

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 DRB21-0651		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input checked="" type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
Planning Board <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1688 Meridian Avenue			
FOLIO NUMBER(S) 02-3234-007-0600			
Property Owner Information			
PROPERTY OWNER NAME IVY MBT PROPERTY LLC C/O IVY REALTY			
ADDRESS 102 CHESTNUT RIDGE RD STE 204		CITY Montvale	STATE NJ
BUSINESS PHONE		CELL PHONE	ZIP CODE 07645
EMAIL ADDRESS			
Applicant Information (if different than owner)			
APPLICANT NAME TAQUERIA LA MERIDIANA LLC			
ADDRESS 265 Bowery, 2nd Floor		CITY New York	STATE NY
BUSINESS PHONE		CELL PHONE	ZIP CODE 10002
BUSINESS PHONE		EMAIL ADDRESS alisa.hirsh@tacombi.com	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Design review for new tenant space and associated signage.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Provide the total floor area of the new construction.		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 Koda Miami		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 7520 NE 4th Ct., Suite 109		CITY Miami	STATE FL ZIPCODE 33138
BUSINESS PHONE 305-359-3669	CELL PHONE	EMAIL ADDRESS wesley@kodamiami.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael W. Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Boulevard, Suite 300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 306-374-5300	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 South Biscayne Boulevard, Suite 300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-377-6238	CELL PHONE	EMAIL ADDRESS MAmster@brzoninglaw.com	
NAME Robert Behar		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Boulevard, Suite 300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS Rbehar@brzoninglaw.com	

Please note the following information:

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the 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

Anthony P. DiTommaso, Jr.

PRINT NAME

3/18/21

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, 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 New JerseyCOUNTY OF Bergen

I, Anthony P. DiTommaso, Jr. (print title) of IVY MBT PROPERTY 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 18TH day of MARCH, 2021. The foregoing instrument was acknowledged before me by Anthony P. DiTommaso, Jr., who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

CONSTANCE GARIPOLI
Notary Public, State of New Jersey
My Commission Expires
August 12, 2023

NOTARY PUBLICMy Commission Expires: August 2023**PRINT NAME**

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, 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 New YorkCOUNTY OF Westchester

I, ZACHARY GEBEL, being first duly sworn, depose and certify as follows: (1) I am the CONSTRUCTION MANAGER (print title) of Tacombi Holdings NA (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 16 day of MARCH, 2024. The foregoing instrument was acknowledged before me by ZACHARY GEBEL, who has produced DRIVER LICENSE as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLICMy Commission Expires: 12/27/23

TAIWO ADERONMU
NOTARY PUBLIC-STATE OF NEW YORK
No. 01AD6101233
Qualified in Queens County
Commission Expires 12/27/23 Date 3/16/2024

PRINT NAME

POWER OF ATTORNEY AFFIDAVITSTATE OF New JerseyCOUNTY OF Bergen

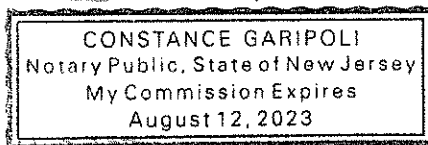
I, Anthony P. DiTommaso, Jr., being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell Fernandez Larkin and Tapanes* to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Anthony P. DiTommaso, Jr., Manager
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 18th day of MARCH, 2021. The foregoing instrument was acknowledged before me by Anthony P. DiTommaso, Jr., who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Constance Garipoli
NOTARY PUBLIC

My Commission Expires: August 12, 2023

Constance Garipoli
PRINT NAME

*Michael W. Larkin and Matthew Amster

CONTRACT FOR PURCHASE

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

NAME**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

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

POWER OF ATTORNEY AFFIDAVIT

STATE OF

New York

COUNTY OF

New York

I, ZACHARY GEBEL, 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 Berrow Radell Fernandez Larkin and Tapanes* to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

ZACHARY GEBEL, CONSTRUCTION
MANAGERPRINT NAME (and Title, if applicable) TACOMBI HOLDINGS

SIGNATURE

Sworn to and subscribed before me this 16th day of March, 2021. The foregoing instrument was acknowledged before me by Zachary T. Gebel, who has produced MS Duha Lienk as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires:

April 14, 2022

Miluska Rios
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01R16301528
Qualified in Bronx County
Commission Expires April 14, 2022

NOTARY PUBLIC

PRINT NAME

*Michael W. Larkin and Matthew Amster

CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

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

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

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.

IVY MBT PROPERTY LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Ivy Realty Fund IV, L.P.	100
No single beneficial owner owns greater than 15% of the Fund	

TAQUERIA LA MERIDIANA LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
John D Wolos	100%
265 Bowery, 2nd Fl	
New York, NY	

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
<u>Wesley Kean</u>	<u>7520 NE 4th Ct., Suite 109</u>	<u>305-359-3669</u>
<u>Michael W. Larkin</u>	<u>200 South Biscayne Boulevard, Suite 300</u>	<u>305-374-5300</u>
<u>Matthew Amster</u>	<u>200 South Biscayne Boulevard, Suite 300</u>	<u>305-374-5300</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

New York

COUNTY OF

New York

I, ZACHARY GEBEL, 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

Sworn to and subscribed before me this 16th day of March, 2021. The foregoing instrument was acknowledged before me by Zachary T. Gebel, 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: April 14, 2022


NOTARY PUBLIC

Miluska Rios

PRINT NAME


We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

Exhibit A to Application

Lots 8 and the North 1/2 of Lot 7, Block 36, of AMENDED PLAT OF GOLF COURSE
SUBDIVISION OF THE ALTO BEACH REALTY COMPANY, according to the Plat thereof,
recorded in Plat Book 6 at Page 26 of Public Records of Miami-Dade County, Florida.

Containing 11,205 Square Feet or 0.26 Acres more or less by calculations.



Mathew Amster

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

www.brzoninglaw.com

305.377.6236 office

305.377.6222 fax

mamster@brzoninglaw.com

VIA ELECTRONIC SUBMITTAL

April 5, 2021

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

Re: DRB21-0651 – Design Review Board Approval for Property
Located at 1688 Meridian Avenue, Miami Beach, Florida

Dear Michael:

This firm represents Tacombi Holdings NA (the "Applicant"), the Applicant and tenant of the property located at 1688 Meridian Avenue (the "Property"). Please consider this the Applicant's letter of intent in connection with a request to the Design Review Board ("DRB") for design review and associated signage for new tenant space.

Property. The Property is a rectangular shaped lot comprised of approximately 11,250 square feet, and is identified by Miami-Dade County Folio No. 02-3234-007-0600. It is within the CD-3, Commercial District, High Intensity District. The Property is located on the southwest corner of the intersection between 17th Street and Meridian Avenue. The surrounding neighborhood is comprised of a mix of commercial, and municipal uses, including City Hall. The existing proposed space is currently vacant.

Prior Approval. On November 1, 2016 the DRB granted DRB order DRB16-0061 for exterior and interior design modification to the first and second floor of an existing ten-story office building including new window and door openings, new storefronts and two new entrance canopies. The DRB approval included eight (8) sign variances to exceed the maximum area allowed for projecting signs, to relocate projecting signs and a building identification sign, and to place a building identification sign as a projecting sign, in order to install multiple signs on the building.

As part of the signage approvals, the property owner obtained the required revocable permit for the canopy and accompanying building identification sign located at the west end of the project and encroaching into the 17th Street right-of-way. It is important to note, as an identification sign, the sign should not interfere with Applicant's sign request, nor should the request disrupt or require modification of the prior variances.

Tacombi Concept. The Applicant proposes to create a vibrant authentic Mexican taco restaurant space. Starting as a food truck in Playa Del Carmen, Mexico, Tacombi has grown to 9 restaurants in New York City, including a location in the Empire State Building. Tacombi draws on the visual aesthetic of Mexican culture, to create spaces for people to share in the tradition of Mexico and experience authentic taco culture. See Exhibit A.

Sustainably sourcing food and inspiration from all 32 states in Mexico, Tacombi seeks to create an experience like no other. As part of the unique experience, Tacombi prides itself on their service and hospitality. Through its own hospitality program, employees can obtain the experience and education required to grow and excel through the company. Further, rather than standardizing its brand, Tacombi takes great care in fitting its concept into the buildings and neighborhoods it serves, and the design of each location reflects the character of the building and the surroundings.

Development Program. The Applicant proposes interior tenant improvements for a small portion of the ground floor area of the existing first floor space to create the new Tacombi restaurant. The proposed tenant area at the northeast corner of the building is 2,795 square feet of interior space with 83 indoor seats and 24 outdoor seats on the private portion abutting Meridian Avenue. The main entrance will be under the canopy on Meridian Avenue. The proposal also includes exterior improvements to the ground floor façade to add a required second means of egress along 17th Street. The proposed door is on the west side of the center of the three vitrines allotted to the Applicant's space and recessed from the outermost façade. The proposed door maintains the existing exterior appearance to blend with the building design and does not interfere with the existing vitrine. Further, this location will not impact the existing street trees.

In addition, the proposal includes four (4) new signs for business identification. Three wall signs will be located above the three vitrines along 17th Street, and combine for a total of 44.32 square feet where the 81' 1 ½" frontage allows for 60.84 square feet of combined signage for a single-tenant. The fourth sign is a projecting sign located on the canopy facing Meridian Avenue and is only 7.86 square feet. The signs are sensitive and appropriate for the area do not maximize the allowable signage space. It is important to note that none of the signs will be lit. As noted above, the requests do not require

modification of the previously approved variances requests nor disrupt the existing building identification sign.

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 existing windows are hurricane-impact.

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

Not applicable.

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

The Applicant's space is mainly interior and there is no opportunity for landscaping at the front. However, the Applicant proposes low-lying planters inside the restaurant.

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

The building is existing and the Applicant is proposing interior renovations.

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

provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height up to three (3) additional feet in height

The existing ground floor elevation is 5.12' NGVD.

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

The Applicant's space is located inside an existing building and the Applicant will make best efforts to locate its critical mechanical and electrical systems above BFE.

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

The Applicant's space is located inside an existing building that cannot be elevated to BFE plus Freeboard.

(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.

The building has appropriate floodproofing measures.

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

This is an alteration of an existing interior space and stormwater retention systems exist as part of building construction.

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

The Applicant's space is interior, as are its renovations so it does not propose any pavement construction.

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

The Applicant is proposing interior modifications to the ground floor only. As such, this is not applicable.

Conclusion. Granting this design review approval will permit the development of a beautifully-designed restaurant that is compatible with the surrounding neighborhood. The design renovates a portion of the existing ground floor space, and integrates a much-needed use that benefits the area. We look forward to your favorable review of the application. If you have any questions or comments in the interim, please do not hesitate to contact me at 305-377-6236.

Sincerely,



Matthew Amster

Attachment

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