesthetically pleasing.

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

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

The Applicant will provide a recycling or salvage plan during permitting.

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

The windows on the new home will be hurricane-impact.

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

Operable windows will be provided on the new home.

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

The Applicant's proposed landscape plan is resilient as it will be comprised of native and Florida-friendly plants, including trees and shrubs that are compatible with the area.

(5) The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.

The Applicant proposes the main structure to have a finished floor elevation at 10 feet NGVD, which includes 2 feet of freeboard to address future sea level rise.

(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height up to three (3) additional feet in height

The Applicant proposes a finished floor elevation of 10 feet NGVD, with appropriate ramping from the street to the parking area and entrance to the home that will be compatible to future raising of public rights-of-way and adjacent land.

(7) As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.

All critical mechanical and electrical systems will be located above BFE.

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

Not applicable as Applicant proposes a new home at BFE +2'.

(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.

No habitable space is located below BFE.

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

An appropriate stormwater retention system will be implemented at time of permitting.

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

The Applicant proposes a porous pool deck and a pervious driveway.

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

The Applicant proposes cool pavement, a light-colored roof and extensive landscaping that will minimize the potential for heat island effects.

Conclusion. Granting this design review application and the associated waivers will permit the development of a beautifully-designed single-family home that is compatible with the surrounding neighborhood. The design centrally locates the home on the Property, does not maximize the size, and integrates great architectural interest that embraces the intent and purpose of the Code to provide a home that befits the area. We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-377-6236.

Sincerely,



Matthew Amster

cc: Michael W. Larkin, Esq.
Robert Behar, Esq.

Date: August 10, 2020

**To: City of Miami Beach, DRB Zoning Review
1700 Convention Center Dr
Miami Beach, FL 33139**

Attn: James Murphy, Planner

From: Fadia Jawhari, Project Manager

**Re: 2142 Bay Ave.
Miami Beach DRB Review**

DRB Zoning Review – Comment Response Narrative

(RECEIVED BY KoDA – Date: Fri, July 31, 2020 at 12:14 PM)

1. Survey is missing. Survey shall be current, not older than 6 months from the time of application. Survey shall include lot area and elevation of the crown of the road at the center of the property.

Response: A survey is now provided. The date of the field work of the survey was March 5th, 2020. The survey includes the lot area and the elevation of the crown of the road at the center of the property.

2. Revise zoning information. Lot width is the average of the front and rear property lines for properties located in a circular street or cul-de-sac. Lot depth is measured at the center of the site. Indicate lot depth on site plan. The required rear setback is rounded to the next entire inch.

Response: The lot width has been calculated as mentioned. Refer to sheet Z-008 for lot width calculations. As per the pre-application discussion with James Murphy, the lot depth is the average of the north lot line, south lot line and center lot line. Refer to sheet Z-008 for lot depth calculation.

3. Page Z-008. Footprint of canopy at front is not shown.

Response: The footprint of the canopy at the front is now shown on Z-008.

4. Page Z-010. The front entry space and projection above do not count in unit size at first floor.

Response: The front entry space and the projection above have been removed from the first floor unit size count.

5. Page Z-011. Provide dimensions of front yard impervious surfaces. Indicate 20'-0" front setback. Indicate width of driveway. Provide dimensions of all impervious elements in rear yard. Decks, concrete slab for mechanical, shower, lounge pad do not count as open space.

Response: The dimensions of the front yard and rear yard impervious surfaces has now been provided to sheet Z-011. The 20'-0" front setback and the driveway width has now been indicated. Decks, concrete slab for mechanical, shower and lounge pad have been excluded from the open space calculations.

6. Page Z-103. Indicate elevation of the roof in the accessory building.

Response: The elevation of the roof of the accessory building has now been provided on sheet Z-103.

7. Driveway shall be setback 4'-0" from the side property line.

Response: The driveway is now setback 4'-0" from the side property line as per dimension on sheet Z-014.

8. Note that fences located within the rear yard, including fences adjacent to the side property lines cannot exceed 5'-0" from grade elevation. It is not clear if any fence is proposed along the side property lines within the rear yard.

Response: There are no fences proposed along the side property lines within the rear yard.

DRB Plan Review – Comment Response Narrative

(RECEIVED BY KoDA – Date: Fri, July 31, 2020 at 12:14 PM)

3. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a) Letter of intent: lists SF of lot area as 25,671 SF vs 25,460 in survey and zoning legend. Revise.

Response: The letter of intent has been revised to match the survey and zoning legend.

- b) Z-010. Add 10' offset to covered terraces.

Response: The 10'-0" offset has now been provided to the covered terrace as shown on sheet Z-010.

- c) Z-011. Add front yard setback distance and rear yard setback distance.

Response: The front yard and rear yard setback distances have now been provided on sheet Z-011.

- d) Z-013. Confirm that first floor is enclosed area of first floor and that second floor includes enclosed area of second floor (double height space). First floor = 5642? (according to Z-010). Second floor is 4786.5 + double height space for this analysis.

Response: The volumetric unit size for the first floor has now been revised. The first floor unit size is 5338 SF (Z-010) excluding the garage, while the volumetric unit size for the first floor is 5558 SF including all enclosed area of first floor (garage included). The second floor volumetric unit size has been revised to include all enclosed area of second floor including the double height space.

- e) Z-014. Parking spaces must comply with the side setbacks of 7'-6" minimum to side property. Garage should supply minimum 22'-0" driveway backup (not additional parking). Conflict with sheet L-201.

Response: Noted. The parking spaces now comply with the side setback of 7'-6" minimum to the side property line. The garage now supplies 22'-0" of driveway backup and not additional parking. Z-014 and L-201 have now been coordinated.

- f) Z-103. Remove roof slopes.

Response: The roof slopes have now been removed from sheet Z-103.

- g) Z-201 – Z-204. Generally align and improve elevation datum measurement, add to both sides of elevations – perhaps reduce size of font slightly. Add non rendered elevations. Add property lines. Correct spelling "structure". Correct ground cover to improve elevation measurement datum. Add mini plan of where elevation is taken.

Response: The elevation datum measurement has now been aligned and improved. The font size has now been reduced and the property lines have now been added. The spelling has been corrected and the ground cover has now been corrected to improve elevation measurement datum. A mini plan of where the elevation was taken has now been added to sheets Z-201 – Z-204.

- h) Z-301 – Z-307. Generally align and improve elevation datum measurement, add to both sides of elevations – perhaps reduce size of font slightly. Add height of solar panels (Solar panels, not to exceed five feet in height).

Response: The elevation datum measurement has now been aligned, improved and added to both sides of the building sections on sheets Z-301 – Z-307. The font size has now been reduced. The height of the solar panels has now been added and it does not exceed 5' in height.

- i) Missing height waiver diagram.

Response: The height waiver diagram has now been added. Please refer to sheet Z-014.

- j) Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated with final submission date.

Response: "FINAL SUBMITTAL" has now been added to front cover title and all drawings have now been dated with the final submission date.

- k) Add narrative response sheet.

Response: A narrative response sheet has been provided.

- l) Add survey to set.

Response: A survey is now added to the set.

4. DESIGN COMMENTS

- a) Driveway folly does not seem to correlate in design aesthetic of the residence.

Response: The design aesthetic of the driveway folly is inspired by the 1950'-1960's architecture of Morris Lapidus most notably depicted on Lincoln Road. The reinforced concrete follies or "doodles", as Lapidus referred to them, depicted whimsical and striking designs that stem from extravagant scales and unique forms such as "geometric mushrooms and armadillo shells." The smooth, curvilinear forms of this proposed folly structure connect the soft, curvilinear forms of the proposed residence to the rich architectural history of Miami Beach. In this way, the entry structure becomes the architectural threshold between the historic city and the new residence.

Public Works LUB Review – Comment Response Narrative

(RECEIVED BY KoDA – Date: Fri, July 31, 2020 at 12:14 PM)

1. Please show the Miami Beach Sight Visibility Triangle at the driveway. It is to be shown in according to CMB Detail Drawing RS-16. When you have a sidewalk, you are to show two (2) sets of Visibility Triangles; one (1) between the road and the driveway apron and another between the sidewalk and the driveway inside your property. (Sheet Z-014 & L0500).
 - a. Remember no obstructions from 2 feet to 6 feet above grade are allowed within the sight triangles.
 - b. Triangles need to be 15' in length.
 - c. Rolling gates within the triangle shall allow 50% visibility.

Response: Noted. The Miami Beach Sight Visibility Triangle is now shown at the driveway on sheets Z-014.

2. Trench drain is shown incorrectly on sheet Z-014.

Response: Th trench drain is now shown correctly.

3. Provide cross sections between your property line and front first level setback line. It must include the grades of your property and the adjacent properties. (Sheet Z-310).

Response: A cross section between the property line and the front first level setback line was provided, including grades of property, on sheet Z-310. The grading for adjacent properties has now been provided on sheet Z-308 – Z-310.

Notes:

1. All stormwater runoff must be retained within your private property and any proposed on-site stormwater system must hold a 10-year, 24-hour rainfall event with an intensity of 8.75 inches of rainfall.
 - a. Trench drain will be required on the driveway and adjacent to the property line.

Response: Noted. All the stormwater runoff is being retained within the private property. A trench drain is shown in the drawings on sheet Z-014.

2. The pool will need to have one (1) of the following:
 - a. If feed by an irrigation line, it must discharge waste into an on-site small pool well or drainage well.
 - b. If feed by a domestic line, the pool must discharge into the sanitary sewer system and an Affidavit must be signed. Affidavit will indicate that you will not alter the pool feed to irrigation in the future without providing an on-site discharge well for a pool or discharge into an on-site drainage well.

Response: The pool will be fed by an irrigation line and it will discharge waste into an on-site small pool well or drainage well.

3. Retaining walls must be watertight. All retaining wall proposals must accompany language and specification that shows how they will prevent stormwater runoff from discharging into the adjacent properties (Sheet Z-014).
 - a. Grade transition from the wall (front first level setback line) to the property line must be graded to maintain discharge on your private property. Add swale in both sides.

Response: Noted. The retaining walls will be watertight. All the retaining wall proposals are now accompanied by language and specification showing the prevention of stormwater runoff from being discharged into adjacent properties.

ADDITIONAL CHANGES/UPDATES SINCE LAST SUBMISSION:

1. The maximum required south side yard elevation has been changed to 30" above adjusted grade per code 142-105 (8) c 2 (A). See sheets Z-013 and Z-309.
2. The pool design has been updated. See sheet Z-014.
3. The dock design has been updated. See sheet Z-014.
4. The driveway design has been updated. See sheet Z-014.
5. The renderings have been updated. See sheets Z-401-403.
6. Sheets Z-400 and Z-400.1 were added to portray the design intent of the home and how it is contemporary, yet rooted in Miami Beach.

-END-