

PLANNING DEPARTMENT

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

BOARD APPLICATION CHECKLIST

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

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

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

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

Property address: 1787 Normandy Drive Board DRB Date: 09/03/2020

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.	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	<input checked="" type="checkbox"/>
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).	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
6	Copies of all current or previously active Business Tax Receipts.	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>

Property address: 1787 Normandy Drive Board: DRB Date: 09/03/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	<input checked="" type="checkbox"/>
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	<input checked="" type="checkbox"/>
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	<input checked="" type="checkbox"/>
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	<input checked="" type="checkbox"/>
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	<input checked="" type="checkbox"/>
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	<input checked="" type="checkbox"/>
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	<input checked="" type="checkbox"/>
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	<input checked="" type="checkbox"/>
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)	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	<input checked="" type="checkbox"/>
p	Proposed Section Drawings	<input checked="" type="checkbox"/>
q	Color Renderings (elevations and three dimensional perspective drawings).	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
b	Hardscape Plan, i.e. paving materials, pattern, etc.	<input checked="" type="checkbox"/>
11	Copy of original Building Permit Card, & Microfilm, if available.	<input checked="" type="checkbox"/>
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: 1787 Normandy Drive Board: DRB Date: 09/03/2020

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.	<input checked="" type="checkbox"/>
24	Variance and/or Waiver Diagram	
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	
29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the dune within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version and narrative addressing first round of comments from Transportation Department and peer review, provide a narrative. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	

Property address: 1787 Normandy Drive Board: DRB Date: 09/03/2020

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.	<input checked="" type="checkbox"/>
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	Waiver: Garage Height Diagram	<input checked="" type="checkbox"/>
Other	Waiver: Lot Coverage Diagram	<input checked="" type="checkbox"/>
Other		

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

Property address: 1787 Normandy Drive Board: DRB Date: 09/03/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
FINAL SUBMITTAL (CAP & PAPER) Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Final Submittal Documents must be uploaded to the CAP and hard copies must be submitted to the Planning Department prior to 12:00 P.M. on final submittal deadline. Staff will review and issue a notice to proceed or to continue submittal to a future meeting if the application is found incomplete.		
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).	
	PAPER FINAL SUBMITTAL:	
46	Original application with all signed and notarized applicable affidavits and disclosures.	<input checked="" type="checkbox"/>
47	Original of all applicable items.	<input checked="" type="checkbox"/>
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	<input checked="" type="checkbox"/>
49	14 collated copies of all required documents	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>

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)

Monika H. Entin
Applicant or Designee's Name

[Signature]
Applicant or Designee's Signature

10/9/20
Date

[Signature]

MIAMI BEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

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

Application Information			
FILE NUMBER		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the Property Appraiser Summary Report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		Design Review Board <input checked="" type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1787 Normandy Drive LLC			
FOLIO NUMBER(S) 02-3210-017-0310 (refer to the Miami-Dade County Property Appraiser printout, attached hereto as Exhibit "A")			
Property Owner Information			
PROPERTY OWNER NAME 1787 Normandy Drive LLC (pursuant to quit claim deed from New Alhambra Holdings Corp.)			
ADDRESS 755 Crandon Blvd.		CITY Key Biscayne	STATE FL
ZIP CODE 33149			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS c/o plahsen.ox@gmail.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same as above			
ADDRESS Same as above		CITY Same as above	STATE Same as above
ZIP CODE Same as above			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS Same as above	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST The Applicant is seeking design review approval for a new 6-unit, multi-family structure, and waiver from Section 142-155 (a)(3)f.1, which requires that the height to the underside of the first floor slab be a minimum of 12-feet, when 10-feet, 8-inches is proposed for the ground floor garage space.			

Project Information			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		7,810	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		7,812.50	SQ. FT.
Party responsible for project design			
NAME Jose L. Gomez		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 8101 Biscayne Boulevard, Suite 309		CITY Miami	STATE FL ZIPCODE 33138
BUSINESS PHONE 305-559-1250	CELL PHONE 305-778-7955	EMAIL ADDRESS jg@beilinsonarchitectspa.com	
Authorized Representative(s) Information (if applicable)			
NAME Monika H. Entin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 633 South Andrews Avenue, Suite 500		CITY Ft. Laderdale	STATE FL ZIPCODE 33301
BUSINESS PHONE 305-542-3445	CELL PHONE 305-542-3445	EMAIL ADDRESS Monika@mhelawpa.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	
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

Patricio N. Lahsen

SIGNATURE

Patricio Lahsen, as Manager of 1787 Normandy Drive, LLC

PRINT NAME

September 11, 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: _____

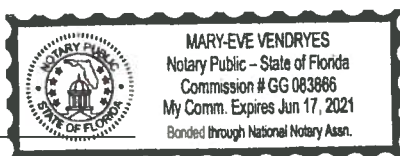
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

I, Patricio Lahsen, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of 1787 Normandy Drive, 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 _____ day of September, 2020. The foregoing instrument was acknowledged before me by Patricio Lahsen as Manager of 1787 Normandy Drive LLC, 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 PUBLICMARY-EVE VENDRYES

PRINT NAME**POWER OF ATTORNEY AFFIDAVIT**

STATE OF **Florida**
 COUNTY OF **Miami-Dade**

Patricio Lahsen, as Manager of 1787 Normandy Drive, LLC

I, _____, 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 **Monika Entin** 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.

Patricio Lahsen, as Manager of 1787 Normandy Drive, LLC

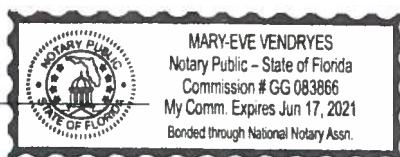
Patricio N. Lahsen

PRINT NAME (and Title, if applicable)**SIGNATURE**

Sworn to and subscribed before me this 11th day of **September**, 2020. The foregoing instrument was acknowledged before me by Patricio Lahsen, as Manager of 1787 Normandy Drive, LLC, 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: _____



Mary-Eve Vendryes

NOTARY PUBLIC

MARY-EVE VENDRYES

PRINT NAME**CONTRACT FOR PURCHASE**

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

N/A

NAME**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if

filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

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

See Exhibit B, attached hereto

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
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If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

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

N/A

TRUST NAME	
NAME AND ADDRESS	% INTEREST
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
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COMPENSATED LOBBYIST

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

NAME	ADDRESS	PHONE
<u>Monika Entin</u>	<u>633 South Andrews Ave., Suite 500, Ft. Lauderdale, FL 33139</u>	<u>305-542-3445</u>
<u>Jose L. Gomez</u>	<u>8101 Biscayne Boulevard, Suite 309, Miami, FL 33138</u>	<u>305-559-1250</u>
<u> </u>	<u> </u>	<u> </u>

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

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

APPLICANT AFFIDAVIT

STATE OF Florida
COUNTY OF Miami-Dade

Patricio Lahsen, as Manager of 1787 Normandy Drive, LLC

I, Patricio Lahsen, as Manager of 1787 Normandy Drive, LLC, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

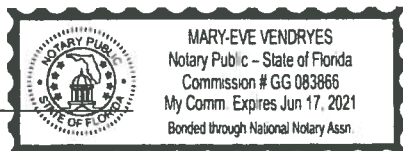
Patricio N. Lahsen

SIGNATURE

Sworn to and subscribed before me this 11th day of September, 2020. The foregoing instrument was acknowledged before me by Patricio Lahsen, as Manager of 1787 Normandy Drive, LLC, 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: _____



Mary-Eve Vendryes

NOTARY PUBLIC

MARY-EVE VENDRYES

PRINT NAME



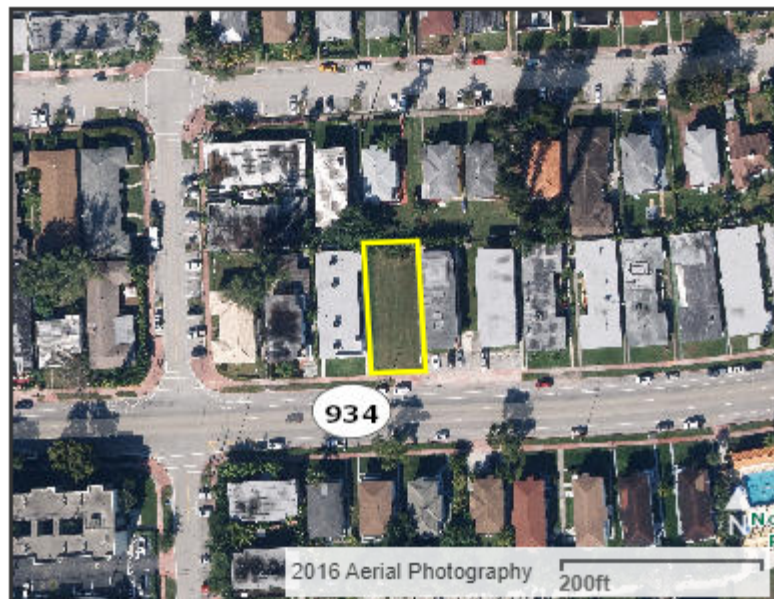
OFFICE OF THE PROPERTY APPRAISER

EXHIBIT - A

Summary Report

Generated On : 9/10/2020

Property Information	
Folio:	02-3210-017-0310
Property Address:	1787 NORMANDY DR Miami Beach, FL 33141-4703
Owner	NEW ALHAMBRA HOLDINGS CORP
Mailing Address	2525 PONCE DE LEON BLVD STE 1225 CORAL GABLES, FL 33134 USA
PA Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$531,250	\$500,000	\$437,500
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$531,250	\$500,000	\$437,500
Assessed Value	\$529,375	\$481,250	\$437,500

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$1,875	\$18,750	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
ISLE OF NORMANDY MIAMI VIEW SEC PART 2 PB 41-75 LOT 24 BLK 31 LOT SIZE 50.000 X 125 OR 13340-770 0687 6

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$529,375	\$481,250	\$437,500
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$531,250	\$500,000	\$437,500
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$529,375	\$481,250	\$437,500
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$529,375	\$481,250	\$437,500

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/26/2020	\$250,000	31989-1403	Qual by exam of deed
07/03/2015	\$365,000	29689-4117	Qual by exam of deed
04/15/2014	\$81,000	29156-4198	Corrective, tax or QCD; min consideration
10/04/2013	\$290,000	28866-2940	Qual by exam of deed

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.

1787 Normandy Drive, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

New Alhambra Holdings, Corp.

100%

755 Crandon Blvd.

Key Biscayne, FL 33149

New Alhambra Holdings Corp.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

Vizcaya Investing Ltd.

100%

British Virgin Islands

Vizcaya Investing Ltd.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

Patricio Lahsen

100%

755 Crandon Blvd.

Key Biscayne, FL 33149

October 7, 2020

VIA ELECTRONIC AND PAPER SUBMISSION

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

Re: Final Letter of Intent for Design Review Approval and Waiver for the
Property Located at 1787 Normandy Drive, Miami Beach, Florida

Dear Tom:

As you may know, this law firm represents 1787 Normandy Drive, LLC (the "Applicant"), the owner of the above-referenced property (the "Property"), which is located in the City of Miami Beach, Florida ("City"). See Exhibit A, Property Appraiser Summary. Please allow the following to serve as the Applicant's letter of intent in connection with the Applicant's request for a design review approval of the construction of a new multi-family structure, including waiver of minimum height requirements for the underside of the first floor slab at the Property..

Description of Property. The Property, which is identified by Miami-Dade County Property Appraiser Folio No. 02-3210-017-0310, is located on the north side of Normandy Drive between Rue Granville and Trouville Esplanade. It is situated within the RM-1, Residential Multi-Family Low Intensity Zoning District. The Property consists of a single lot which is approximately fifty feet (50') by one-hundred twenty-five feet (125' in depth). Currently, the site is vacant and free from any physical encumbrances.

Description of the Development Program. The Applicant has worked with the architect and City staff to design a structure that is befitting to the fabric of the neighborhood. The new proposed three-story building will house six (6) individual townhouse units and will provide one parking space for each unit (the "Project"). Each townhome will be comprised of open living spaces on the second floor of structure with bedrooms on the third level. The Project has been modernly designed and accounts for sea level rise. It has been designed with clean lines and a vast amount of windows to maximize the views of the neighborhood. The windows provide clarity and create an openness to the space.



In addition to an elegantly designed residence, the Project also boats parking for each unit. In this area of Miami Beach, parking is a commodity which is not easily attained. The provision of parking for the units reduces the impacts to the adjacent properties, as well as the neighborhood as a whole.

Requests. The Applicant is requesting design review approval of these modest townhomes along with approval of a waiver of Section 142-155(a)(3)f.1, which requires that the height to the underside of the first floor slab be a minimum of 12-feet. The Project proposes to provide ten feet (10') clearance to the underside of the slab for the ground level garage. As previously mentioned, parking is limited and since convenience stores, restaurants and similar amenities are not within walking distance, people within this neighborhood are more prone to use vehicles. As such, parking for any new construction is a critical component of the viability of any project.

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 Applicant is proposing to provide hurricane impact windows throughout the Property.

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

The proposed windows will be operable. Additionally, tall ceilings inside the units allow for movement of warmer air in the upper part of the rooms, further increasing comfort. The surrounding balconies provide ample shadow over windows and doors, and help reduce the thermal gain from the orientations.

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

The Applicant has worked to provide a landscape plan that is appropriate for the Property. Most of the landscaping consists of salt-tolerant, draught-resistant, and native or Florida-friendly plants.

- (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.

All habitable spaces will be above minimum freeboard (BFE + 1 Ft).

- (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 Project accounts for 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 will be located above Base Flood Elevation of +8.00' NGVD.

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

All habitable spaces will be above minimum freeboard (BFE + 1 Ft).

- (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.

Proper precautions will be taken to protect the Property from potential floods.

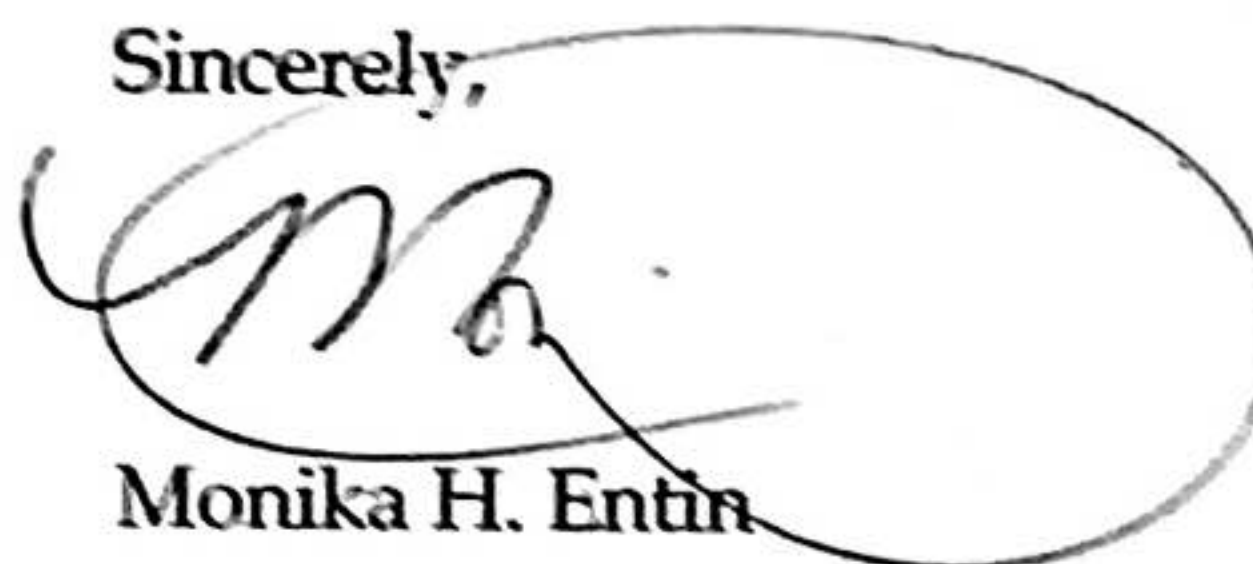
- (10) Where feasible and appropriate, water retention systems shall be provided.

Not applicable.

Conclusion. The Applicant's proposal is consistent with the character of the neighborhood, as well as the intent of the Code. This Property will greatly benefit from the proposed Project as will the surrounding neighborhood. We respectfully request your recommendation of approval of the Applicant's requests.

Please do not hesitate to contact me with any questions you may have on the Project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Monika', enclosed within a large, hand-drawn oval.

Monika H. Entin

cc: Mr. James G. Murphy
Ms. Fernanda Sotelo-Chotel
Ms. Irina Villegas



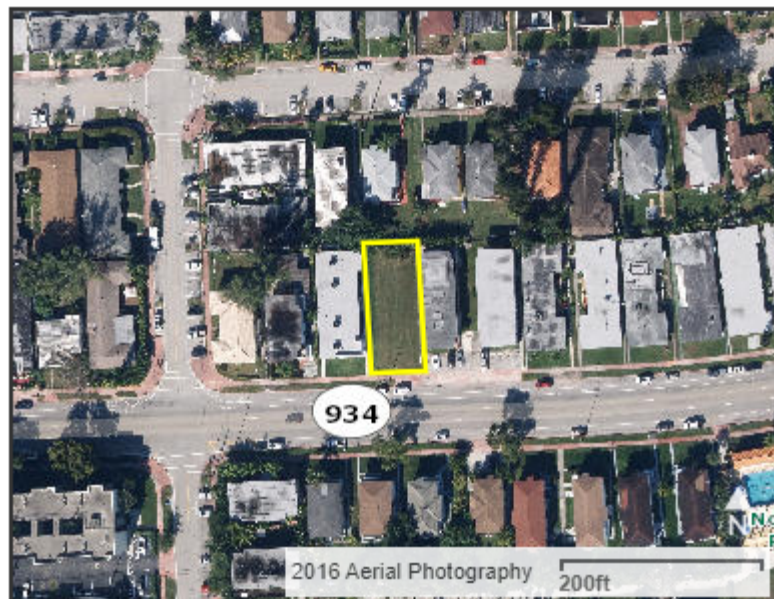
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04/15/2014	\$81,000	29156-4198	Corrective, tax or QCD; min consideration
10/04/2013	\$290,000	28866-2940	Qual by exam of deed

MIAMI DADE - SCHOOL CONCURRENCY LIST

Below is the established process for the Planning Department's review of applications where new residential units are proposed.

Whenever a building permit application or Land Use Board application is reviewed which involves new residential units (not individual single family homes), the below information is transmitted to Miami-Dade County Schools through their online portal system. (including building permits where a school concurrency evaluation was previously done as part of a land use board application).

Please provide the following information:

Applicant Name (owners):	1787 Normandy Drive, LLC
Applicant Phone (owners):	786-603-0149
Applicant Email(owners):	plahsen@ox@gmail.com
Project Address :	1787 Normandy Drive, Miami Beach, FL 33140
Contact Name:	c/o Monika H. Entin
Contact Phone:	c/o Monika@mhelawpa.com
Contact Email:	305-542-3445
Local Government Application Number (Board Number or Permit number):	DRB20-0587
Master Folio Number:	02-3210-017-0310
Additional Folio Numbers:	N/A
Total Acreage:	0.14
Proposed Use (number of units)*:	6
SFH (Existing/Proposed):	N/A
TH (Existing/Proposed):	0/6
Multyfamily (Existing/Proposed):	N/A

The Planning Department will not approve building permits involving an increase in residential units unless the County School Board has issued a school concurrency determination and concludes that the development satisfies the school concurrency requirements. Without this, a building permit cannot be issued.

*The number of units is the ADDITIONAL number of residential units proposed vs. the number of current existing units on the site. For example, if an existing building contains 8 residential units, and is being replaced with a 20 unit project, the number of units would be 12.



1787 Normandy Drive Townhomes

Miami Beach, Florida 33140

prepared for:

1787 Normandy Drive, LLC

traffic statement

TRAFTECH
ENGINEERING, INC.

September 2020

September 21, 2020

Mr. Patricio Lahsen
North Beach Townhomes
1787 Normandy Drive
Miami Beach, Florida 33141

Re: 1787 Normandy Drive – Traffic Statement

Dear Patricio:

Traf Tech Engineering, Inc. has prepared this traffic memorandum in connection with a proposed residential project planned to be located at 1787 Normandy Drive in the City of Miami Beach in Miami-Dade County, Florida. The subject residential project will consist of six (6) townhouses with one (1) parking space per unit for a total of six (6) parking stalls. The site is currently vacant. The proposed site plan for the 6-townhome development is contained in Attachment A. This traffic memorandum addresses the following topics:

- o Trip Generation and Trip Distribution
- o Traffic Circulation and Driveway Volumes

Trip Generation and Trip Distribution

A trip generation analysis was performed for the site using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (10th Edition)*. The trip generation analyses were undertaken for daily, AM peak hour, and PM peak hour conditions.

According to ITE's *Trip Generation Manual (10th Edition)*, the trip generation equations used for the analyses are presented below:

Multifamily Low Rise (ITE Land Use 220)

Daily Trips

$$T = 7.32 (X)$$

Where T = average daily vehicle trip ends and X = number of units

AM Peak Hour

$T = 0.46 (X)$ with 23% inbound and 77% outbound

Where T = AM peak hour trip ends and X = number of units

PM Peak Hour

$T = 0.56 (X)$ with 63% inbound and 37% outbound

Where T = PM peak hour trip ends and X = number of units

Using the above-listed trip generation equations from the ITE document, a trip generation analysis was undertaken for the proposed residential development. The results of this effort are documented in Table 1.

As shown in Table 1, the proposed 6-unit residential development generates approximately 44 daily trips, approximately 3 AM peak hour trips (1 inbound and 2 outbound) and approximately 3 trips during the typical afternoon peak hour (2 inbound and 1 outbound). Hence, the new trips generated by the proposed 6-unit residential building is insignificant (one new peak hour trip every 20 minutes).

The trip distribution for the project was based on Miami-Dade County's Cardinal Distribution data base for the years 2015 and 2045 for TAZ 623, which is applicable to the site location. Based on the distribution for TAZ 623, approximately 30% of the vehicle trips will arrive/depart to and from the east and 70% will travel to and from the west. Given the one-way pair between 71st Street (eastbound) and Normandy Drive (westbound) located adjacent to the project site, all entering vehicles will arrive from the east (westbound on Normandy Drive) and all vehicles leaving the site will turn right to head west on Normandy Drive. The project's trip distribution is shown in Figure 1.

Traffic Circulation and Geometry

As shown in the site plan contained in Attachment A, the traffic circulation consists of a 12-foot two-way driveway on Normandy Drive. Due to the low vehicular traffic associated with the proposed use, the 12-foot driveway is anticipated to function adequately from safety and operational standpoints and is consistent with Section 130-64 of the Miami Beach Code.

Queuing

As documented in the trip generation section of the report, the maximum number of inbound or outbound vehicle, during a one-hour period is two (2). This is an average of one inbound or outbound vehicle every 30 minutes. Hence, queueing is not anticipated to be an issue with the proposed site plan (as shown on the site plan, queueing for one vehicle is provided for inbound or outbound traffic).

Please give me a call if you have any questions.

TRAFTech ENGINEERING, INC.



Joaquin E. Vargas, P.E.
Senior Transportation Engineer

ATTACHMENT A

Site Plan for 1787 Normandy

PL

PL

BEILINSON
GOMEZ

ARCHITECTS

ARCHITECTURE AAC001082
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD.
SUITE 309
MIAMI FL 33138-4664
TEL (305) 559-1250
FAX (305) 551-1740
bellinsonarchitectspa.com

1787 NORMANDY DR. TOWNHOMES

1787 NORMANDY DR.
MIAMI BEACH, FL 33141

DATE REVISION

DWG. TITLE

SITE PLAN GROUND
LEVEL

SCALE

3/16"=1'-0"

PROJECT NO.

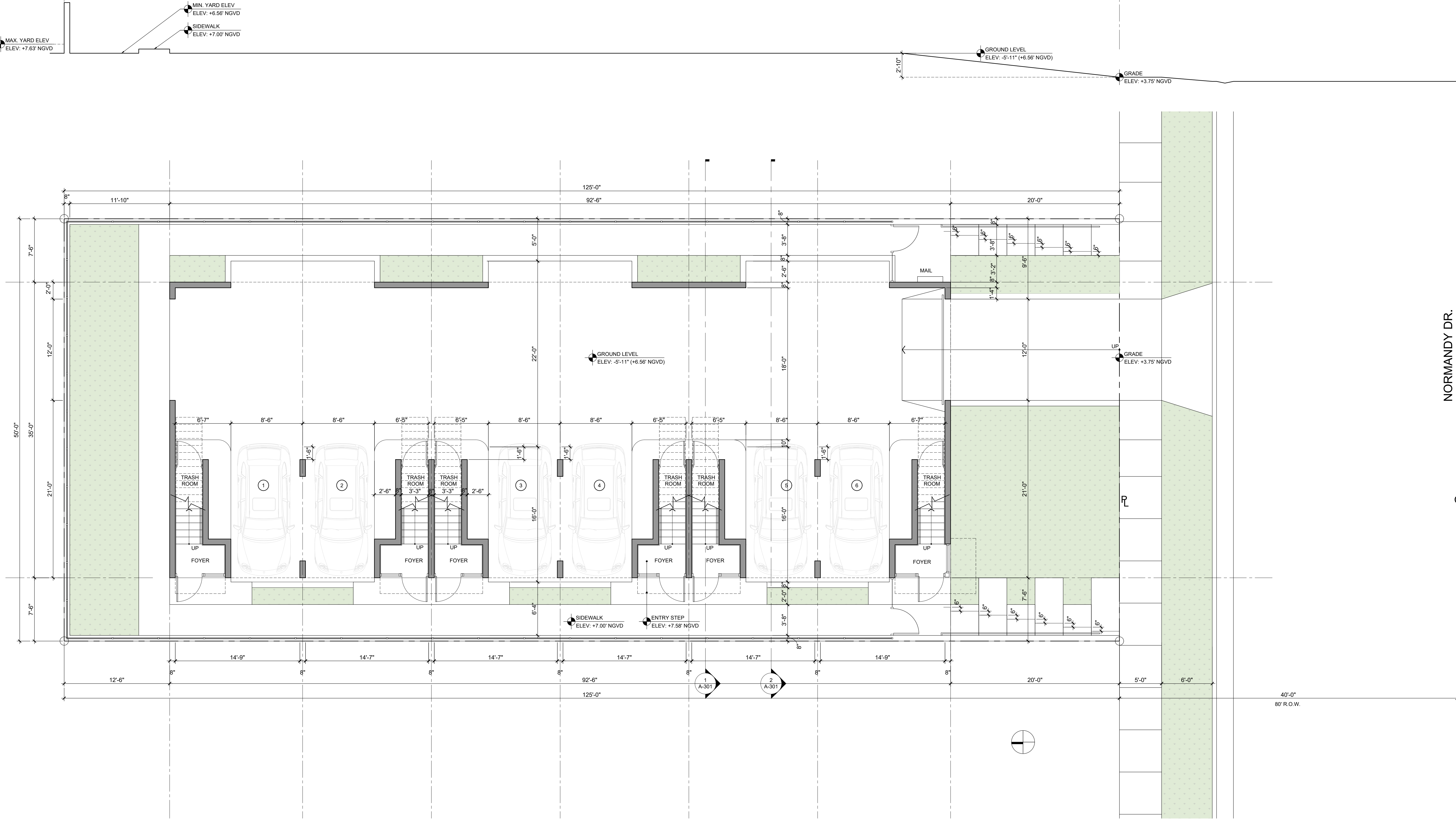
2020-05

DATE

08-21-20

SHEET NUMBER

A-100





August 19, 2020

H Vidal & Associates Inc
241 NW South River Drive
Miami, FL 33128

Re: Available Fault Current for 1787 Normandy Dr Miami Beach FL 33141

Dear H Vidal & Associates Inc:

Thank you for contacting FPL about the available fault current at 1787 Normandy Dr Miami Beach FL 33141. Based on the plans you have provided dated August 19 2020, the maximum available fault current at the transformer secondary terminals is estimated to be 30684 symmetrical amperes at 120/240 volts. The protective device on the line side of the transformer currently in place or to be installed and serving your property located at the subject location is a 10 amp type KS fuse. The primary service voltage is 7.6kV L-G. This calculated symmetrical fault current is not intended for use as the basis for motor starting calculations and does not include:

- Consideration for any motor contribution or
- Fault current asymmetry.

The FPL equipment currently serving or planned to serve your facility may change over time as a result of any number of factors, including but not limited to transformer replacements due to load growth, electrical grid changes or emergencies. As a result, although we are providing you with this information for the sole purpose of assisting you in the completion of your study, you and your client should not design, install or operate your system in reliance upon any expectation that the specific size and type of equipment currently in place will remain so. If and when the size and type of the equipment changes, our employees are not always in a position to immediately notify customers.

As the construction project progresses, any questions or information you may need can be communicated through me. I have enclosed my business card for easy reference and look forward to hearing from you in the near future.

Sincerely,

A handwritten signature in blue ink that reads "Sabrina Caneja". The signature is fluid and cursive, with the first name "Sabrina" and the last name "Caneja" clearly distinguishable.

Sabrina Caneja
Associate Engineer



October 5, 2020

Re: Response to Design Review Board Comments, **Plan # DRB20-0587**

1787 Normandy Dr Miami Beach, FL 33141

Page 1 of 6

RESPONSE TO DRB COMMENTS

DRB ADMIN REVIEW

10/01/2020 | Review by Fons, Monique

Comments issued by 10/1/2020

Please remember to upload documents with the correct naming format:

(date of submittal) – Application

(date of submittal) – LOI

(date of submittal) – Survey

(date of submittal) – Mailing labels

Etc....

Comment	Response
The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 10/19/2020:	
1. Advertisement - \$1,544	
2. Posting - \$103	
3. Mail Label Fee (\$5 per mailing label)	
4. Courier - \$ 70	
5. Board Order Recording - \$ 103	
6. Variance(s) - \$772 p/variance	
7. Sq. Ft Fee - \$.31 cents p/ Sq. Ft	
Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 10/21/2020	
In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 10/12/2020, before 12 p.m. (Tardiness may affect being placed on the agenda):	
NOTE: For the health and safety of our customers and staff, and in an effort to continue to provide service to our residents and development community, the Planning department will be transitioning the "CSS & Paper Submittal" step to an electronic "Formal Submittal". The timing of this upload is the same as the previous paper submittal, but applicants are just uploading two files to CSS titled "Formal Submittal" and "Formal Mail Notice". This takes the place of the paper submittal. The format must be consistent with the attached instructions, titled "Novus Formal Submittal Format Standards". Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing. If paper is requested in the future, it must mirror the Formal Submittal upload. Please contact the following members of our staff for assistance with your respective applications:	
DRB – James Murphy Jamesmurphy@miamibeachfl.gov Fernanda Sotelo Fernandasotelo@miamibeachfl.gov	
HPB - Debbie Tackett DeborahTackett@miamibeachfl.gov James (Jake) Seiberling Jamesseiberling@miamibeachfl.gov	
PB - Michael Belush Michaelbelush@miamibeachfl.gov Irina Villegas Irinavillegas@miamibeachfl.gov Alejandro Garavito Alejandrogaravito@miamibeachfl.gov	
BOA - Rogelio Madan Rogeliomadan@miamibeachfl.gov Steven Williams Stevenwilliams2@miamibeachfl.gov	

October 5, 2020

Re: Response to Design Review Board Comments, **Plan # DRB20-0587**

1787 Normandy Dr Miami Beach, FL 33141

Page 2 of 6

RESPONSE TO DRB COMMENTS

DRB PLAN REVIEW

09/29/2020 | Review by Murphy, James

General Correction 9/29/20

Staff First Submittal Comments Design Review Board

SUBJECT: DRB20-0587, 1787 Normandy Drive

Review Comments: 09/30/20 | 09-23/20 JGM

Final CAP/Formal Submittal: 12:00 PM on 10/12/20

Notice to Proceed: 10/19/20

Tentative Board Meeting Date: 12/07/20

For the health and safety of our customers and staff, and in an effort to continue to provide service to our residents and development community, the Planning department will be transitioning the "CSS & Paper Submittal" step to an electronic "Formal Submittal". The timing of this upload is the same as the previous paper submittal, but applicants are just uploading two files to CSS titled "Formal Submittal" and "Formal Mail Notice". This takes the place of the paper submittal. The format must be consistent with the attached instructions, titled "Novus Formal Submittal Format Standards". Please keep in mind that the submittal **MUST** be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing. If paper is requested in the future, it must mirror the Formal Submittal upload.

DELIVER THREE (3) SETS FINAL 11x17 OF PLANS TO City Hall ATTENTION MURPHY/DRB PLANNING 12:00 PM on 10/12/20

All other associated fees due 10/21/20

Comment	Response
1. Application	
2. General	
3. Deficiencies in architectural presentation	
a. LOI states project proposes 10'8". Sheet A-301 Garage clearance section shows 10' clearance of garage height from bfe+1 to underside of slab. Waiver up to 2' is permissible. Clarify and coordinate.	LOI proposes 10'-0" clearance of garage height, in coordination with plans.
b. Survey grade is 3.75' NGVD.	Acknowledged.
c. Design of front façade needs refinement. Although a "secondary" façade to the program, it is the street facing elevation and should have a more pronounced presence. Consider wrapper boxes on side elevation around to front.	Front façade was updated using a wrap box around the corner.
d. A-100 Add measurement mark of foyer slab NGVD value.	Measurement mark was added to foyer slab.
e. A-101, A-102, A-103, A-104 Add NGVD value to slab marks.	NGVD values were added.
f. A-301 Garage clearance section shows 10' clearance of garage height from bfe+1 to underside of slab. LOI states project proposes 10'8" Clarify and coordinate. Waiver up to 2' is permissible.	LOI proposes 10'-0" clearance of garage height, in coordination with plans.
g. A2.01 Continue to refine design of front façade-still reading flat and "applied"	Acknowledged.

October 5, 2020

Re: Response to Design Review Board Comments, **Plan # DRB20-0587**

1787 Normandy Dr Miami Beach, FL 33141

Page 3 of 6

RESPONSE TO DRB COMMENTS

DRB PLAN REVIEW [Continued] 09/29/2020 Review by Murphy, James	
Comment	Response
h. A2.01 – A3.03. Add NGVD values to all side of levels elevation marks (second, third, roof, top of structure). NOTE: Overall height measurement is measured from BFE+5.	NGVD values were added to all side of levels elevation marks.
i. Add “FIRST SUBMITTAL” to front cover title for heightened clarity of reference for next deadline. Also, drawings need to be dated	Acknowledged.
j. Add narrative response sheet.	Acknowledged.
4. Design Comments	
a. Confirm FPL will not require an FPL transformer or vault on site. This can have severe consequence at time of building permit review.	A confirmation letter from Sabrina Caneja, associate engineer of the Central Dade Service Center-FPL, was received stating the building will be fed from the rear pole. The letter is attached as part of the supplemental documents.
b. Confirm with Public Works Department that walls and landscaping proposed within 5' utility easement (at rear) is acceptable.	Landscape plans were updated taking into consideration the 5' utility easement for the proposed planting species.
c. Continue refinement of front (and front portion of side) façades	Acknowledged.
d. Ground floor of front façade needs substantial work, including details of garage doors.	Please refer to details D1 and D4 on sheet A-301 for the garage door details.
e. All exterior ground floor railings should be of a flat profile with minimal vertical and horizontal members and accessibility rail should return to ground does not return unto rail.	Railing reference updated on sheet A-401, according to comment recommendation.
f. Contrasting high quality material strongly encouraged to be introduced at project among primary façade that may wrap around front portion of sides.	Acknowledged.
g. Parking shall be screened from adjacent properties to avoid light spillage. Consider ground level screening mechanisms and additional landscaping to screen underside parking level.	The light will be shielded by a 38" high beam. Please refer to Sections 1 and 2 on sheet A-301.
5. Zoning Comments	
a. Waiver #1 garage clearance. (12'-0" garage clearance required, 10'-0" provided)	Waiver requested.

October 5, 2020

Re: Response to Design Review Board Comments, **Plan # DRB20-0587**

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RESPONSE TO DRB COMMENTS

DRB PLAN REVIEW	
09/30/2020 Review by Sotelo, Fernanda	
Staff First Submittal Comments Design Review Board SUBJECT: DRB20-0587, 1787 Normandy Drive Review Comments: 09/30/20 Final CAP/Formal Submittal: 12:00 PM on 10/12/20 Notice to Proceed: 10/19/20 Tentative Board Meeting Date: 12/07/20	
<p>For the health and safety of our customers and staff, and in an effort to continue to provide service to our residents and development community, the Planning department will be transitioning the "CSS & Paper Submittal" step to an electronic "Formal Submittal". The timing of this upload is the same as the previous paper submittal, but applicants are just uploading two files to CSS titled "Formal Submittal" and "Formal Mail Notice". This takes the place of the paper submittal. The format must be consistent with the attached instructions, titled "Novus Formal Submittal Format Standards". Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing. If paper is requested in the future, it must mirror the Formal Submittal upload.</p> <p>DELIVER THREE (3) SETS FINAL 11x17 OF PLANS TO City Hall ATTENTION MURPHY/DRB PLANNING 12:00 PM on 10/12/20</p> <p>All other associated fees due 10/21/20</p> <p>DRAFT NOTICE DRB20-0587, 1787 Normandy Drive. An application has been filed requesting Design Review Approval for the construction of a new multi-story residential building including one or more waivers on a vacant site.</p>	
Comment	Response
1. Application	
2. General	
3. Deficiencies in architectural presentation	
a. LOI states project proposes 10'8". Sheet A-301 Garage clearance section shows 10' clearance of garage height from bfe+1 to underside of slab. Waiver up to 2' is permissible. Clarify and coordinate.	LOI proposes 10'-0" clearance of garage height, in coordination with plans.
b. Survey grade is 3.75' NGVD.	Acknowledged.
c. Design of front façade needs refinement. Although a "secondary" façade to the program, it is the street facing elevation and should have a more pronounced presence. Consider wrapper boxes on side elevation around to front.	Front façade was updated using a wrap box around the corner.
d. A-100 Add measurement mark of foyer slab NGVD value.	Measurement mark was added to foyer slab.
e. A-101, A-102, A-103, A-104 Add NGVD value to slab marks.	NGVD values were added.
f. A-301 Garage clearance section shows 10' clearance of garage height from bfe+1 to underside of slab. LOI states project proposes 10'8" Clarify and coordinate. Waiver up to 2' is permissible.	LOI proposes 10'-0" clearance of garage height, in coordination with plans.
g. A2.01 Continue to refine design of front façade-still reading flat and "applied"	Acknowledged.

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RESPONSE TO DRB COMMENTS

DRB PLAN REVIEW [Continued] 09/30/2020 Review by Sotelo, Fernanda	
Comment	Response
h. A2.01 – A3.03. Add NGVD values to all side of levels elevation marks (second, third, roof, top of structure). NOTE: Overall height measurement is measured from BFE+5.	NGVD values were added to all side of levels elevation marks.
i. Add “FIRST SUBMITTAL” to front cover title for heightened clarity of reference for next deadline. Also, drawings need to be dated	Acknowledged.
j. Add narrative response sheet.	Acknowledged.
4. Design Comments	
a. Confirm FPL will not require a FPL transformer or vault on site. This can have severe consequence at time of building permit review.	A confirmation letter from Sabrina Caneja, associate engineer of the Central Dade Service Center-FPL, was received stating the building will be fed from the rear pole. The letter is attached as part of the supplemental documents.
b. Confirm with Public Works Department that walls and landscaping proposed within 5' utility easement (at rear) is acceptable.	Landscape plans were updated taking into consideration the 5' utility easement for the proposed planting species.
c. Continue refinement of front (and front portion of side) façades	Acknowledged.
d. Consider continuing shade structures, i.e. eyebrows, and/or incorporating other architectural elements along front elevation that provide depth and movement to an otherwise 2-dimensional façade.	Acknowledged.
e. Ground floor of front façade needs substantial work, including details of garage doors.	Please refer to details D1 and D4 on sheet A-301 for the garage door details.
f. All exterior ground floor railings should be of a flat profile with minimal vertical and horizontal members and accessibility rail should return to ground and not return unto rail.	Railing reference updated on sheet A-401, according to comment recommendation.
g. Contrasting high quality material strongly encouraged to be introduced at project among primary façade that may wrap around front portion of sides.	Acknowledged.
h. Parking shall be screened from adjacent properties to avoid light spillage. Consider ground level screening mechanisms and additional landscaping to screen underside parking level.	The light will be shielded by a 38" high beam. Please refer to Sections 1 and 2 on sheet A-301.
5. Zoning Comments	
a. Waiver #1 garage clearance. (12'-0" garage clearance required, 10'-0" provided)	Waiver requested.

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RESPONSE TO DRB COMMENTS

DRB ZONING REVIEW

09/30/2020 | Review by Villegas, Irina

Comment	Response
- Comments issued on September 1	
1. Survey shall be updated to not older than 6-months-old.	Updated survey submitted.
2. Requires a waiver from the minimum height clearance for parking at the ground level.	Waiver requested.
3. Revise grade elevation. As noted in survey, grade is 3.70' NGVD.	As per updated survey, grade elevation is 3.75' NGVD
4. The maximum elevation in all yards is future adjusted grade or 7.13' NGVD as it is a higher elevation than 30" above grade elevation.	The maximum elevation is future adjusted grade, equal to 7.63' NGVD. Future adjusted grade is the midpoint elevation between the future crown of the road and the base flood elevation plus minimum freeboard, having: $FAG = 5.265' + 8'/2 + 1 = 7.63'$
5. Fences shall be measured from grade elevation (3.70' NGVD).	Fence is measured from grade elevation = 3.75' NGVD.
6. The roof top covered terraces are not exempted from FAR, unless the roof is 50% open.	Roof was updated since first submittal. Roof terrace is 50% open.
7. Staff would recommend eliminating one of the walkways on the sides and in the rear to increase the landscape and permeability of the site.	Landscape and permeability of the site was increased. Both walkways are going to be made of gravel and on the sides a landscape strip where Lily Turfs and Climbing Figs will be planted. Refer to the site plan A-100 and the Landscape plans.
- Comments issued on September 30	
1. The maximum elevation in all yards is future adjusted grade or 7.13' NGVD as it is a higher elevation than 30" above grade elevation.	The maximum elevation is future adjusted grade, equal to 7.63' NGVD. Future adjusted grade is the midpoint elevation between the future crown of the road and the base flood elevation plus minimum freeboard, having: $FAG = 5.265' + 8'/2 + 1 = 7.63'$