

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 DRB21-0643		Is the property the primary residence & homestead of the applicant/property owner? <input checked="" 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 450 W Di Lido Drive			
FOLIO NUMBER(S) 02-3232-011-0330			
Property Owner Information			
PROPERTY OWNER NAME 450 West LLC			
ADDRESS 450 W Di Lido Drive		CITY Miami Beach	STATE FL
ZIPCODE 33139			
BUSINESS PHONE (216)702-2580	CELL PHONE	EMAIL ADDRESS ashwin.dandekar@gmail.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
ZIPCODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Request for new two-story home with a pool located at 450 W Di Lido Drive, Miami Beach, FL 33139			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		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 Ralph Choeff		<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 8425 Biscayne Boulevard, Suite 201		CITY Miami	STATE FL
		ZIPCODE 33138	
BUSINESS PHONE (305) 434-8338	CELL PHONE (305) 613-4516	EMAIL ADDRESS office@clfarchitects.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 S. Biscayne Blvd., Suite 300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	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 S. Biscayne Blvd., Suite 300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mamster@brzoninglaw.com	
NAME Emily K. Balter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS ebalter@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 foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☒ Owner of the subject property

☐ Authorized representative



SIGNATURE

Ashwinkumar Dandekar, Manager

PRINT NAME

03/03/21

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.

N/A

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, Ashwinkumar Dandekar, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of 450 West 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.

Sworn to and subscribed before me this 3 day of March, 2021. The foregoing instrument was acknowledged before me by Ashwinkumar Dandekar, who has produced Florida Driver License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



RAUL CHAVARRIA
Commission # GG 953280
Expires March 6, 2024
Bonded Thru Budget Notary Services

My Commission Expires: 03-06-2024**SIGNATURE****NOTARY PUBLIC****PRINT NAME**

**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.

450 West LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Ashwinkumar Dandekar, Manager	50%
450 W Di Lido Drive	
Miami, FL 33139	
Lalita Dandekar, Manager	50%
450 W Di Lido Drive	
Miami, FL 33139	

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP

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

DISCLOSURE OF INTEREST
TRUSTEE

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

N/A

TRUST NAME	
NAME AND ADDRESS	% INTEREST

COMPENSATED LOBBYIST

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

NAME	ADDRESS	PHONE
Ralf Choeff	8425 Biscayne Boulevard, Suite 201	(305)434-8338
Michael W. Larkin	200 S. Biscayne Boulevard, Suite 300	(305) 374-5300
Matthew Amster	200 S. Biscayne Boulevard, Suite 300	(305) 374-5300
Emily Balter	200 S. Biscayne Boulevard, Suite 300	(305)374-5300

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

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

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

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

[Signature]
SIGNATURE

Sworn to and subscribed before me this 3rd day of March, 2021. The foregoing instrument was acknowledged before me by Ashwinkumar Dandekar, who has produced Florida Driver's License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



RAUL CHAVARRIA
Commission # GG 953280
Expires March 6, 2024
Bonded Thru Budget Notary Services

[Signature]
NOTARY PUBLIC

My Commission Expires: 03-06-2024

Raul Chavarria
PRINT NAME

EXHIBIT A

Lot 4, Block 3, of "PLAT DI LIDO", according to the Plat thereof recorded in Plat Book 8, Page 36, of the Public Records of Miami-Dade County, Florida, together with an 8 foot strip of land contiguous to the Westerly boundary line of said Lot 4, lying between the Westerly extension of the Northerly and Southerly boundary lines of said Lot 4, together with all common law and Statutory Riparian Rights.

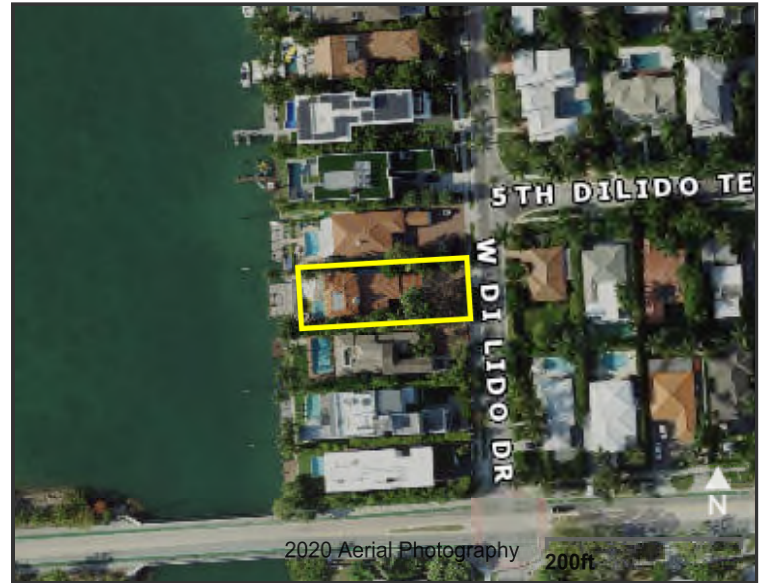


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/6/2021

Property Information	
Folio:	02-3232-011-0330
Property Address:	450 W DI LIDO DR Miami Beach, FL 33139-1163
Owner	450 WEST LLC
Mailing Address	1764 JEFFERSON AVE MIAMI BEACH, FL 33139 USA
PA Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 4 / 0
Floors	1
Living Units	1
Actual Area	4,469 Sq.Ft
Living Area	4,281 Sq.Ft
Adjusted Area	3,978 Sq.Ft
Lot Size	10,500 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2020	2019	2018
Land Value	\$3,885,000	\$3,885,000	\$3,570,000
Building Value	\$388,452	\$391,534	\$394,617
XF Value	\$42,129	\$42,493	\$42,856
Market Value	\$4,315,581	\$4,319,027	\$4,007,473
Assessed Value	\$736,961	\$720,392	\$706,960

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction	\$3,578,620	\$3,598,635	\$3,300,513
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
DI LIDO ISLAND PB 8-36 LOT 4 & 8FT STRIP CONTIG TO SAME ON BAY BLK 3 LOT SIZE 60,000 X 175 OR 17732-0181 0797 1	

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$686,961	\$670,392	\$656,960
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$711,961	\$695,392	\$681,960
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$686,961	\$670,392	\$656,960
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$686,961	\$670,392	\$656,960

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/23/2020	\$5,100,000	32224-2369	Qual by exam of deed
11/18/2020	\$100	32213-1784	Life Estate interest
08/17/2018	\$100	31111-4335	Corrective, tax or QCD; min consideration
07/01/1997	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

PLANNING DEPARTMENT

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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: 450 W DiLido Drive Boarc DRB Date: 2/10/21

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.	
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"/>

FS
[Signature]

Property address: 450 W DiLido Drive Board: DRB Date: 2/10/21

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. Include in Zoning Data Sheet the existing Unit Size & Lot Coverage	<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 <u>dimensioned</u> 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.	

Handwritten signature/initials

Property address: 450 W DiLido Drive Board: DRB Date: 2/10/21

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).	<input checked="" type="checkbox"/>
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	<input checked="" type="checkbox"/>
23	Required yards section drawings.	<input checked="" type="checkbox"/>
24	Variance and/or Waiver Diagram	<input checked="" type="checkbox"/>
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 _____	

FSL


Property address: 450 W DiLido Drive Board: DRB Date: 2/10/21

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: + 2-feet height	<input checked="" type="checkbox"/>
Other	Waiver: 2-story side elevation open space requirement	<input checked="" type="checkbox"/>
Other		

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

Handwritten signatures:



Property address: 450 W DiLido Drive Board: DRB Date: 2/10/21

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	
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"/>

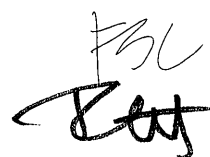
ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- 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)


Applicant or Designee's Name

Applicant or Designee's Signature

2.16.2021
Date





200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6236 office

305.377.6222 fax

mamster@brzoninglaw.com

March 8, 2021

VIA ELECTRONIC SUBMITTAL

Michael Belush, Chief of Planning and Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: DRB21-0643 – Design Review Approval for the Property
Located at 450 W. Dilido Drive, Miami Beach, Florida

Dear Michael,

This law firm represents 450 West, LLC (the "Applicant"), the owner of the property located at 450 W. Dilido Drive (the "Property") in the City of Miami Beach (the "City"). The Applicant intends to build a new, Tropical Modern style single-family home. Please allow this letter to serve as the letter of intent in connection with a request to the Design Review Board ("DRB") for design review with height and side yard open space waivers to replace an existing pre-1942 two-story residence.

Property Description. The Property is a waterfront lot located on Di Lido Island, north of Venetian Way. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio No. 02-3232-011-0330. See Exhibit A, Property Appraiser Summary Report. According to the Property Appraiser, the home was constructed in 1940 with modifications in 1949. The essentially dual frontage lot is approximately 10,770 square feet in size. The Property is located within the RS-3, Single Family Residential Zoning District. The surrounding area contains varying sized and styles of single-family homes.

Prior Approval. on July 15, 2020 the DRB approved demolition of the existing single-family home and construction of a new two-story single-family home, including waivers (the "Prior Approval"). See Exhibit B, DRB20-0527 Final Order. The previous design was modern with cool concrete tones and large two-story

windows on the front façade. The Prior Approval included a roof deck and large second floor terrace.

Proposed Development. The Applicant proposes to construct an exquisitely designed, warm Tropical Modern two-story residence. The entrance features a mix of natural elements, such as a wood garage door perpendicular to the abutting road, a waterfall feature leading to the main door, and cascading planter from the second floor balcony. The variety of elements and cutouts for natural shading continues to the side elevations and rear of the home. The pool is located closer to the home, preserving views of the Bay. The modest roof deck is centrally located on the Property. The purposeful layout of the home, with varying projections, cut-outs, window shapes, and overhangs, ensures minimal impact on abutting neighbors and privacy for the residents.

The Applicant's design complies with the City of Miami Beach Code of Ordinances (the "Code") requirements for all setbacks, unit size, and lot coverage. This ensures minimal impact on the abutting neighbors. The Applicant proposes increased first and second level front setbacks of 22' and 43'-8" respectively, which is greater than the 20' and 30' required. Also, the proposed rear setback is 43'-10", which is significantly greater than the minimum required 27' rear setback. The size of the proposed home is approximately 5,002 square feet (46.4% of the lot size), which is also below the allowable 50% unit size limit. The proposed lot coverage is within the 30% maximum permitted at approximately 29.9%.

Both side elevations feature a variety of additional open space movements that effectively reduce the scale of the home. On the south side at ground level, there are two deep open space areas, an approximately 60 square foot open space cut out under the open circular stair, and an approximately 44 square foot area with a wrapping reflecting pond west of the main stair, and also a partially open pergola area before stepping down to the rear yard. On the north side elevation, the front door is setback 70'-6" from the front setback line, and only a 36'-6" portion of the home is parallel to the required side setback.

The Applicant is also preserving and protecting a large, Royal Poinciana located in the front (southeastern area) of the Property. The specimen tree has a diameter at breast height of thirty (30) inches and a spread of fifty-five (55) feet. According to the arborist report, prepared by Alvey Tree Consulting and included in the application materials, the canopy extends nearly the full width of the front yard. This Royal Poinciana will create natural shading of the driveway and reduce heat island effects.

The overall design sufficiently addresses the intent of the Code with the main massing centrally located and a variety of architectural articulations and materials, along with extensive plantings. The Applicant is not seeking any variances of the Code.

Waiver Requests. The Applicant respectfully requests Design Review Board approval of the following waiver:

1. Code Section 142-106(2)(d), to waive the additional required open space of the two-story south side elevation located parallel to a side property line exceeding 50% of the lot depth or 60 feet; and
2. Code Section 142-105(b)(1), to permit an increased height up to 26' for a flat roof.

Additional Open Space. The intent of the Code is to reduce the scale and massing of the second story portion of homes against the neighboring properties. The proposed design provides substantial movement and interest along the south elevation. There are two moments of recess, one of which includes a calming reflecting pond. Providing the two ground-level courtyards and a variety of materials, reduces the scale of the south elevation significantly. The lengths in between and on either side are sufficiently fragmented with windows and doors, as well as open balconies in the front and rear of the structure. Additionally, the layout of the home complies with the required side yard setbacks, yard open spaces, unit size, and lot coverage. Therefore, the intent of the Code is satisfied and the centrally located main home, with varying architectural interest in design and materials, has a minimal impact on the abutting neighbors.

Height. The Applicant proposes to actively address sea level rise and construct the proposed finished floor of the new home at base flood elevation, plus two (2) feet of freeboard. This is the direct cause of the additional two (2) feet of height requested. The existing home is located below base flood elevation, and at serious risk of flooding. The Applicant is looking to the longevity and resiliency of the newly design home. Portions of the elevations are stepped back and recessed, so that the additional height does not occur for the entire length of the home along the property lines. All massing is centrally located within the lot. Also, there are significant front and rear setbacks to ensure the home is centrally located on the lot, which will preserve views and minimize any potential impacts to the abutting neighbors. The proposed height is sensitive and compatible with the surrounding properties. The majority of the waterfront homes north of the Venetian Causeway are two stories. Further, the Applicant is entitled to use a full five (5) feet of freeboard, which would result in a home 1' taller than the one proposed, and Applicant has taken that into account to not overwhelm the neighboring homes.

Sea Level Rise and Resiliency Criteria. The new home advances the sea level rise and resiliency criteria in Section 133-50(a) of the Code, as follows:

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

A recycling and salvage plan for demolition of the existing home will be provided at permitting.

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

Hurricane proof impact windows will be provided.

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

The Applicant will provide, where feasible, passive cooling systems.

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

All landscaping will be Florida friendly and resilient.

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.

The Applicant is proactively addressing sea level rise projections by raising the first floor of the home to the base flood elevation of 9' NGVD and 2' of freeboard.

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 raised first-floor ensures that the home is adaptable to the raising of public rights-of-ways and adjacent land in the future.

7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

All mechanical and electrical systems will be located above base flood elevation.

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

The proposed home is entirely new construction located well-above base flood elevation.

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 base floor elevation.

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

Where feasible, water retention systems will be provided.

11. Cool pavement materials or porous pavement materials shall be utilized.

Cool pavement materials or porous pavement materials will be utilized where possible.

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

The proposed design provides large open spaces and non-air-conditioned shaded living spaces to strategically minimize the potential for heat island effects on site. Additionally, preservation of the existing large Royal Poinciana tree in the front (southeastern area) of the Property helps natural shading that will reduce the surface temperature of front yard.

Conclusion. Granting this design review application, with associated waivers, will permit the development of a compatible and resilient single-family home that will add value to the surrounding neighborhood. The Tropical Modern design features a variety of beautiful natural moments and lush landscaping. The home significantly complies with unit size, lot coverage, and required setbacks, ensuring a minimal impact on abutting neighbors.

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

Attachments

cc: Michael W. Larkin, Esq.
Emily K. Balter, Esq.

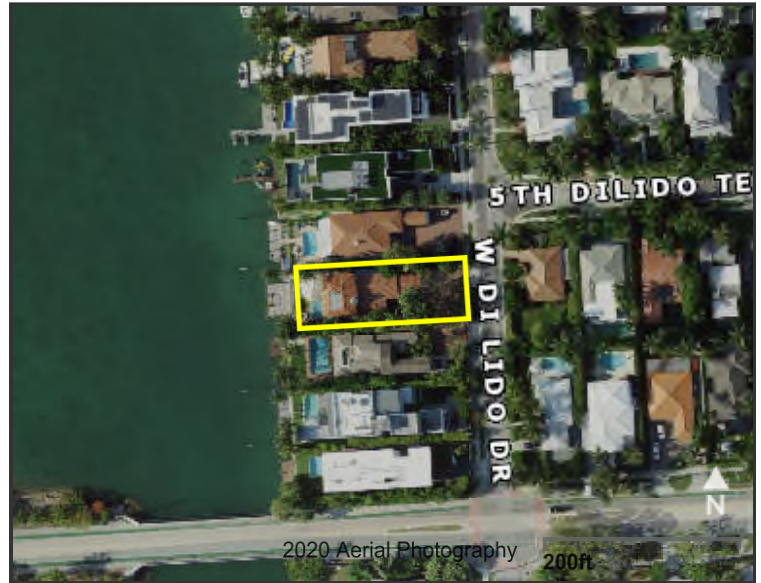


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 2/16/2021

Property Information	
Folio:	02-3232-011-0330
Property Address:	450 W DI LIDO DR Miami Beach, FL 33139-1163
Owner	450 WEST LLC
Mailing Address	1764 JEFFERSON AVE MIAMI BEACH, FL 33139 USA
PA Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 4 / 0
Floors	1
Living Units	1
Actual Area	4,469 Sq.Ft
Living Area	4,281 Sq.Ft
Adjusted Area	3,978 Sq.Ft
Lot Size	10,500 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2020	2019	2018
Land Value	\$3,885,000	\$3,885,000	\$3,570,000
Building Value	\$388,452	\$391,534	\$394,617
XF Value	\$42,129	\$42,493	\$42,856
Market Value	\$4,315,581	\$4,319,027	\$4,007,473
Assessed Value	\$736,961	\$720,392	\$706,960

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction	\$3,578,620	\$3,598,635	\$3,300,513
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$686,961	\$670,392	\$656,960
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$711,961	\$695,392	\$681,960
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$686,961	\$670,392	\$656,960
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$686,961	\$670,392	\$656,960

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

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Property Information

Folio: 02-3232-011-0330

Property Address: 450 W DI LIDO DR

Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-3	0800	Square Ft.	10,500.00	\$3,885,000

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1940	4,023	3,835	3,681	\$359,450
1	2	1949	446	446	297	\$29,002

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1997	150	\$1,200
Wood Fence	1997	80	\$1,024
Wrought Iron Fence	1997	60	\$2,064
Wall - CBS unreinforced	1997	300	\$960
Whirlpool - Attached to Pool (whirlpool area only)	1987	19	\$1,835
Patio - Wood Deck	1987	1,202	\$5,890
Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf	1973	1	\$24,800
Dock - Concrete Griders on Concrete Pilings	1970	240	\$4,356

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Property Information

Folio: 02-3232-011-0330

Property Address: 450 W DI LIDO DR

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-3	0800	Square Ft.	10,500.00	\$3,885,000

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1940	4,023	3,835	3,681	\$362,302
1	2	1949	446	446	297	\$29,232

Extra Features			
Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	1997	300	\$972
Wrought Iron Fence	1997	60	\$2,090
Chain-link Fence 4-5 ft high	1997	150	\$1,215
Wood Fence	1997	80	\$1,037
Patio - Wood Deck	1987	1,202	\$5,974
Whirlpool - Attached to Pool (whirlpool area only)	1987	19	\$1,849
Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf	1973	1	\$25,000
Dock - Concrete Griders on Concrete Pilings	1970	240	\$4,356

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Property Information

Folio: 02-3232-011-0330

Property Address: 450 W DI LIDO DR Miami Beach, FL 33139-1163

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-3	0800	Square Ft.	10,500.00	\$3,570,000

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1940	4,023	3,835	3,681	\$365,155
1	2	1949	446	446	297	\$29,462

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1997	150	\$1,230
Wood Fence	1997	80	\$1,050
Wrought Iron Fence	1997	60	\$2,116
Wall - CBS unreinforced	1997	300	\$984
Whirlpool - Attached to Pool (whirlpool area only)	1987	19	\$1,862
Patio - Wood Deck	1987	1,202	\$6,058
Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf	1973	1	\$25,200
Dock - Concrete Griders on Concrete Pilings	1970	240	\$4,356

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/16/2021

Property Information

Folio: 02-3232-011-0330

Property Address: 450 W DI LIDO DR

Full Legal Description

DI LIDO ISLAND PB 8-36

LOT 4 & 8FT STRIP CONTIG TO SAME

ON BAY BLK 3

LOT SIZE 60.000 X 175

OR 17732-0181 0797 1

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
11/23/2020	\$5,100,000	32224-2369	Qual by exam of deed
11/18/2020	\$100	32213-1784	Life Estate interest
08/17/2018	\$100	31111-4335	Corrective, tax or QCD; min consideration
07/01/1997	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
07/01/1997	\$723,000	17732-0181	Sales which are qualified
06/01/1990	\$572,500	14606-3991	Sales which are qualified
05/01/1978	\$133,500	10044-1342	Sales which are qualified
10/01/1971	\$68,000	00000-00000	Sales which are qualified

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DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: July 15, 2020

FILE NO: DRB20-0527

PROPERTY/FOLIO: **450 West DiLido Drive** 02-3232-011-0330

LEGAL: Lot 4 of Block 3 of Di Lido Island, according to the Plat Thereof, as Recorded in Plat Book 8, Page 36, of the Public Records of Miami-Dade County, Florida; Together with an eight (8) foot strip contiguous to same in bay.

IN RE: An application has been filed requesting Design Review Approval for the construction of a new two-story single-family residence, including one or more waivers, to replace an existing pre-1942 architecturally significant two-story residence.

ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

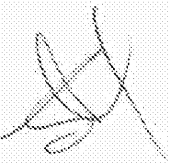
I. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 1, 2, 3, 4, 5, 6, 9, and 19 in Section 118-251 of the Miami Beach Code.
- C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Sea Level Rise Criteria 1, 10, 11 and 12 in Section 133-50(a) of the Miami Beach Code.
- D. The project would be consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met:
 - 1. Revised elevation, site plan, and floor plan drawings for the proposed new home at 450 West DiLido Drive shall be submitted, at a minimum, such drawings shall incorporate the following:
 - a. The required 70% limitation for the second floor volume **shall be** waived as proposed and shall not be increased at time of permitting, in a manner to be




reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

- b. The proposed increase in height shall not be permitted as proposed; the maximum height of the structure shall be 24'-0" when measured from BFE + freeboard (5'-0").
- c. The proposed (north) interior side open space requirements shall be waived as proposed.
- d. URBAN HEAT ISLAND ORDINANCE Sec. 142- 1132. g) Driveways. (4) Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 114- 1 of this Code. (5) Driveways and parking areas composed of asphalt that does not have a high albedo surface, as defined in section 114- 1 of this Code, shall be prohibited.
- e. Fence within the rear yard (27'-0") cannot exceed 5'-0" from adjusted grade elevation.
- f. The north side elevation (A4.03) and south side elevation (A4.07) shall not be permitted as proposed; the architect shall further refine the side elevation along both levels with added fenestration, change in plane, introduction of contrasting material, or other architectural method, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- g. Survey shows incorrect lot area of 10,980 SF which includes submerged land. Any zoning review of the area located within the waterway shall be subject to permit approvals from all applicable agencies at the time of the building permit.
- h. The maximum unit size for the two-story residence shall be 50% of the lot area.
- i. The final design details and color selection and size of the pieces of the "horizontal textured beige stone" material finish shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- j. The final design details of the exterior materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- k. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.



-
- I. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
 2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding plans shall be submitted to and approved by staff. The species, type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plans shall comply with Chapter 26-Landscape Requirements of the Miami Beach Code and shall incorporate the following:
 - a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
 - b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
 - c. Any tree identified to be in good overall condition shall be retained and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
 - d. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
 - e. The proposed and existing trees located within the swale shall be subject to the review and approval of Green Space and CIP.
 - f. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department. Any new street trees shall be of a consistent canopy tree species as similar to the neighboring trees along the street.



- g. The applicant shall install street trees adjacent to the subject property consistent with the City's Street Tree Master Plan or similar to existing species along the street, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board, and root barriers shall be installed along the sidewalk in conjunction with structural soils.
- h. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- i. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- j. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventers and all other related devices and fixtures. The location of backflow preventers, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- l. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right-of-way shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- m. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

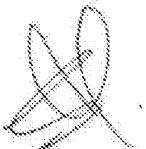
In accordance with Section 118-262, the applicant, or the city manager on behalf of the City Administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

- A. No variance(s) were filed as part of this application.

III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.

-
- A. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board, and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.
- B. During construction work, the applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site, and with an 8'-0" high fence with a wind resistant green mesh material along the front property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
- C. If applicable, a Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- D. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.
- E. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
- F. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- G. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- H. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- I. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.



J. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

K. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the **application** is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "West DiLido Residence", as prepared by **Kobi Karp Architecture**, dated April 06, 2020, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 9 day of August, 2020.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

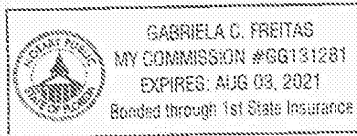


Page 7 of 7
 DRB20-0827 - 450 West Di Lido Drive
 July 15, 2020

BY: *James G. Murphy*
 JAMES G. MURPHY
 CHIEF OF URBAN DESIGN
 FOR THE CHAIR

STATE OF FLORIDA)
)SS
 COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 1 day of August 2020 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



Gabriela C. Freitas
 NOTARY PUBLIC
 Miami-Dade County, Florida
 My commission expires: Aug. 3, 2021

Approved As To Form: *DocuSigned by: [Signature]*
 City Attorney's Office: *[Signature]* (7/31/2020 | 1:10 PM) EDT

8D8CB88CCAB8450...
 Filed with the Clerk of the Design Review Board on *James G. Murphy* (8/3/20)

[Handwritten mark]



rdr miami | public hearing notification services

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

February 11, 2021

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

Re: Property owners within 375 feet of:

SUBJECT: 450 W Di Lido Drive, Miami Beach, FL 33139

FOLIO NUMBER: 02-3232-011-0330

ABBREV. LEGAL DESCRIPTION: DI LIDO ISLAND PB 8-36 LOT 4 & 8FT STRIP CONTIG
TO SAME ON BAY BLK 3

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **39, including 0 international**



rdr miami | public hearing notification services

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

375' RADIUS MAP



SUBJECT: 450 W Di Lido Drive, Miami Beach, FL 33139

FOLIO NUMBER: 02-3232-011-0330

ABBREV. LEGAL DESCRIPTION: DI LIDO ISLAND PB 8-36 LOT 4 & 8FT STRIP CONTIG
TO SAME ON BAY BLK 3

Name	Address	City	State	Zip	Country
450 WEST LLC	1764 JEFFERSON AVE	MIAMI BEACH	FL	33139	USA
503 EAST DILIDO LLC	503 E DI LIDO DR	MIAMI BEACH	FL	33139	USA
ARTHUR CONSTANT STEPHANE RIVORIE AUDE AURELIE RIVOIRE DE CAGNY	114 5 DI LIDO TER	MIAMI BEACH	FL	33139	USA
BONNIE TARRE MICHAEL S TARRE	450 E DILIDO DR	MIAMI BEACH	FL	33139-1272	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLARENCE E.SMITH &W CAMILLE	424 WEST DILIDO DR	MIAMI BEACH	FL	33139-1164	USA
COLIN D MEADOWS ZORA FOOTE	3850 CLUB DR	ATLANTA	GA	30319	USA
DANIELE CONCI	108 6 DI LIDO TER	MIAMI BEACH	FL	33139-1220	USA
DEREK F KELLETT MARTHA L ORTIZ KELLETT	111 5 DI LIDO TER	MIAMI BEACH	FL	33139	USA
DR NEIL ATLIN	444 W DILIDO DR	MIAMI BEACH	FL	33139-1163	USA
EM E LLC	115 W 30 ST 505	NEW YORK	NY	10001	USA
GIAN LUCA BRIGNONE	441 E DILIDO DR	MIAMI BEACH	FL	33139	USA
GILBERT ZOGBI TRS ZOGBI FAMILY LIVING TR KIMBERLEY ZOGBI TRS	520 E DI LIDO DR	MIAMI BEACH	FL	33139	USA
GIOVANNI TOSI	115 VENETIAN WAY	MIAMI BEACH	FL	33139	USA
GUSTAVO VILLAR &W ALEJANDRA VILLAR	108 5 DI LIDO TER	MIAMI BEACH	FL	33139-1218	USA
HOLDERNESS PROPERTIES LLC	100 SE 2 ST STE 4200	MIAMI	FL	33131	USA
IVAN JONAS &W TERESA	526 W DILIDO DR	MIAMI BEACH	FL	33139-1160	USA
JAMES BREWSTER	433 E DI LIDO DR	MIAMI BEACH	FL	33139	USA
JONATHAN J COX TRS FLORIDA LAND TRUST 33713	PO BOX 191887	MIAMI	FL	33119	USA
JOSHUA W MAES STEPHANIE K MAES	440 W DI LIDO DR	MIAMI BEACH	FL	33139	USA
JOSU GAUBEKA KARENE KRIJT	510 E DILIDO DR	MIAMI BEACH	FL	33139	USA
KARIM MASRI	508 W DILIDO DR	MIAMI BEACH	FL	33139	USA
KENNETH E COHEN	112 1ST DILIDO TER	MIAMI BEACH	FL	33139-1202	USA
MARIA E GRAU	111 VENETIAN WAY	MIAMI BEACH	FL	33139	USA
MARSHA S SATULOFF LYNNE GRUSBY	460 W DILIDO DR	MIAMI BEACH	FL	33139	USA
MARTIN S MELHEM	521 W DILIDO DR	MIAMI BEACH	FL	33139	USA
MATHIEU FERRAGUT CRISTAL YANG	11532 NW 43RD TER	DORAL	FL	33178	USA
MOISES ESQUENAZI SHAO	510 W DI LIDO DR	MIAMI BEACH	FL	33139	USA
NAPLES MIRACLE SEVEN LLC	300 FIFTH AVE SOUTH 106 302	NAPLES	FL	34102	USA
NIGEL KNEAFSEY	500 W DILIDO DR	MIAMI BEACH	FL	33139	USA
NISHA MANI	430 W DI LIDO DR	MIAMI BEACH	FL	33139	USA
OLGA COLLAZO	600 WEST DILIDO DR	MIAMI BEACH	FL	33139-1158	USA
ONE VENETIAN LLC	1450 BRICKELL AVE STE 1420	MIAMI	FL	33131	USA
PEDRO A RIVERA &W ELENA	455 W DILIDO DR	MIAMI BEACH	FL	33139-1161	USA
RUSELA LIEBGOLD	114- 6 TERR	MIAMI BEACH	FL	33139-1220	USA
SCOTT LONDON	520 W DILIDO DR	MIAMI BEACH	FL	33139	USA

SHAHRAM MASS	2711 S OCEAN DR #2104	HOLLYWOOD	FL	33019	USA
THOMAS R KENNEDY JR TRS THOMAS R KENNEDY JR TRUST PATRICIA W KENNEDY TRS	725 NE 22 ST #7F	MIAMI	FL	33137	USA
WILLIAM B YOUNG	114 VENETIAN WAY	MIAMI BEACH	FL	33139	USA

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WILLIAM B YOUNG
114 VENETIAN WAY
MIAMI BEACH, FL 33139

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: July 15, 2020

FILE NO: DRB20-0527

PROPERTY/FOLIO: **450 West DiLido Drive** 02-3232-011-0330

LEGAL: Lot 4 of Block 3 of Di Lido Island, according to the Plat Thereof, as Recorded in Plat Book 8, Page 36, of the Public Records of Miami-Dade County, Florida; Together with an eight (8) foot strip contiguous to same in bay.

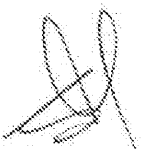
IN RE: An application has been filed requesting Design Review Approval for the construction of a new two-story single-family residence, including one or more waivers, to replace an existing pre-1942 architecturally significant two-story residence.

ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

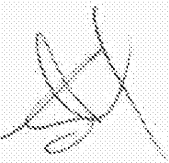
I. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 1, 2, 3, 4, 5, 6, 9, and 19 in Section 118-251 of the Miami Beach Code.
- C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Sea Level Rise Criteria 1, 10, 11 and 12 in Section 133-50(a) of the Miami Beach Code.
- D. The project would be consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met:
 - 1. Revised elevation, site plan, and floor plan drawings for the proposed new home at 450 West DiLido Drive shall be submitted, at a minimum, such drawings shall incorporate the following:
 - a. The required 70% limitation for the second floor volume **shall be** waived as proposed and shall not be increased at time of permitting, in a manner to be




reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

- b. The proposed increase in height shall not be permitted as proposed; the maximum height of the structure shall be 24'-0" when measured from BFE + freeboard (5'-0").
- c. The proposed (north) interior side open space requirements shall be waived as proposed.
- d. URBAN HEAT ISLAND ORDINANCE Sec. 142- 1132. g) Driveways. (4) Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 114- 1 of this Code. (5) Driveways and parking areas composed of asphalt that does not have a high albedo surface, as defined in section 114- 1 of this Code, shall be prohibited.
- e. Fence within the rear yard (27'-0") cannot exceed 5'-0" from adjusted grade elevation.
- f. The north side elevation (A4.03) and south side elevation (A4.07) shall not be permitted as proposed; the architect shall further refine the side elevation along both levels with added fenestration, change in plane, introduction of contrasting material, or other architectural method, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- g. Survey shows incorrect lot area of 10,980 SF which includes submerged land. Any zoning review of the area located within the waterway shall be subject to permit approvals from all applicable agencies at the time of the building permit.
- h. The maximum unit size for the two-story residence shall be 50% of the lot area.
- i. The final design details and color selection and size of the pieces of the "horizontal textured beige stone" material finish shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- j. The final design details of the exterior materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- k. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.



-
- I. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
 2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding plans shall be submitted to and approved by staff. The species, type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plans shall comply with Chapter 26-Landscape Requirements of the Miami Beach Code and shall incorporate the following:
 - a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
 - b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
 - c. Any tree identified to be in good overall condition shall be retained and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
 - d. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
 - e. The proposed and existing trees located within the swale shall be subject to the review and approval of Green Space and CIP.
 - f. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department. Any new street trees shall be of a consistent canopy tree species as similar to the neighboring trees along the street.



- g. The applicant shall install street trees adjacent to the subject property consistent with the City's Street Tree Master Plan or similar to existing species along the street, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board, and root barriers shall be installed along the sidewalk in conjunction with structural soils.
- h. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- i. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- j. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventers and all other related devices and fixtures. The location of backflow preventers, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- l. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right-of-way shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- m. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

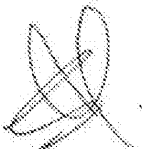
In accordance with Section 118-262, the applicant, or the city manager on behalf of the City Administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

- A. No variance(s) were filed as part of this application.

III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.

-
- A. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board, and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.
- B. During construction work, the applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site, and with an 8'-0" high fence with a wind resistant green mesh material along the front property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
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J. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

K. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the **application** is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "West DiLido Residence", as prepared by **Kobi Karp Architecture**, dated April 06, 2020, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 9 day of August, 2020.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

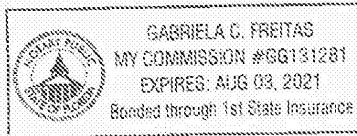


Page 7 of 7
 DRB20-0827 - 450 West Di Lido Drive
 July 15, 2020

BY: *James G. Murphy*
 JAMES G. MURPHY
 CHIEF OF URBAN DESIGN
 FOR THE CHAIR

STATE OF FLORIDA)
)SS
 COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 1 day of August 2020 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



Gabriela C. Freitas
 NOTARY PUBLIC
 Miami-Dade County, Florida
 My commission expires: Aug. 3, 2021

Approved As To Form: *Notary* DocuSigned by:
 City Attorney's Office: *Notary* (7/31/2020 | 1:10 PM) EDT

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 Filed with the Clerk of the Design Review Board on *James G. Murphy* (8/3/20)

[Handwritten signature]