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VIA ELECTRONIC AND HARDCOPY SUBMITTAL

July 2, 2021

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

RE: **DRB21-0689** – Letter of Intent – Application to Modify
Approved Variances Under File No. DRB19-0369 for the Property
Located at 40 Island Avenue, Miami Beach, Florida 33139

Dear Michael:

This law firm represents Ferrado Lido, LLC ("Applicant"), the owner of the property located at 40 Island Avenue ("Property") in the City of Miami Beach, Florida ("City"). This letter shall serve as the required letter of intent in connection with a request for modification of Design Review Board ("DRB") File No. DRB19-0369, which approved variances to allow FPL equipment to be located in the east interior side yard.

Description of the Property. The Property is located on the northwest portion of Belle Isle between Century Lane to the southwest and Farrey Lane to the east, and is identified by Miami-Dade County Folio No. 02-3233-004-0090. The Property is approximately 101,500 square feet in size and houses the iconic Standard Hotel and Spa Miami Beach ("The Standard"). The Standard consists of approximately one hundred (100) hotel rooms, a renowned spa, restaurant, and other hotel amenities. The Standard has western and eastern wings that run parallel to the diverging property lines in which the hotel rooms are located.

The Property is designated for RM-1, Residential Multifamily, Low Intensity use pursuant to the City's Future Land Use Map, and is also located within the RM-1, Residential Multifamily, Low Intensity Zoning District pursuant to the City's Official Zoning Map.

The Property's existing hotel and accessory uses are grandfathered and legally nonconforming. Single family homes abut the Property to the east and west, while a parking area and Belle Isle park are south of the Property. The northside of the Property fronts Biscayne Bay.

Previous Approvals. In May 2017, the DRB approved of design modifications to The Standard and a variance to reduce the required width of a drive aisle through File No. DRB16-0059. In May 2019, the DRB approved of a variance request to reduce the required side and sum of side yard setbacks for the construction of an Florida Power & Light ("FPL") vault in the east interior side yard, as well as a variance to exceed the maximum height allowed for fences and gates through File No. DRB19-0369 ("May 2019 Order"). The following month, in June 2019, the DRB issued a supplemental order to clarify the fence height variances approved under DRB19-0369 ("Supplemental Order"). See Composite Exhibit A, Prior DRB Approvals.

Building Permit. The Applicant has been actively renovating The Standard in accordance with the 2019 approvals through Building Permit no. BC1911624, also known as RV2014052. The latest approved permit plans are identified as Revision no. 9 and included with the application documents.

Requests. In connection with the on-going renovations to The Standard, FPL informed the Applicant that a slightly larger transformer vault was required to service the Property, as well as a new terminal cabinet switch. Importantly, the proposed terminal cabinet switch services the power grid for the entire Farrey Lane neighborhood, not just The Standard, and is needed as a result of the City's requirement to underground existing utility poles located along Venetian Way. The expanded transformer vault with terminal cabinet switch are located in the same area of the east side yard previously approved for the FPL transformer pad under DRB File No. 19-0369, but the proposed pad occupies a slightly larger area due to the additional required equipment. Accordingly, the Applicant seeks the following modification of the previously-approved variances:

- 1) A variance to reduce by 10'-0" the minimum required interior side yard setback of 16'-0" in order to construct an FPL transformer and terminal cabinet pad at 6'-0" setback from the east side property line; and
- 2) A variance to reduce by 14'-5" the required sum of side yard setbacks of 32'-0" in order to construct an FPL transformer and terminal cabinet pad within the east side yard and provide a sum of side yards setback of 17'-7".

- 3) Modification of Condition I.D.1.c. of Supplemental Order to correct a scrivener's error with respect to the location of the east-facing stone clad exterior wall.
- 4) Modification of Condition I.D.2.a. of both May 2019 Order and Supplemental Order to reflect the process required to underground FPL overhead utility lines and utility poles.

Due to the expansion of the FPL vault area, the Applicant has also revised and enhanced the landscape plan in the east side yard to ensure equivalent open space as previously-approved and appropriately screen the FPL vault area. To address required ADA access and life-safety egress requirements, a ramp and gate will be provided near the eastern exit just south of the FPL vault. The ramp will be constructed of pervious materials to maintain the open space and permeability of the east side yard.

Modifications to Conditions. The Applicant proposes the following modifications to the conditions of approval contained within the May 2019 Order and Supplemental Order.

Proposed Condition I.D.1.c. of Supplemental Order:

The architect shall install stone cladding along portions of the exterior eastern wall facing the neighboring property at ~~lots 6 and along Farrey Lane lot 7~~, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. The final design and materials and color selection shall be subject to review and approval by staff.

The purpose of this modification is to correct a scrivener's error in the Supplemental Order with respect to the lot number that shares a property line with The Standard in the vicinity of the FPL vault. In addition, the proposed modification clarifies that the stone clad exterior wall will only be located on the shared property line between lot 7 and The Standard, rather than along Farrey Lane. Farrey Lane is an ingress for FPL to service the transformer and terminal cabinet and it is also a required life-safety means of egress. As approved through the Supplemental Order, the Applicant will install stone cladding on the eastern fence located on the entire shared property line between The Standard and the neighboring property (Lot 7) to the east. The specific details of the stone cladding are included in the plans. In addition, robust planting material will be added between the equipment pad and the fence, as well as south of the equipment pad, to serve as a screen.

Proposed Condition I.D.2.a. of May 2019 Order and Supplemental Order:

The applicant shall apply and pay the associated fee to FPL to initiate the process to underground the FPL overhead utility lines and utility poles identified as numbers 6-8 on the graphic exhibit entitled "Belle Isle FPL Overhead Lines Location graphic" (attached), in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or directions from the Board. For the purpose of clarity, FPL, not the applicant, designs, permits and constructs the undergrounding project.

The purpose of the modified condition is to reflect that the Applicant has very limited control with respect to the process for undergrounding utilities. Consistent with Condition I.D.2.a. of the May 2019 Order and Supplemental Order, the Applicant has done everything necessary, including paying the fees to underground the utility lines and utility poles in the vicinity of the Property. FPL completes all other aspects of the project and is in the process of finalizing the design and will then seek the permit(s) from the County and City to complete the work. See Composite Exhibit B.

Satisfaction of Section 118-353 Criteria. The Applicant's request satisfies all variance criteria provided in Section 118-353 of the Code criteria as follows:

(1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

The Property's odd shape and existing structures are special circumstances peculiar to the Property. The Property features diverging Property lines that create confining characteristics at the front of the site. Further, The Standard was constructed in 1953 and features two "wings" that are constructed parallel to the diverging east and west property lines. Although the Standard is not a designated historic structure and is not located in a local historic district, it is part of the history and fabric of the Belle Isle neighborhood. The odd-shaped Property in conjunction with the historically significant Standard Hotel structure create confining characteristics that are peculiar to the Property and not applicable to other properties or buildings in the same zoning district. FPL's requirement to include the terminal cabinet that services the adjacent properties on the Applicant's private property is also a special condition not applicable to other lands.

(2) The special conditions and circumstances do not result from the action of the applicant;

The special conditions and circumstances of the Property do not result from the action of the Applicant. The Standard is an existing legal nonconforming use that was developed long before the Applicant owned the Property. Further, the infrastructure needs of the neighborhood that necessitate additional FPL equipment on the Property are not conditions and circumstances that result from any action by the Applicant.

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;

Granting the requested variances does not confer on the Applicant any special privilege denied to other properties in the same zoning district. The variance is necessary in order to provide the required electrical infrastructure for The Standard, as well as the existing single-family homes located east of The Standard along Farrey Lane. Granting the requested variances permits the Applicant to slightly increase the size of the existing concrete pad to accommodate electrical equipment that is required for all similar developments in the City.

(4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;

Literal interpretation of the land development regulations deprives the Applicant of a reasonable location for its electrical infrastructure and deprives the neighborhood the opportunity to place critical electrical infrastructure on private property at the Applicant's sole cost and expense. Requiring the Applicant to find a new location for the FPL transformer and terminal cabinet switch rather than permit a modest expansion of the existing electrical infrastructure pad in the east interior side yard would work an unnecessary and undue hardship on the Applicant by requiring the Applicant to make substantial modifications to the existing structure where none are necessary or proposed.

(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

The requested modified variances are the minimum variances that makes possible the reasonable use of the Property. The requests are a modest expansion in scope of and in the same area as the variances approved under File No. DRB19-0369 to accommodate modern electrical demand and infrastructure that services the neighborhood and have been required by FPL. Denial of the requested variances would create a condition under which there are few, if any, suitable locations for the terminal cabinet switch that services the neighborhood, and would deny the Applicant the electrical capacity needed for hotel guests.

(6) The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and;

The requested variances satisfy the general intent and purpose of the Land Development Regulations, as there is no public harm resulting from continued use of the east interior side yard for well-screened electrical equipment. This is particularly true in light of the fact that the terminal cabinet switch services the homes located along Farrey Lane, which is a highly confined area with little to no space for modern infrastructure. Granting the requested variances therefore provides an important public benefit at the expense of the Applicant with no negative impact on the public. The proposed transformer and terminal cabinet pad is screened from public view by lush landscaping and architectural screening. Members of the public standing on Farrey Lane outside The Standard's east side yard will see an elegant stone cladded fence and aluminum entrance gate. Within the Property, the proposed equipment pad will be surrounded by a wood fence and lush landscaping.

(7) The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request.

The variance request is consistent with the City's Comprehensive Plan and does not reduce the levels of service as set forth in the plan.

(8) The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

The requested modified variances do not impact the resiliency of the Property.

Practical Difficulty. The additional power needs of the neighborhood as a result of a modernizing society with substantial electrical demands that FPL requires to be located on the Applicant's private property, combined with the odd-shaped Property and unique existing structure creates practical difficulties for locating electrical infrastructure. The neighborhood requires additional electrical infrastructure to meet current demand, yet there is limited space within the Property or within the greater Belle Isle neighborhood where this equipment can be located. As a result, the Applicant faces practical difficulty in operating its existing hotel that justifies the requested variances.

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

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

A recycling and salvage plan will be provided at the time of permitting.

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

The Applicant does not propose changes to the existing windows at the Property.

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.

The Applicant's proposed landscaping provides species of vegetation that are salt tolerant, highly water absorbent, native, or Florida-friendly.

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 has considered the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan. Indeed, the undergrounding and modernization of the critical electrical infrastructure for the neighborhood improves the neighborhood's resilience to future sea level rise.

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

The Applicant does not propose any new driveways or ramping. The proposed equipment pads are elevated and adaptable to future roadway raising projects.

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

Due to the existing conditions on the site, it is not feasible or appropriate to raise the proposed equipment pad to above base flood elevation.

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

It is not feasible or appropriate to raise the elevation of The Standard at this time.

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.

Any areas below base flood elevation plus freeboard will implement appropriate flood mitigation measures to protect the property.

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 design of the project will minimize the potential for heat island effects on site.

Conclusion. The Applicant's requested modified variances represent a minor expansion in scope of the variances requested under File No. DRB19-0369, yet provide a significant public benefit in the form of critical electrical infrastructure that services the neighborhood being located on private property. In light of the above, the Applicant respectfully requests your favorable review and recommendation of this application, including the modified conditions. If you have any questions or comments with regard to the application, please contact me at (305) 377-6231 or Matthew Amster at (305) 377-6236.

Sincerely,



Michael W. Larkin

Attachments

cc: Jeremy Schwebs
Matthew Amster, Esq.
Nicholas Rodriguez, Esq.

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: May 02, 2017

FILE NO: DRB16-0059

PROPERTY: **40 Island Avenue—the Standard Hotel and Spa**

APPLICANT: Ferrado Lido LLC

LEGAL: Lots 39, 40, 41 and 42 of "Amended Plat of Belle Isle", according to Plat thereof as recorded in Plat Book 5, Page 11 of the Public Records of Miami-Dade County, Florida

IN RE: The Application for Design Review Approval for exterior alterations to an existing two-story hotel and the construction of a new three-story hotel wing containing hotel units and a ground floor parking level to replace the existing two-story east wing of the hotel, including a variance to reduce the width of a drive aisle. This project will require Planning Board approval.

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 a 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 2, 3, and 9 in Section 118-251 of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-251 if the following conditions are met:
 1. As designed, the subject property shall require amendments to the Comprehensive Plan and Code to permit the non-conforming building with non-conforming hotel uses to be reconstructed to a maximum of 50% of the floor area of the existing building. In the event, the Comprehensive Plan and/or Code are not amended or variances not granted, the reconstruction proposed in this application shall not be permitted. Any significant changes to the exterior of the



~~structure in order to address City or Building Code requirements may require the review and approval of the Design Review Board.~~

2. Prior to the submission of any building permit for the project approved herein, the applicable portions of the non-conforming uses section of the City Code, as well as an applicable Comprehensive Plan amendment, shall be adopted by the City Commission
3. Revised elevation, site plan and floor plan drawings for the proposed addition at 40 Island Avenue shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - a. The final design and details, including material samples and color selection, of the proposed exterior vertical and horizontal louvers shall be provided 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 exterior vertical and horizontal louvers shall contain no more than three (3) rotational locking positions for orientation, and shall be detailed at time of building permit in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - c. The applicant shall install a sound absorption wall along the southwestern portion of the subject property line adjacent to the single family residence located 12 Century Lane, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - d. An exterior lighting plan shall be designed and demonstrate that all site lighting shall be contained within the subject property and that none shall shine into the neighboring properties, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - e. Any garage ventilation shall be chased through the interior of the building to the roof. No exhaust ducts or vents shall be permitted on any building elevations.
 - f. A fully enclosed, air-conditioned trash room shall be provided, which is sufficient to handle the maximum uses intended for the proposed structure. External dumpsters shall not be permitted.
 - g. All new exterior handrails and support posts shall incorporate a flat profile. The final design details, dimensions material and color of all exterior handrails shall be made part of the building permit plans and shall be subject to the review and approval of staff consistent with the Design Review Criteria and/or the directions from the Board.



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- h. ~~Material samples for all exterior paving areas 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.~~
- i. The final design and details, including materials, exterior finishes, glazing, railings, and any architectural projections and features, shall be provided in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- j. 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.
- k. 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.
4. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, 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 plan shall incorporate the following:
- a. The applicant shall underground The FPL overhead utility lines and utility poles identified as numbers 1-8 on the graphic exhibit submitted at the May 02, 2017 Design Review Board entitled "Belle Isle FPL Overhead Lines Location Graphic" (attached), in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - b. All exterior walkways and drives shall consist of decorative pavers, set in sand or other semi-pervious material, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - c. The proposed entry drive and garage entrance area shall consist of decorative paving on the ground and decorative louvers on the north wall and ceiling consistent with details shown on sheet A-3.3 of the submitted plans. The final design and details 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.
 - 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. ~~Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.~~
- f. 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.
- g. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, 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.
- h. 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 wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- i. 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. The applicant filed an application with the Planning Department for the following variance(s) which were either approved by the Board with modifications, or denied (Underlying denotes new language and strikethrough denotes stricken language):
 - 1. A variance to reduce 8'-0" the minimum required width of 22'-0" for two-way traffic drive aisle/interior aisle in order to provide enclosed, on-site loading requirement within the aisle resulting in a 14'-0" one-way traffic drive aisle/interior aisle during those specific loading times.
- B. The applicant has submitted plans and documents with the application that the Board has concluded does satisfy Article 1, Section 2 of the Related Special Acts.

The applicant has submitted plans and documents with the application that the Board



~~has concluded does~~ comply with the following hardship criteria, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare, and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

C. The Board hereby **Approves** the Variance request, and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

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

- A. The applicant shall enter into and record a hold harmless agreement releasing and indemnifying the City, subject to the approval of the Planning Director and the City Attorney due to its use of the variance requested herein.



- ~~B. All new construction over 7,000 square feet shall be required to be, at a minimum, certified as LEED Gold by USGBC. In lieu of achieving LEED Gold certification, properties can elect to pay a sustainability fee, pursuant to Chapter 133 of the City Code. This fee is set as a percentage of the cost of construction.~~
- C. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- D. In the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the Board.
- E. 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.
- F. The proposed elimination of the on-street parking spaces will require the review and approval of the Parking Department. The costs, if any, associated with the removal of the parking spaces will be the responsibility of the developer.
- G. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- H. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- I. 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.
- J. 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.
- K. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- L. 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 Findings of Fact, to which the applicant has agreed.~~

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "The Standard Hotel", as prepared by **Rene Gonzalez Architect** dated, signed and sealed 09/06/16, 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 set forth in this Order. No building permit may be issued unless and until all 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 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 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 should 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 5th day of May, 2017.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 

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 5th day of MAY 2017 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.



NOTARY PUBLIC

Miami-Dade County, Florida

My commission expires: 9/19/20

Approved As To Form:

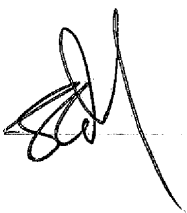
City Attorney's Office: [Signature] (5/4/17)Filed with the Clerk of the Design/Review Board on [Signature] (5/4/17)

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"Belle Isle FPL Overhead Lines Location Graphic"

IMAGE REMOVED FOR RECORDING PURPOSES

IMAGE ON FILE IN CITY OF MIAMI BEACH PLANNING DEPARTMENT

A handwritten signature in black ink, located in the bottom right corner of the page. The signature is stylized and appears to be a cursive representation of a name.

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: May 07, 2019

FILE NO: DRB19-0369

PROPERTY: **40 Island Avenue—The Standard Hotel and Spa**

APPLICANT: Ferrado Lido, LLC

LEGAL: Lots 39, 40, 41 and 42 of "Amended Plat of Belle Isle", according to Plat thereof as recorded in Plat Book 5, Page 11 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for exterior design modifications to an existing building including variances to reduce the required side and sum of the side setbacks for the construction of an FPL vault and to exceed the maximum height allowed for fences and gates

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, 12, 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 the Sea Level Rise Criteria 1, 5, and 10 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 addition at 40 Island Avenue shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:



- a. The exterior tile repair/replacement shall not be approved as proposed. Any alterations to the exterior tile cladding at the front façade shall be continued to the June 04, 2019 Design Review Board meeting by the Board. The applicant shall bring sample of the existing tile (12"x12" swatch, or size thereof) and proposed tile sample(s) (12"x12" swatch, or size thereof), as well as a complete elevation showing the extent of the replacement to the June 04, 2019 Design Review Board meeting.
- b. The proposed window changes along the North elevation shall not be approved as proposed. The proposed large picture window proposed at the third level shall be configured and designed to be similar and more aligned with the existing windows. The proposed three window openings proposed at the second level shall be configured and designed to be more aligned and justified to the left, right or center, with the existing three upper windows on the third level, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- c. An exterior lighting plan shall be designed and demonstrate that all site lighting shall be contained within the subject property and that none shall shine into the neighboring properties, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- d. All new exterior handrails and support posts shall incorporate a flat profile. The final design details, dimensions material and color of all exterior handrails shall be made part of the building permit plans and shall be subject to the review and approval of staff consistent with the Design Review Criteria and/or the directions from the Board.
- e. Material samples for all exterior paving areas 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.
- f. All new proposed rooftop mechanical equipment shall be screened from view. The final design and details shall be submitted as part of the building permit.
- g. The final design and details, including materials, exterior finishes, glazing, railings, and color of tiles, shall be provided in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- h. 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 site plan, 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 plan shall incorporate the following:
 - a. The applicant shall underground The FPL overhead utility lines and utility poles identified as numbers 6-8 on the graphic exhibit entitled "Belle Isle FPL Overhead Lines Location Graphic" (attached), in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - b. Any proposed plant material between building edge and edge of parking/Island Avenue shall consist of plant species that would naturally not exceed 36" in height at maturity and would not require periodic pruning in order to maintain such height.
 - c. All exterior walkways and drives shall consist of decorative pavers, set in sand or other semi-pervious material, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - d. The proposed entry drive and garage entrance area shall consist of decorative paving on the ground and decorative louvers on the north wall and ceiling consistent with details shown on sheet A-3.3 of the submitted plans. The final design and details 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.
 - e. 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.
 - f. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
 - g. 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.
 - h. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, 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.

- i. 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 wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- j. 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)

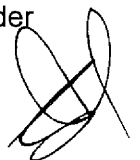
- A. The applicant filed an application with the Planning Department for the following variance(s) which were either approved by the Board with modifications, or denied:

The following variances were **approved** by the Board:

1. A variance to reduce by 10'-0" the minimum required interior side setback of 16'-0" in order to construct an FPL transformer pad at 6'-0" setback from the east side property line.
2. A variance to reduce by 14'-5" the required sum of the side setbacks of 32'-0" in order to construct an FPL transformer pad on the east side yard and provide a sum of the side setbacks of 17'-7".

The following variances were **continued** to the June 04, 2019 Design Review Board meeting by the Board:

3. A variance to exceed by 2'-1" the maximum allowed height of 7'-0" for a fence and gates located within the interior side yard in order to construct a fence and gates up to 9'-1" (11.34' NGVD) in height as measured from grade of 2.26' NGVD for the installation of a new FPL transformer vault.
4. A variance to exceed by 3'-0" the maximum allowed height of 5'-0" for a portion of a fence located within 4'-0" from the side property line facing a street in order



to construct a fence up to 8'-0" (10.26' NGVD) in height as measured from grade of 2.26' NGVD facing Farrey Lane.

5. A variance to exceed up to 3'-0" the maximum allowed height of 7'-0" for fence and gates located within the interior side yard in order to construct portions of a wood fence along the east side property line up to 10'-0" (12.26' NGVD) in height as measured from grade of 2.26' NGVD and to construct gates up to 8'-4" (10.58' NGVD) in height as measured from grade of 2.26' NGVD facing Island Avenue.
- B. The applicant has submitted plans and documents with the application that the Board has concluded satisfy Article 1, Section 2 of the Related Special Acts only as it relates to variance(s) II.A.1 and II.A.2 allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that the Board has concluded comply with the following hardship criteria, as they relate to the requirements of Section 118-353(d), Miami Beach City Code only as it relates to variance(s) II.A.1 and II.A.2, as noted:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare, and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.



- C. The Board hereby **Approves** variance requests #1 and #2, and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:
1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
 2. Evidence of an approved building permit for the installation of the electrical vehicle charging station located in the front of the property and for the two parking spaces partially located on the front of the property shall be provided at the time of the building permit. If there is no building permit, or evidence of an approved building permit, as determined by the Planning Department, the applicant shall take additional actions to correct the existing conditions, unless found legally approved by the Planning Department and/or public Works Department.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

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

- A. The applicant shall submit a Hold Harmless Covenant Running with the Land to the City Attorney's Office in a form acceptable to the City Attorney indemnifying and holding harmless the city against any claim or loss in the event of an accident involving a motor vehicle or other instrumentality due to the proximity of the FPL vault to the roadway.
- B. In the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the Board.
- C. If required, the applicant shall obtain a revocable permit from the Public Works Department for the existing parking paving within the public right-of-way, subject to approval of the City Commission, prior to the issuance of a building permit. Prior to the issuance of a building permit for any work approved by the Design Review Board, as it relates to the subject development project, the applicant shall enter into and record a Maintenance Agreement and Restrictive Covenant running with the land, in a form approved by the Miami Beach City Attorney, and approved by the Planning Director and Public Works Director, confirming the applicant's agreement to design, permit, construct and maintain the proposed parking paving, in perpetuity, and confirming public access to such parking, in accordance with the conditions



- herein. The restrictive covenant shall be recorded in the public records, at the expense of the applicant.
- D. 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.
 - E. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
 - F. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
 - G. 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.
 - H. 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.
 - I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
 - J. 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 "The Standard Hotel", as prepared by **A.C. Atherton, P.A., and Peter Anselmo, R.L.A.**, dated March 11, 2019, and as approved by the Design Review Board, as determined by staff.

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

A handwritten signature in black ink, consisting of a stylized, cursive 'S' followed by a vertical line and a small flourish at the bottom.

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.

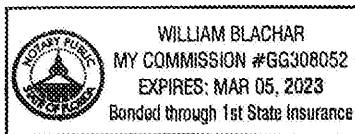
Dated this 14th day of May, 2019.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
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 14th day of May, 2019 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.



William Blachar
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: March 5th, 2023

Approved As To Form: Nick Kallezis (5/13/2019)
City Attorney's Office:

Filed with the Clerk of the Design Review Board on [Signature] (5/14/19)

[Signature]

"Belle Isle FPL Overhead Lines Location Graphic"

IMAGE REMOVED FOR RECORDING PURPOSES

IMAGE ON FILE IN CITY OF MIAMI BEACH PLANNING DEPARTMENT



DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: June 04, 2019

FILE NO: DRB19-0369

PROPERTY: **40 Island Avenue—The Standard Hotel and Spa**

APPLICANT: Ferrado Lido, LLC

LEGAL: Lots 39, 40, 41 and 42 of "Amended Plat of Belle Isle", according to Plat thereof as recorded in Plat Book 5, Page 11 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for exterior design modifications to an existing building including variances to reduce the required side and sum of the side setbacks for the construction of an FPL vault and to exceed the maximum height allowed for fences and gates

SUPPLEMENTAL 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, 12, 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 the Sea Level Rise Criteria 1, 5, and 10 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 addition at 40 Island Avenue shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:



- a. The exterior tile repair/replacement shall not be approved as proposed. Any alterations to the exterior tiles, in color and in size, match the existing tiles of the primary façade; thus recommending approval of "Option B – Proposed New 1"x1" Hand Painted Tile" for the mosaic tile, provided that its clay base and color is similar to the existing tile. The applicant shall prepare a mock-up of tiles for patching to be reviewed and approved by staff prior to permit approval.
- b. The proposed window changes along the North elevation shall be approved as proposed, including the removal of the applied muntins on the larger proposed picture window.
- c. The architect shall install a stone cladding along portions of the exterior eastern wall facing the neighboring property at lots 6 and along Farrey Lane, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. The final design and materials and color selection shall be subject to the review and approval of staff.
- d. An exterior lighting plan shall be designed and demonstrate that all site lighting shall be contained within the subject property and that none shall shine into the neighboring properties, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- e. All new exterior handrails and support posts shall incorporate a flat profile. The final design details, dimensions material and color of all exterior handrails shall be made part of the building permit plans and shall be subject to the review and approval of staff consistent with the Design Review Criteria and/or the directions from the Board.
- f. Material samples for all exterior paving areas 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.
- g. All new proposed rooftop mechanical equipment shall be screened from view. The final design and details shall be submitted as part of the building permit.
- h. The final design and details, including materials, exterior finishes, glazing, railings, and color of tiles, shall be provided in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- i. 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.



- j. 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 site plan, 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 plan shall incorporate the following:
- a. The applicant shall underground The FPL overhead utility lines and utility poles identified as numbers 6-8 (or 5-6-7) on the graphic exhibit entitled "Belle Isle FPL Overhead Lines Location Graphic" (attached), in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - b. Any proposed plant material between building edge and edge of parking/Island Avenue shall consist of plant species that would naturally not exceed 36" in height at maturity and would not require periodic pruning in order to maintain such height.
 - c. All exterior walkways and drives shall consist of decorative pavers, set in sand or other semi-pervious material, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - d. The proposed entry drive and garage entrance area shall consist of decorative paving on the ground and decorative louvers on the north wall and ceiling consistent with details shown on sheet A-3.3 of the submitted plans. The final design and details 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.
 - e. 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.
 - f. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
 - g. 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.
 - h. The applicant shall verify, prior to the issuance of a Building Permit, the



exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, 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.

- i. 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 wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- j. 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. The applicant filed an application with the Planning Department for the following variance(s) which were either approved by the Board with modifications, or denied:

The following variances were approved by the Board:

1. A variance to exceed by 2'-1" the maximum allowed height of 7'-0" for a fence and gates located within the interior side yard in order to construct a fence and gates up to 9'-1" (11.34' NGVD) in height as measured from grade of 2.26' NGVD for the installation of a new FPL transformer vault.
2. A variance to exceed by 3'-0" the maximum allowed height of 5'-0" for a portion of a fence located within 4'-0" from the side property line facing a street in order to construct a fence up to 8'-0" (10.26' NGVD) in height as measured from grade of 2.26' NGVD facing Farrey Lane.
3. A variance to exceed up to 3'-0" the maximum allowed height of 7'-0" for fence and gates located within the interior side yard in order to construct portions of a wood fence along the east side property line up to 10'-0" (12.26' NGVD) in height as measured from grade of 2.26' NGVD and to construct gates up to 8'-4" (10.58' NGVD) in height as measured from grade of 2.26' NGVD facing Island Avenue.



- B. The applicant has submitted plans and documents with the application that the Board has concluded satisfy Article 1, Section 2 of the Related Special Acts only as it relates to variance(s) II.A.1 and II.A.2 and II.A.3 allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that the Board has concluded comply with the following hardship criteria, as they relate to the requirements of Section 118-353(d), Miami Beach City Code only as it relates to variance(s) II.A.1 and II.A.2 and II.A.3, as noted:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare, and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

- A. The Board hereby **Approves** Variance requests #1, #2 and #3, and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:
1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.



2. Evidence of an approved building permit for the installation of the electrical vehicle charging station located in the front of the property and for the two parking spaces partially located on the front of the property shall be provided at the time of the building permit for the overall project. If there is no building permit, or evidence of an approved building permit, as determined by the Planning Department, the applicant shall take additional actions to correct the existing conditions, unless found legally approved by the Planning Department and/or public Works Department.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

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

- A. The applicant shall submit a Hold Harmless Covenant Running with the Land to the City Attorney's Office in a form acceptable to the City Attorney indemnifying and holding harmless the city against any claim or loss in the event of an accident involving a motor vehicle or other instrumentality due to the proximity of the FPL vault to the street side.
- B. In the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the Board.
- C. If required, the applicant shall obtain a revocable permit from the Public Works Department for the pavement of existing parking spaces within the public right-of-way, subject to approval of the City Commission, prior to the issuance of a building permit. Prior to the issuance of a building permit for any work approved by the Design Review Board, as it relates to the subject development project, the applicant shall enter into and record a restrictive Maintenance Agreement and Covenant running with the land, form approved by the Miami Beach City Attorney, and approved by the Planning Director and Public Works Director, which runs with the land, confirming the applicant's agreement to design, permit, construct and maintain the proposed parking paved area, in perpetuity, and confirming public access to such parking, in accordance with the conditions herein. The restrictive covenant shall be recorded in the public records, at the expense of the applicant.
- D. 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.
- E. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.



- F. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- G. 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.
- H. 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.
- I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- J. 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 "The Standard Hotel", as prepared by **A.C. Atherton, P.A., and Peter Anselmo, R.L.A.**, dated May 13, 2019, and as approved by the Design Review Board, as determined by staff.

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 18 day of June, 2019.

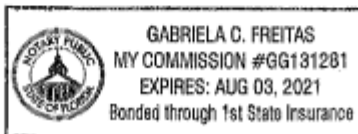
DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

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 18 day of June, 2019 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: 8-3-21

Approved As To Form: Nick Callegari (6/18/2019)
City Attorney's Office: Nick Callegari

Filed with the Clerk of the Design Review Board on June 10, 2019 James G. Murphy

Sh.

"Belle Isle FPL Overhead Lines Location Graphic"

IMAGE REMOVED FOR RECORDING PURPOSES

IMAGE ON FILE IN CITY OF MIAMI BEACH PLANNING DEPARTMENT

A handwritten signature or set of initials, possibly "B" or "S", located in the bottom right corner of the page.

Exhibit B

Miami, FL 33188-0001

Expedited/overnight mailing address:

FPL

Attn: PPC Room 2420

9250 West Flagler Street

Miami, FL 33174

We require to receive payment prior to releasing the job to construction. Invoice is valid for 180 days.

Thanks!

Sabrina Caneja

Associate Engineer | Central Dade Service Planning

Office: 305-377-6079 | Cell: 786-774-3426

122 SW 3rd Street

Miami, FL 33130



Visit the new **FPL Project Portal** at [FPL.com/construction](https://www.fpl.com/construction) to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.

From: Meredith Lake <mlake@hotelcrafters.com>

Sent: Monday, November 4, 2019 5:53 PM

To: Caneja, Sabrina <Sabrina.Caneja@fpl.com>; Jose Payares <JosePa@dpr.com>; Suarez, Rita <Rita.Suarez@fpl.com>

Cc: Rane Smith <ranesmith@ferrado-us.com>; Jeremy Schwebs <jeremyschwebs@ferrado-us.com>; Leonardo Aballe <LeonardoA@dpr.com>; Andre Kirby <AndreKi@dpr.com>; Aretha Fung-A-Wing <ArethaF@dpr.com>; Jason Mizell <JasonMi@dpr.com>

Subject: Re: The Standard | FP&L Meeting & Walkthrough - Meeting Minutes

Hi Sabrina,

Please find attached the written confirmation to proceed and I will look out for the invoice. Please let me know if you have any questions.

Best,
Meredith

From: "Caneja, Sabrina" <Sabrina.Caneja@fpl.com>

Date: Wednesday, October 23, 2019 at 8:48 AM

To: Meredith Lake <mlake@hotelcrafters.com>, Jose Payares <JosePa@dpr.com>, "Suarez, Rita" <Rita.Suarez@fpl.com>

Cc: Rane Smith <ranesmith@ferrado-us.com>, Jeremy Schwebs <jeremyschwebs@ferrado-us.com>, Leonardo Aballe <LeonardoA@dpr.com>, Andre Kirby <AndreKi@dpr.com>, Aretha Fung-A-Wing <ArethaF@dpr.com>, Jason Mizell <JasonMi@dpr.com>

Subject: RE: The Standard | FP&L Meeting & Walkthrough - Meeting Minutes

Hi Meredith,

I just need a written confirmation that you agree to the ballpark estimate letter attached and are wanting to go forward with the pole relocations.

I will then proceed with the invoice for the engineering deposit of \$10,000.00.

Thanks!

Sabrina Caneja

Associate Engineer | Central Dade Service Planning
Office: 305-377-6079 |
122 SW 3rd Street
Miami, FL 33130



Visit the new **FPL Project Portal** at [FPL.com/construction](https://fpl.com/construction) to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.

From: Meredith Lake <mlake@hotelcrafters.com>

Sent: Wednesday, October 23, 2019 10:32 AM

To: Caneja, Sabrina <Sabrina.Caneja@fpl.com>; Jose Payares <JosePa@dpr.com>; Suarez, Rita <Rita.Suarez@fpl.com>

Cc: Rane Smith <ranesmith@ferrado-us.com>; Jeremy Schwebs <jeremyschwebs@ferrado-us.com>; Leonardo Aballe <LeonardoA@dpr.com>; Andre Kirby <AndreKi@dpr.com>; Aretha Fung-A-Wing <ArethaF@dpr.com>; Jason Mizell <JasonMi@dpr.com>

Subject: Re: The Standard | FP&L Meeting & Walkthrough - Meeting Minutes

Hi Sabrina,

Great, thank you. Does this change how we proceed? Do I need to put in writing to proceed with a deposit?

Best,
Meredith

From: "Caneja, Sabrina" <Sabrina.Caneja@fpl.com>

Date: Wednesday, October 16, 2019 at 12:08 PM

To: Meredith Lake <mlake@hotelcrafters.com>, Jose Payares <JosePa@dpr.com>, "Suarez, Rita" <Rita.Suarez@fpl.com>

Cc: Meredith Lake <meredithlake@ferrado-us.com>, Rane Smith <ranesmith@ferrado-us.com>, Jeremy Schwebs <jeremyschwebs@ferrado-us.com>, Leonardo Aballe <LeonardoA@dpr.com>, Andre Kirby <AndreKi@dpr.com>, Aretha Fung-A-Wing <ArethaF@dpr.com>, Jason Mizell <JasonMi@dpr.com>

Subject: RE: The Standard | FP&L Meeting & Walkthrough - Meeting Minutes

Hi Meredith,

Yes, you can use those plans as the overall job scope it is still how we plan to complete the undergrounding.

Do want to mention there is always a chance for field conditions not allowing us to do a certain part exactly how we planned so once in construction there may be a few tweaks if any conflicts arise.

Thanks!

Sabrina Caneja

Associate Engineer | Central Dade Service Planning
Office: 305-377-6079 |
122 SW 3rd Street
Miami, FL 33130



Visit the new **FPL Project Portal** at FPL.com/construction to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.

From: Meredith Lake <mlake@hotelcrafters.com>
Sent: Tuesday, October 15, 2019 12:46 PM
To: Jose Payares <JosePa@dpr.com>; Caneja, Sabrina <Sabrina.Caneja@fpl.com>; Suarez, Rita <Rita.Suarez@fpl.com>
Cc: Meredith Lake <meredithlake@ferrado-us.com>; Rane Smith <ranesmith@ferrado-us.com>; Jeremy Schwebs <jeremyschwebs@ferrado-us.com>; Leonardo Aballe <LeonardoA@dpr.com>; Andre Kirby <AndreKi@dpr.com>; Aretha Fung-A-Wing <ArethaF@dpr.com>; Jason Mizell <JasonMi@dpr.com>
Subject: Re: The Standard | FP&L Meeting & Walkthrough - Meeting Minutes

Hi Sabrina & Rita,

I hope you both are well. We had to do this exercise for our previous DRB approval that we have since abandoned. Can we use the attached plans that we had previously done? Let me know.

Thank you,
Meredith

From: Jose Payares <JosePa@dpr.com>
Date: Tuesday, October 15, 2019 at 7:39 AM
To: "Caneja, Sabrina" <Sabrina.Caneja@fpl.com>, "Suarez, Rita" <Rita.Suarez@fpl.com>
Cc: Meredith Lake <meredithlake@ferrado-us.com>, Rane Smith <ranesmith@ferrado-us.com>, Jeremy Schwebs <jeremyschwebs@ferrado-us.com>, Leonardo Aballe <LeonardoA@dpr.com>, Andre Kirby <AndreKi@dpr.com>, Aretha Fung-A-Wing <ArethaF@dpr.com>, Jason Mizell <JasonMi@dpr.com>
Subject: RE: The Standard | FP&L Meeting & Walkthrough - Meeting Minutes

Sabrina,

Thanks for your response. Please see my comments in red below:

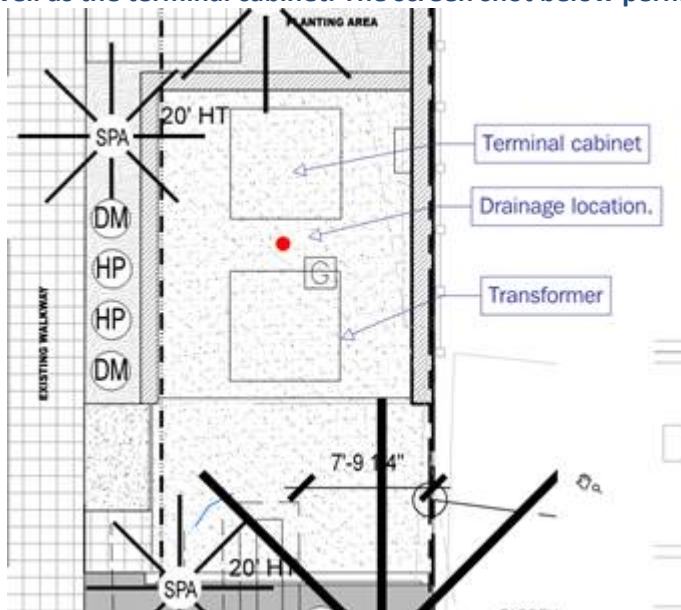
Jose Payares | **DP&R Construction** | 786-564-6188
1301 E. Broward Blvd. Suite 300, Ft. Lauderdale, FL 33301
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From: Caneja, Sabrina <Sabrina.Caneja@fpl.com>
Sent: Monday, October 14, 2019 3:23 PM
To: Jose Payares <JosePa@dpr.com>; Suarez, Rita <Rita.Suarez@fpl.com>
Cc: Meredith Lake <meredithlake@ferrado-us.com>; Rane Smith <ranesmith@ferrado-us.com>; Jeremy Schwebs <jeremyschwebs@ferrado-us.com>; Leonardo Aballe <LeonardoA@dpr.com>; Andre Kirby <AndreKi@dpr.com>; Aretha

Hi Jose,

1. **Invoice for the Secondary Cabinet:** Invoice is being generated. Should be sending it before end of day tomorrow.[JP]: **10-4. Thanks**
2. **Pole Removal Estimate for Belle Isle :** Please find it attached. [JP]: **I will review with the owner and revert back to you on this.**
3. **Transformer Specs:** We never know the exact transformer we are going to receive as our internal supply chain department is the one who orders and sends what they receive as we have various vendors that may have slightly different name plates. The specs below reflect the transformer you will be receiving:[JP]: **10-4. Thanks**
 - a. KVA: 750 KVA
 - b. Phases: 3
 - c. Voltage: 120/208V
 - d. Dimensions: 78" x 78"
4. **Drainage at Transformer:** We do not supply an additional drainage system at the transformer. You guys will set up the area where we put the transformer how you decide best we will then set the 6" concrete pad on the compacted area, where the transformer will then sit on top of. I'm not sure how this will work out with your flood gates but we do not aid in drainage of the area surrounding the transformer. [JP]: **We just wanted to check FP&L had no objections or concerns about a drainage within the enclosure. The transformer will sit on a pad as well as the terminal cabinet. The screen shot below perhaps illustrates better what I was trying to**



explain.

5. **The Duct Bank on Island Ave:** The city is allowing us to do this duct bank during the moratorium. Our contractor will begin construction mid-late November and are going to try their best to finish before end of the year.[JP]: **10-4. Thanks**

Thanks!

Sabrina Caneja

Associate Engineer | Central Dade Service Planning

Office: 305-377-6079 |

122 SW 3rd Street

Miami, FL 33130



Visit the new **FPL Project Portal** at [FPL.com/construction](https://fpl.com/construction) to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.

From: Jose Payares <JosePa@dpr.com>
Sent: Thursday, October 10, 2019 12:55 PM
To: Suarez, Rita <Rita.Suarez@fpl.com>; Caneja, Sabrina <Sabrina.Caneja@fpl.com>
Cc: Meredith Lake <meredithlake@ferrado-us.com>; Rane Smith <ranesmith@ferrado-us.com>; Jeremy Schwebs <jeremyschwebs@ferrado-us.com>; Leonardo Aballe <LeonardoA@dpr.com>; Andre Kirby <AndreKi@dpr.com>; Aretha Fung-A-Wing <ArethaF@dpr.com>; Jason Mizell <JasonMi@dpr.com>
Subject: RE: The Standard | FP&L Meeting & Walkthrough - Meeting Minutes

CAUTION - EXTERNAL EMAIL

Rita/Sabrina,

Hope all is well. Really need your input on the items below. If we need to schedule a meeting to discuss let me know.

1. Proposal for procurement and installation of the terminal cabinet.
2. Input on relocation of Poles #6 - #8 base on DRB (details below)
3. Product/Data Specs of the actual transformer that will be installed as part of the improvement.

Also, we have not hear anything about the work on island avenue when was the scheduled start date?

Thanks!

Jose Payares | DPR Construction | 786-564-6188
1301 E. Broward Blvd. Suite 300, Ft. Lauderdale, FL 33301
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From: Jose Payares
Sent: Tuesday, October 1, 2019 1:55 PM
To: 'Suarez, Rita' <Rita.Suarez@fpl.com>; 'Caneja, Sabrina' <Sabrina.Caneja@fpl.com>; 'Davis Fitzgerald, PE' <Davis.Fitzgerald@rgdengineers.com>; 'Manasa Nagabhushanrao' <Manasa.Nagabhushanrao@rgdengineers.com>; Jason Mizell <JasonMi@dpr.com>; Leonardo Aballe <LeonardoA@dpr.com>; Andre Kirby <AndreKi@dpr.com>; 'Kumbhojkar, Priya' <priya.kumbhojkar@kimley-horn.com>; Aretha Fung-A-Wing <ArethaF@dpr.com>
Cc: 'Meredith Lake' <meredithlake@ferrado-us.com>; 'Rane Smith' <ranesmith@ferrado-us.com>; 'Jeremy Schwebs' <jeremyschwebs@ferrado-us.com>
Subject: RE: The Standard | FP&L Meeting & Walkthrough - Meeting Minutes

Hey Rita/Sabrina,

Wanted to follow up on the following up on the following items:

1. Proposal for procurement and installation of the terminal cabinet.
2. Input on relocation of Poles #6 - #8 base on DRB (details below)
3. Product/Data Specs of the actual transformer that will be installed as part of the improvement.

Thanks!

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From: Jose Payares

Sent: Thursday, September 26, 2019 6:02 PM

To: Suarez, Rita <Rita.Suarez@fpl.com>; Caneja, Sabrina <Sabrina.Caneja@fpl.com>; Davis Fitzgerald, PE <Davis.Fitzgerald@rgdengineers.com>; Manasa Nagabhushanrao <Manasa.Nagabhushanrao@rgdengineers.com>; Jason Mizell <JasonMi@dpr.com>; Leonardo Aballe <LeonardoA@dpr.com>; Andre Kirby <AndreKi@dpr.com>; Kumbhojkar, Priya <priya.kumbhojkar@kimley-horn.com>

Cc: Meredith Lake <meredithlake@ferrado-us.com>; Rane Smith <ranesmith@ferrado-us.com>; Jeremy Schwebs <jeremyschwebs@ferrado-us.com>

Subject: The Standard | FP&L Meeting & Walkthrough - Meeting Minutes

All,

Please find attached the meeting minutes for the FP&L Coordination meeting held on 9.24.19. Wanted to use this opportunity to highlight some of the action items from the meeting.

Action Items:

1. **RGD:** Review physical panel on temporary kitchen trailer and confirm power requirements to FP&L for new service feed. Moreover, RGD to confirm power requirements for temporary cooler for consideration as part of service feed from FP&L.
2. **DPR:** Schedule and provide utility as-builts @ East Alleyway main entrance for use and coordination by FP&L for ductbank.
3. **FP&L:** Provide proposal for procurement and installation of terminal cabinet based on requirements outlined in the meeting minutes. We will present this to the owner (copied on this email) for review and approval.

Rita/Sabrina,

As part of the renovation of the hotel, the Design Review Board has requested for 3 overhead utility lines at island avenue identified as Numbers 6-8 to be placed underground. It's my understanding a quote was provided a while back for part of this work. Wanted to start that process. Would like to understand what the cost will be, timeframe and permitting requirements for this work. Below is a snapshot of the DRB Order and the location of the poles. I have also attached the FP&L drawings we have related to this scope of work.



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Jeremy Schwebs

From: Caneja, Sabrina <Sabrina.Caneja@fpl.com>
Sent: Monday, December 2, 2019 2:06 PM
To: Jose Payares; Meredith Lake; Suarez, Rita
Cc: Rane Smith; Jeremy Schwebs; Leonardo Aballe; Andre Kirby; Jason Mizell
Subject: RE: The Standard | FP&L Meeting & Walkthrough - Engineering Deposit

Hi Jose,

Confirming we received the engineering deposit payment on 11/25.

1. Now that payment has been received we are refining our existing plan drawing for the pole relocations. Should have the drawings to you in 4 weeks. It is a complex undergrounding that needs some refining.
2. Our duct bank is currently in construction. Our contractor should be complete with this job by first week of January. You guys have not requested or picked up PVC...our contractor will have to stub the PVC at the property line and you guys will have to meet us at the depth we leave off there.
3. The Secondary Cabinet & Transformer will be installed 6-8 weeks after we receive confirmation in photos that your PVC has been installed.

Thanks!

Sabrina Caneja

Associate Engineer | Central Dade Service Planning
Office: 305-377-6079 | Cell: 786-774-3426
122 SW 3rd Street
Miami, FL 33130



Visit the new [FPL Project Portal](https://www.fpl.com/construction) at [FPL.com/construction](https://www.fpl.com/construction) to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.

From: Jose Payares <JosePa@dpr.com>
Sent: Saturday, November 30, 2019 5:30 PM
To: Caneja, Sabrina <Sabrina.Caneja@fpl.com>; Meredith Lake <mlake@hotelcrafters.com>; Suarez, Rita <Rita.Suarez@fpl.com>
Cc: Rane Smith <ranesmith@ferrado-us.com>; Jeremy Schwebs <jeremyschwebs@ferrado-us.com>; Leonardo Aballe <LeonardoA@dpr.com>; Andre Kirby <AndreKi@dpr.com>; Jason Mizell <JasonMi@dpr.com>
Subject: RE: The Standard | FP&L Meeting & Walkthrough - Engineering Deposit

Hello Sabrina,

It's my understanding Ferrado has paid the initial invoice for this work. Wanted to use this opportunity to follow up on the following items and get confirmation on timelines and update on current status:

1. Design for FP&L Pole Relocations
2. FP&L Ductbank from manhole at Island Avenue to ROW @ Main Entrance
3. Overall procurement of equipment for the project including but not limited to:

- a. Main Vault Equipment
- b. Duct bank conduits
- c. Transformer Enclosure Terminal Cabinet and transformer

Thanks,

Jose Payares | DPR Construction | 786-564-6188
1301 E. Broward Blvd. Suite 300, Ft. Lauderdale, FL 33301
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From: Caneja, Sabrina <Sabrina.Caneja@fpl.com>
Sent: Friday, November 8, 2019 4:45 PM
To: Meredith Lake <mlake@hotelcrafters.com>; Jose Payares <JosePa@dpr.com>; Suarez, Rita <Rita.Suarez@fpl.com>
Cc: Rane Smith <ranesmith@ferrado-us.com>; Jeremy Schwebs <jeremyschwebs@ferrado-us.com>; Leonardo Aballe <LeonardoA@dpr.com>; Andre Kirby <AndreKi@dpr.com>; Aretha Fung-A-Wing <ArethaF@dpr.com>; Jason Mizell <JasonMi@dpr.com>
Subject: RE: The Standard | FP&L Meeting & Walkthrough - Engineering Deposit

Hi Meredith,

Please find the invoice for the engineering deposit attached with options on how to pay below.

You have 2 options for payment:

1. Pay for your invoice via FPL Project Portal page using Western Union by clicking:
<https://partner.fpl.com/construction.html?cid=aliasconstruction>
You will need: Bill number (invoice number) and reference number (on the invoice ex, D00008123456)
Click on "Pay Bill"



Apply



Track



Pay Bill

VIEW YOUR BILL

HOW TO PAY

View Your Bill

Search for your bill by entering the Bill Number and Reference Number below.

Bill Number

Reference Number

VIEW BILL

PAYMENT COUPON

Please mail this portion with your check

CUSTOMER'S COMPANY, LLC
1234 MIAMI AVE UNIT 789
MIAMI, FL 31234

Florida Power & Light Company

Invoice

Customer Name and Address

CUSTOMER'S COMPANY, LLC
1234 MIAMI AVE UNIT 789
MIAMI, FL 31234

Reference
Number

2

Cust. No.: 68000XXXXX	Inv. No.: 1800XXXXXX
Payment Due Upon Receipt	Amount Due This Invoice \$ 367.00
Reference# D00008 123456	

Make check payable to FPL in USD and mail payments to address below

FPL
General Mail Facility
Miami FL 33188-0001

Federal Tax Id.#: XX-XXXXXXX

Customer Number: 68000XXXXX

Invoice Number: 1800XXXXXX

Invoice Date: 02/07/2018

Bill Number

1

Payments are accepted through Western Union:

Bill# 1800XXXXXX

Reference# D00008 123456

Work Request #8123456

1234 MIAMI AVE UNIT 789, MIAMI, FL 31234

[View Work Request Details](#)

Total Bill Amount

\$1,234

Status

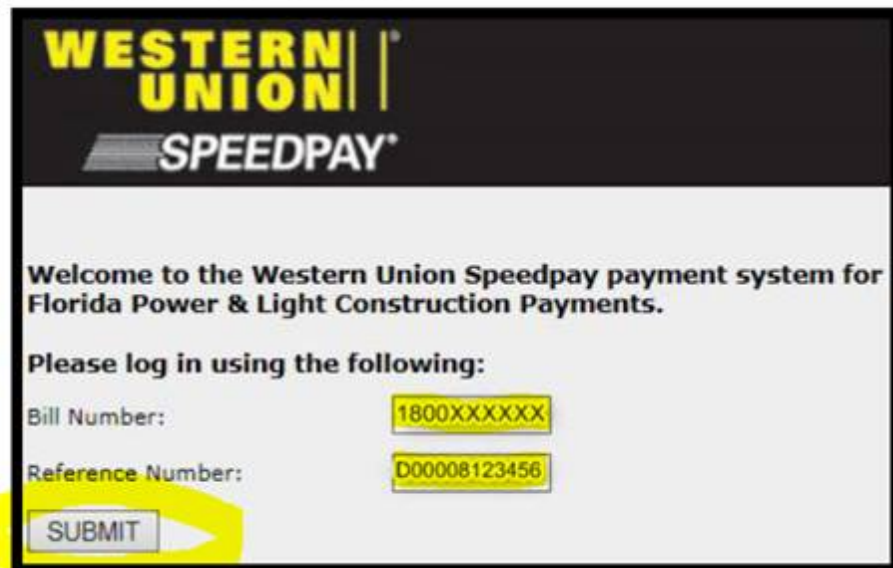
Payment Required

Bill Description

1234 MIAMI AVE UNIT 789, MIAMI, FL 31234

The bill is binding for the agreed upon scope of work and is valid for 6 months from the bill creation date.

Log in with your same Bill Number and Reference Number:



WESTERN UNION
SPEEDPAY

Welcome to the Western Union Speedpay payment system for Florida Power & Light Construction Payments.

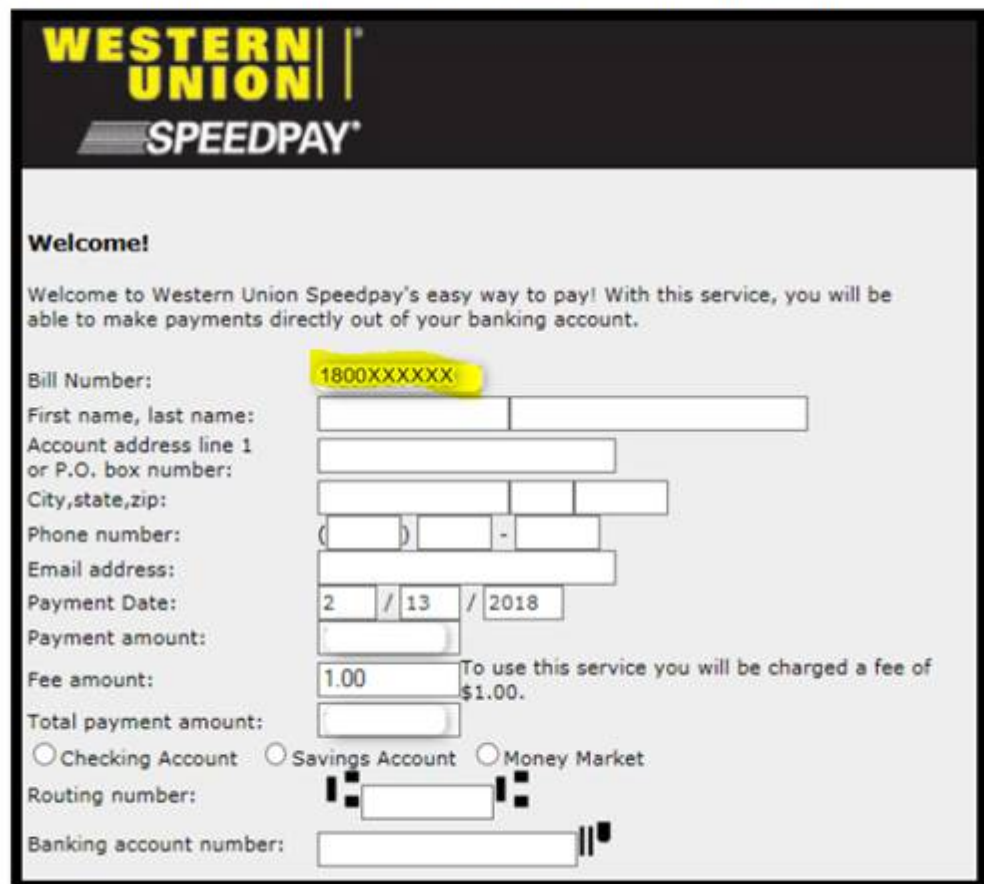
Please log in using the following:

Bill Number: 1800XXXXXX

Reference Number: D00008123456

SUBMIT

****There is a \$1.00 fee to pay online via Western Union. Partial payments cannot be made. When payin must pay the full amount. If checks are mailed for a partial payment of a Project, the remainder of the paid via Western Union, a supplemental check must be mailed for the remaining balance.**



WESTERN UNION
SPEEDPAY

Welcome!

Welcome to Western Union Speedpay's easy way to pay! With this service, you will be able to make payments directly out of your banking account.

Bill Number: 1800XXXXXX

First name, last name: [text box]

Account address line 1 or P.O. box number: [text box]

City, state, zip: [text box]

Phone number: () -

Email address: [text box]

Payment Date: 2 / 13 / 2018

Payment amount: [text box]

Fee amount: 1.00 To use this service you will be charged a fee of \$1.00.

Total payment amount: [text box]

☐ Checking Account ☐ Savings Account ☐ Money Market

Routing number: [text box]

Banking account number: [text box]

- You can mail in a check/money order
Payments should be sent to:
[Regular Address](#)
General Mail Facility



Jeremy Schwebs
Project Management - Construction
20411 SW Birch St. Ste 360
Newport Beach, CA. 92660
D 920-574-4413
JeremySchwebs@ferrado-us.com

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For the environment, please do not print this e-mail unless it is necessary

From: Suarez, Rita <Rita.Suarez@fpl.com>
Sent: Tuesday, December 8, 2020 7:49 AM
To: Manuel Rodriguez <mannyj@rodtec.net>; Jeremy Schwebs <jeremyschwebs@ferrado-us.com>
Cc: Caneja, Sabrina <Sabrina.Caneja@fpl.com>; Rodriguez, Otniel <OtnielRodriguez@miamibeachfl.gov>; Garcia, Joel R <Joel.R.Garcia@fpl.com>
Subject: WR 9148418: Standard Hotel relocation work invoices 40 Island Dr

External Sender
Manny,

Attached are the invoices for the relocation work at the Standard Hotel.

WR 9998516 overhead make ready, install self-support pole for future dead end	\$ 27,708
WR 9148418 underground duct bank.	\$352,358
WR 10008209 Pull cable for relocation	\$203,340
WR 9998539 overhead removal	\$ 24,401
Total cost for relocation	\$607,807

Please let us know when the checks are on the way so we can keep an eye on it posting in our system.
Once payment is posted we will apply for permits.




You have 2 options for payment:


1. Payment can be sent via check to the address on the invoice (FPL General Mail Facility).
2. Pay for your invoice via FPL Project Portal page using Western Union by clicking:


<https://partner.fpl.com/construction.html?cid=aliasconstruction>


You will need: Bill number (invoice number) and reference number (on the invoice ex,


D00008123456)
Click on "Pay Bill"

Project Portal

Proj

Apply

Track


Pay B


VIEW YOUR BILL

HOW TO PA

View Your Bill

Search for your bill by entering the Bill Number and Reference Number below.

Bill Number 

Reference Number 

VIEW BILL

PAYMENT COUPON

Please mail this portion with your check

CUSTOMER'S COMPANY, LLC
1234 MIAMI AVE UNIT 789
MIAMI, FL 31234

Florida Power & Light Company

Invoice

Customer Name and Address

CUSTOMER'S COMPANY, LLC
1234 MIAMI AVE UNIT 789
MIAMI, FL 31234

Cust. No.: 68000XXXXX		Inv. No.: 1800XXXXXX	
Payment Due Upon Receipt		Amount Due This Invoice \$ 367.00	
Reference# D00008 123456			

Make check payable to FPL in USD and mail payments to address below

FPL
General Mail Facility
Miami FL 33168-0001

Federal Tax ID# XX-XXXXXXX

Customer Number:	68000XXXXX
Invoice Number:	1800XXXXXX
Invoice Date:	02/07/2018

Payments are accepted through Western Union:

Bill# 1800XXXXXX
Reference# D00008 123456
Work Request #8123456
1234 MIAMI AVE UNIT 789, MIAMI, FL 31234
[View Work Request Details](#)

Total Bill Amount

\$1,234

Status

Payment Required

Bill Description

1234 MIAMI AVE UNIT 789, MIAMI, FL 31234

The bill is binding for the agreed upon scope of work and is valid for 6 months from the bill creation date.

Log in with your same Bill Number and Reference Number:



WESTERN UNION
SPEEDPAY

Welcome to the Western Union Speedpay payment system for Florida Power & Light Construction Payments.

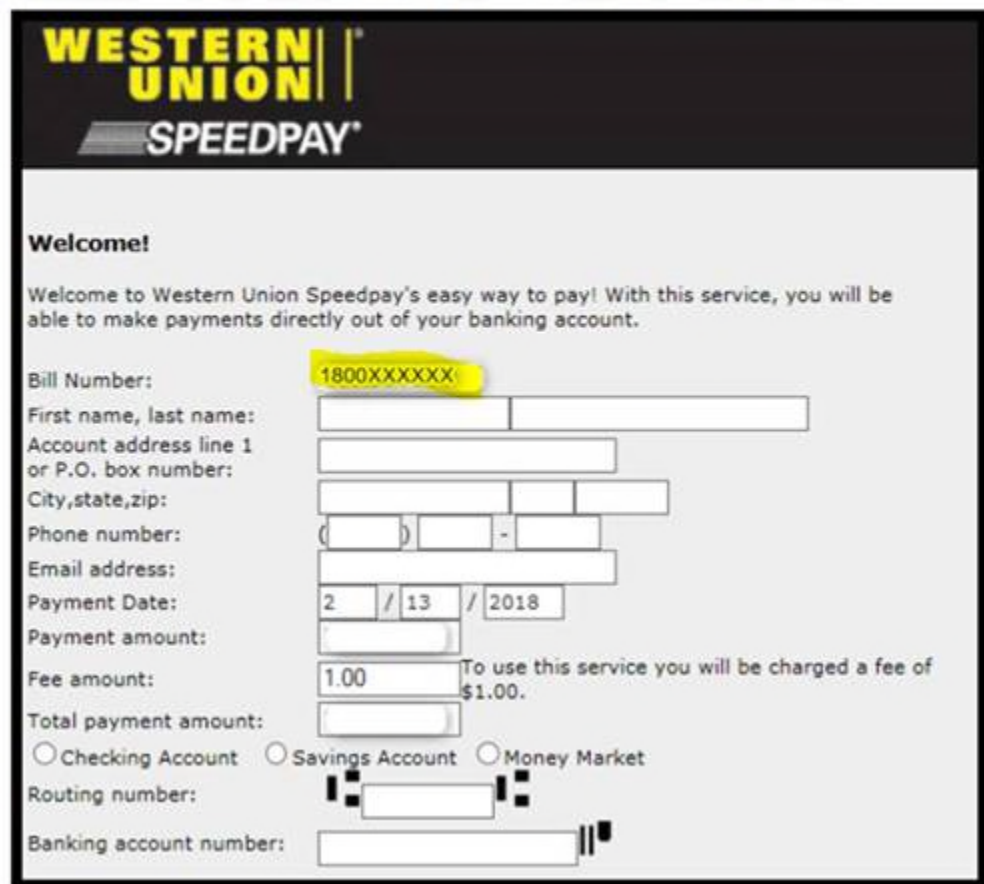
Please log in using the following:

Bill Number: 1800XXXXXX

Reference Number: D00008123456

SUBMIT

****There is a \$1.00 fee to pay online via Western Union. Partial payments cannot be made. When payin must pay the full amount. If checks are mailed for a partial payment of a Project, the remainder of the paid via Western Union, a supplemental check must be mailed for the remaining balance.**



WESTERN UNION
SPEEDPAY

Welcome!

Welcome to Western Union Speedpay's easy way to pay! With this service, you will be able to make payments directly out of your banking account.

Bill Number: 1800XXXXXX

First name, last name: [text box]

Account address line 1 or P.O. box number: [text box]

City, state, zip: [text box]

Phone number: () -

Email address: [text box]

Payment Date: 2 / 13 / 2018

Payment amount: [text box]

Fee amount: 1.00 To use this service you will be charged a fee of \$1.00.

Total payment amount: [text box]

☐ Checking Account ☐ Savings Account ☐ Money Market

Routing number: [text box]

Banking account number: [text box]

We require to receive payment prior to releasing the job to construction.

Thank you,

Rita Suarez
Senior Engineer
Central Dade Service Center CEO/MCE
122 SW 3 St
Miami, FL 33130
Office (305) 377-6202
Mobile (305) 778-5256

Please contact me with any questions or concerns. If you cannot reach me, feel free to contact my Engineering Leader Joel Garcia at (o) 305-377-6108 (m)305-510-5146 or Joel.R.Garcia@fpl.com

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To report or track an outage, call 1-800-4-OUTAGE (1-800-468-8243) or visit [FPL.com/storm](https://fpl.com/storm).

From: Jeremy Schwebs <jeremyschwebs@ferrado-us.com>
Sent: Monday, November 16, 2020 1:08 PM
To: Manuel Rodriguez <mannyj@rodtec.net>
Subject: RE: Standard Hotel relocation work WR 9998539

Manny,

We are setting the dates for operation today.

Pushing FPL to the 30th will be crucial on not having any set backs.

Thanks!



Jeremy Schwebs
Project Management - Construction
20411 SW Birch St. Ste 360
Newport Beach, CA. 92660
D 920-574-4413
JeremySchwebs@ferrado-us.com

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For the environment, please do not print this e-mail unless it is necessary

From: Manuel Rodriguez <mannyj@rodtec.net>
Sent: Friday, November 13, 2020 11:53 AM
To: Suarez, Rita <Rita.Suarez@fpl.com>
Cc: Jeremy Schwebs <jeremyschwebs@ferrado-us.com>; Manuel Rodriguez <mannyj@rodtec.net>
Subject: RE: Standard Hotel relocation work WR 9998539

Thank you Rita! The other outstanding question has to do with the date the transfer of service to the secondary cabinet will take place. Julian said in a previous email, that because of the work required, and the existing commitments, the sooner it could be done would be not before November 30. The hotel will be have to close when the transfer of service happens and therefore needs to have a fixed date. Could a date be set? Please let me know.

Thanks, Manny



Manny J Rodriguez PE
Rodtec Engineering
mannyj@rodtec.net
305-794-7638

From: Suarez, Rita <Rita.Suarez@fpl.com>
Sent: Friday, November 13, 2020 1:42 PM
To: Manuel Rodriguez <mannyj@rodtec.net>
Cc: jeremyschwebs@ferrado-us.com
Subject: RE: Standard Hotel relocation work WR 9998539

Manny.

Yes, the cost estimate we sent you is a binding estimate. It is the final cost to do the relocation for The Standard. I am working on getting you the invoices.

We need to construct 4 different jobs to accomplish this relocation, you will be receiving 4 invoices.

WR 9998516 overhead make ready, install self-support pole for future dead end	\$ 27,708
WR 9148418 underground duct bank.	\$352,358
WR 10008209 Pull cable for relocation	\$203,340
WR 9998539 overhead removal	\$ 24,401

Total cost for relocation	\$607,807
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Let me know if you have any questions or comments.
Thank you,

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Subject: FW: Standard Hotel relocation work WR 9998539

Caution - External Email (mannyj@rodtec.net)

[Report This Email](#)

[Tips](#)

Rita,
Can you please clarify with Jeremy that the FPL cost estimate is a binding estimate.
Thanks, Manny



Manny J Rodriguez PE
Rodtec Engineering
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Cc: Manuel Rodriguez <mannyj@rodtec.net>
Subject: RE: Standard Hotel relocation work WR 9998539

Jeremy,

FPL cannot charge you more. The invoice is binding.
Manny



Manny J Rodriguez PE
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305-794-7638

From: Jeremy Schwebs <jeremyschwebs@ferrado-us.com>
Sent: Wednesday, November 11, 2020 3:33 PM
To: Manuel Rodriguez <mannyj@rodtec.net>
Subject: RE: Standard Hotel relocation work WR 9998539

Manny,

Are we going to be able to review the agreement that FPL gets into with the contractor when that time comes? Basically we don't want a cost plus because then there is the chance of constantly paying change orders.

Biggest thing is, how do I know I'm being protected from more and more increases in costs down the road?

Thanks!



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Sent: Wednesday, November 11, 2020 1:13 PM
To: Jeremy Schwebs <jeremyschwebs@ferrado-us.com>
Cc: Manuel Rodriguez <mannyj@rodtec.net>
Subject: RE: Standard Hotel relocation work WR 9998539

Jeremy,

The estimate is based on the materials' and labor costs FPL has on record. It is a computer estimate. The costs are filed in the computer. The Engineer enters the information of the work being done and the computer estimates the cost.
Manny



Manny J Rodriguez PE
Rodtec Engineering
mannyj@rodtec.net
305-794-7638

From: Jeremy Schwebs <jeremyschwebs@ferrado-us.com>
Sent: Wednesday, November 11, 2020 2:58 PM
To: Manuel Rodriguez <mannyj@rodtec.net>
Subject: FW: Standard Hotel relocation work WR 9998539

Hello Manny,

In regards to the cost below, how is it calculated? Is there a contractor that has bid the work? My general counsel is leery of paying all invoices in full before understanding the contract agreement between FPL and their preferred contractor.

Thanks!



Jeremy Schwebs
Project Management - Construction
20411 SW Birch St. Ste 360
Newport Beach, CA. 92660
D 920-574-4413
JeremySchwebs@ferrado-us.com

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From: Suarez, Rita <Rita.Suarez@fpl.com>
Sent: Sunday, November 8, 2020 2:50 PM
To: Manuel Rodriguez <mannyj@rodtec.net>
Cc: Jeremy Schwebs <jeremyschwebs@ferrado-us.com>; Jose (Pepe) Solares (JoseSolares0@gmail.com) <JoseSolares0@gmail.com>; Rodriguez, Otniel <OtnielRodriguez@miamibeachfl.gov>; Ferreira, Christopher <Christopher.Ferreira@fpl.com>; Garcia, Joel R <Joel.R.Garcia@fpl.com>
Subject: Standard Hotel relocation work WR 9998539

Manny.

My apologies for the long wait time. It has been a long and busy storm season.
The estimates are completed for the relocation of the poles directly in front of the Standard Hotel.
We need to construct 4 different jobs to accomplish this relocation, you will be receiving 4 invoices.

WR 9998516 overhead make ready, install self-support pole for future dead end	\$ 27,708
WR 9148418 underground duct bank.	\$352,358
WR 10008209 Pull cable for relocation	\$203,340
WR 9998539 overhead removal	\$ 24,401
Total cost for relocation	\$607,807

Please fill out attached SAP form and email it back to us. We will send you an invoice for each WR.
We also need you to send us your W9 in case we have to refund any money in the future.

Invoices need to be paid separately and in full.

We will apply for permits after payment is posted.

Permits required for this project: City of Miami Beach, Miami Dade County roadways, MDC Class V dewatering.

Please note this cost estimate is for power facilities. You will need to coordinate a similar work with other utilities attached to the power poles to have them underground their facilities.

FPL will pull the poles as soon as they are clean of other attachees.

We will start work approx. 6-8 weeks after all the permits are received.



Thank you,

Rita Suarez
 Senior Engineer
 Central Dade Service Center CEO/MCE
 122 SW 3 St

Miami, FL 33130

Office (305) 377-6202

Mobile (305) 778-5256

Please contact me with any questions or concerns. If you cannot reach me, feel free to contact my Engineering Leader Joel Garcia at (o) 305-377-6108 (m) 305-510-5146 or Joel.R.Garcia@fpl.com

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From: Manuel Rodriguez <mannyj@rodtec.net>

Sent: Tuesday, October 27, 2020 1:51 PM

To: Suarez, Rita <Rita.Suarez@fpl.com>

Cc: Manuel Rodriguez <mannyj@rodtec.net>; Jeremy Schwebs <jeremyschwebs@ferrado-us.com>; Jose (Pepe) Solares (JoseSolares0@gmail.com) <JoseSolares0@gmail.com>

Subject: Standard Hotel

Rita,

Hello! I just heard you're being sent back to the Panhandle. What's happening to the cost estimate while you're away? The customer paid the \$10K deposit for it over a year ago. Please Rita!!!!

Manny



Manny J Rodriguez PE
Rodtec Engineering
mannyj@rodtec.net
305-794-7638

Nicholas J. Rodriguez-Caballero

From: Suarez, Rita <Rita.Suarez@fpl.com>
Sent: Tuesday, December 8, 2020 11:29 AM
To: Manuel Rodriguez; Jeremy Schwebs
Cc: Caneja, Sabrina; Garcia, Joel R
Subject: RE: WR 9148418: Standard Hotel relocation work invoices 40 Island Dr

Follow Up Flag: Follow up
Flag Status: Flagged

External Sender
Manny,

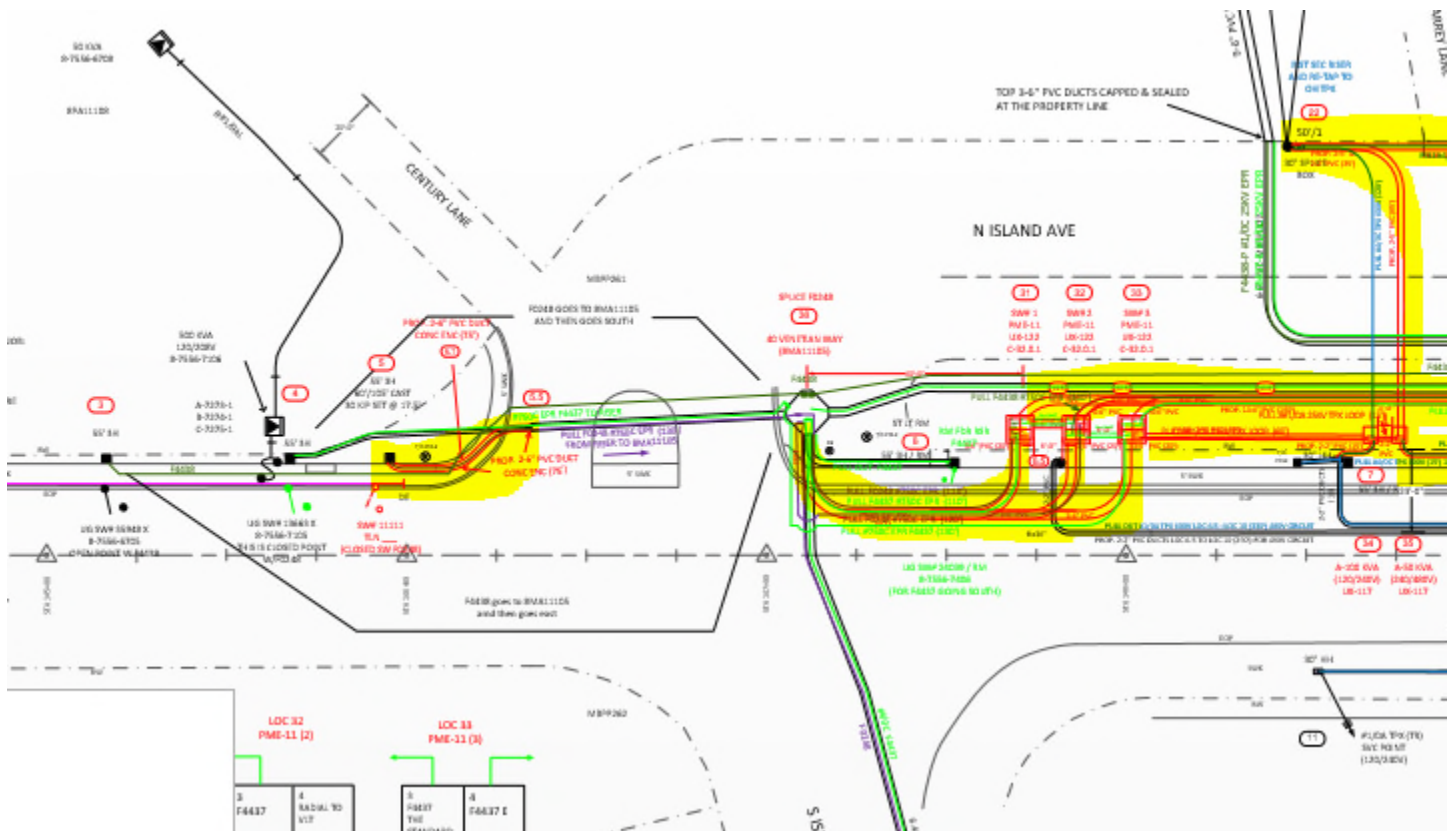
The customer is paying for 2 ducts for each run of duct bank and for only 1 of the padmount switches required for the relocation.

However we are building the infrastructure required to maintain the same level of reliability to the customers in the area with our standard number of PVC ducts.

There is a self-support pole at LOC 5, the last pole on the west side since there is no space to install down guys going east.

The customer is paying for the 2 padmount transformers to maintain the existing traffic signal, street lights, and additional customers fed from the overhead.

We allocated most of the duct bank in the island on the sod area to save restoration costs.



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From: Manuel Rodriguez <mannyj@rodtec.net>
Sent: Tuesday, December 08, 2020 11:00 AM
To: Suarez, Rita <Rita.Suarez@fpl.com>; Jeremy Schwebs <jeremyschwebs@ferrado-us.com>
Cc: Caneja, Sabrina <Sabrina.Caneja@fpl.com>; Garcia, Joel R <Joel.R.Garcia@fpl.com>
Subject: RE: WR 9148418: Standard Hotel relocation work invoices 40 Island Dr

Rita,
Thanks you Rita!! Can you please tell me how long is the proposed duct bank and how many ducts? Thanks.
Be safe, Manny



Manny J Rodriguez PE
Rodtec Engineering
mannyj@rodtec.net
305-794-7638

From: Suarez, Rita <Rita.Suarez@fpl.com>
Sent: Tuesday, December 8, 2020 9:49 AM
To: Manuel Rodriguez <mannyj@rodtec.net>; Jeremy Schwebs <jeremyschwebs@ferrado-us.com>
Cc: Caneja, Sabrina <Sabrina.Caneja@fpl.com>; Rodriguez, Otniel <OtnielRodriguez@miamibeachfl.gov>; Garcia, Joel R <Joel.R.Garcia@fpl.com>
Subject: WR 9148418: Standard Hotel relocation work invoices 40 Island Dr

Manny,

Attached are the invoices for the relocation work at the Standard Hotel.

WR 9998516 overhead make ready, install self-support pole for future dead end	\$ 27,708
WR 9148418 underground duct bank.	\$352,358
WR 10008209 Pull cable for relocation	\$203,340
WR 9998539 overhead removal	\$ 24,401

Total cost for relocation

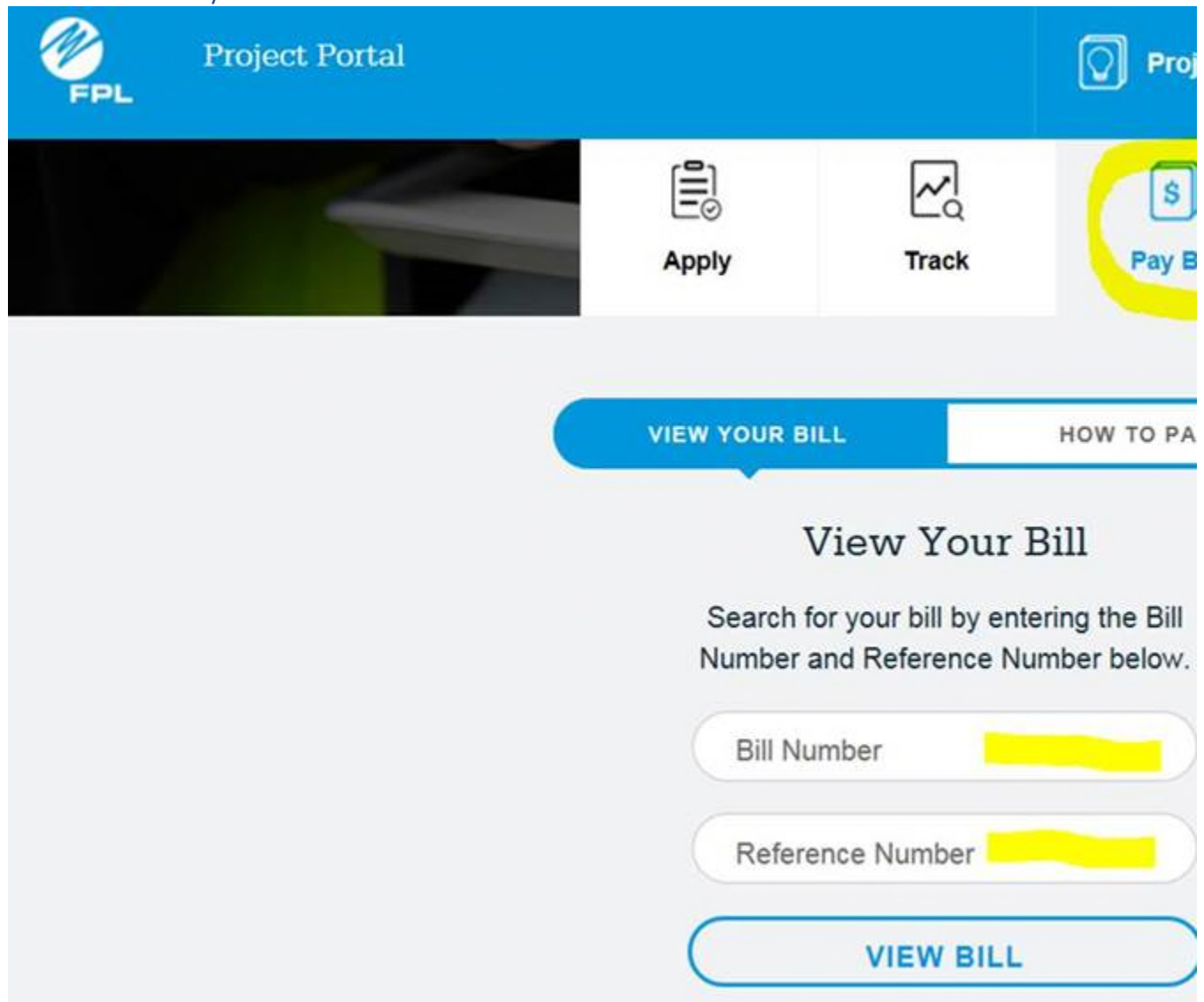
\$607,807

Please let us know when the checks are on the way so we can keep an eye on it posting in our system.
Once payment is posted we will apply for permits.



You have 2 options for payment:

1. Payment can be sent via check to the address on the invoice (FPL General Mail Facility).
2. Pay for your invoice via FPL Project Portal page using Western Union by clicking:
<https://partner.fpl.com/construction.html?cid=aliasconstruction>
You will need: Bill number (invoice number) and reference number (on the invoice ex, D00008123456)
Click on "Pay Bill"



FPL Project Portal

Apply **Track** **Pay B**

VIEW YOUR BILL **HOW TO PA**

View Your Bill

Search for your bill by entering the Bill Number and Reference Number below.

Bill Number [REDACTED]

Reference Number [REDACTED]

VIEW BILL

PAYMENT COUPON

Please mail this portion with your check

CUSTOMER'S COMPANY, LLC
1234 MIAMI AVE UNIT 789
MIAMI, FL 31234

Florida Power & Light Company

Invoice

Customer Name and Address

CUSTOMER'S COMPANY, LLC
1234 MIAMI AVE UNIT 789
MIAMI, FL 31234

Cust. No.: 68000XXXXX		Inv. No.: 1800XXXXXX	
Payment Due Upon Receipt		Amount Due This Invoice \$ 367.00	
Reference# D00008 123456			

Make check payable to FPL in USD and mail payments to address below

FPL
General Mail Facility
Miami FL 33168-0001

Federal Tax ID #: XX-XXXXXXX

Customer Number:	68000XXXXX
Invoice Number:	1800XXXXXX
Invoice Date:	02/07/2018

Payments are accepted through Western Union:

Bill# 1800XXXXXX

Reference# D00008 123456

Work Request #8123456

1234 MIAMI AVE UNIT 789, MIAMI, FL 31234

[View Work Request Details](#)


Total Bill Amount	Status
\$1,234	Payment Required

Bill Description

1234 MIAMI AVE UNIT 789, MIAMI, FL 31234

The bill is binding for the agreed upon scope of work and is valid for 6 months from the bill creation date.

Log in with your same Bill Number and Reference Number:



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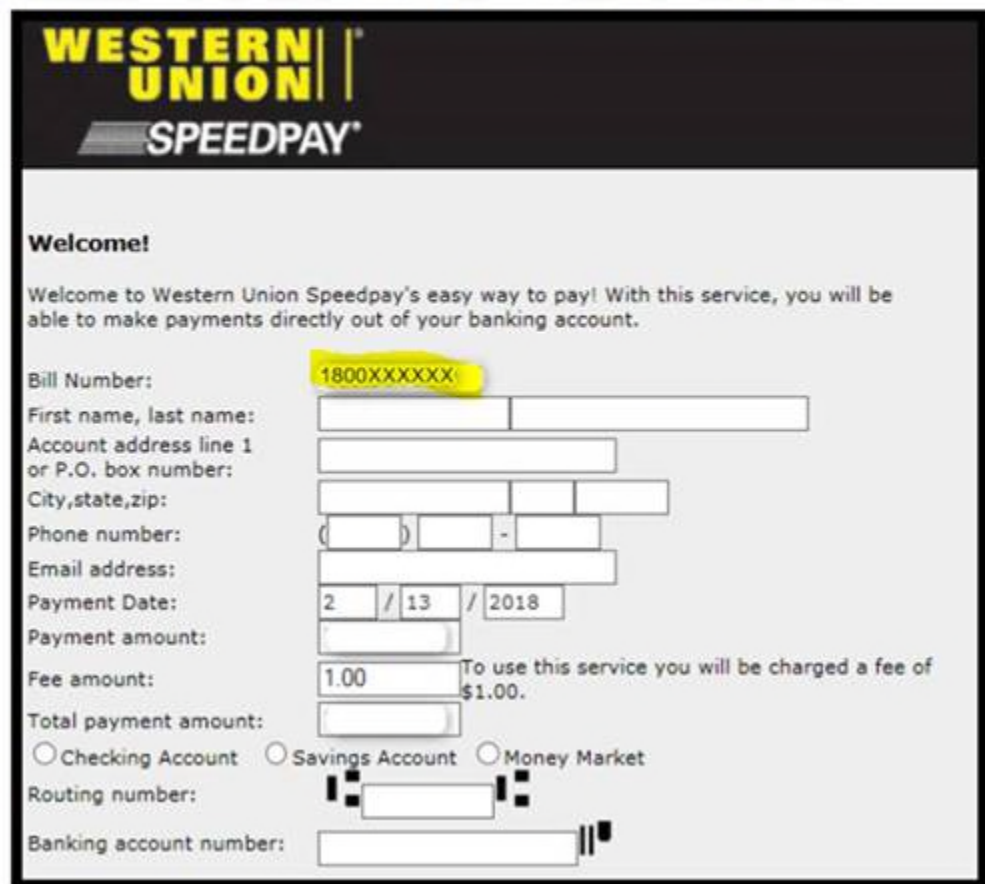
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Phone number: () -

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☐ Checking Account ☐ Savings Account ☐ Money Market

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Subject: RE: Standard Hotel relocation work WR 9998539

Manny,

Are we going to be able to review the agreement that FPL gets into with the contractor when that time comes? Basically we don't want a cost plus because then there is the chance of constantly paying change orders.

Biggest thing is, how do I know I'm being protected from more and more increases in costs down the road?

Thanks!



Jeremy Schwebs
Project Management - Construction
20411 SW Birch St. Ste 360
Newport Beach, CA. 92660
D 920-574-4413
JeremySchwebs@ferrado-us.com

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For the environment, please do not print this e-mail unless it is necessary

From: Manuel Rodriguez <mannyj@rodtec.net>
Sent: Wednesday, November 11, 2020 1:13 PM
To: Jeremy Schwebs <jeremyschwebs@ferrado-us.com>
Cc: Manuel Rodriguez <mannyj@rodtec.net>
Subject: RE: Standard Hotel relocation work WR 9998539

Jeremy,

The estimate is based on the materials' and labor costs FPL has on record. It is a computer estimate. The costs are filed in the computer. The Engineer enters the information of the work being done and the computer estimates the cost.
Manny



Manny J Rodriguez PE
Rodtec Engineering
mannyj@rodtec.net
305-794-7638

From: Jeremy Schwebs <jeremyschwebs@ferrado-us.com>
Sent: Wednesday, November 11, 2020 2:58 PM
To: Manuel Rodriguez <mannyj@rodtec.net>
Subject: FW: Standard Hotel relocation work WR 9998539

Hello Manny,

In regards to the cost below, how is it calculated? Is there a contractor that has bid the work? My general counsel is leery of paying all invoices in full before understanding the contract agreement between FPL and their preferred contractor.

Thanks!



Jeremy Schwebs
Project Management - Construction
20411 SW Birch St. Ste 360
Newport Beach, CA. 92660
D 920-574-4413
JeremySchwebs@ferrado-us.com

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From: Suarez, Rita <Rita.Suarez@fpl.com>
Sent: Sunday, November 8, 2020 2:50 PM
To: Manuel Rodriguez <mannyj@rodtec.net>
Cc: Jeremy Schwebs <jeremyschwebs@ferrado-us.com>; Jose (Pepe) Solares (JoseSolares0@gmail.com) <JoseSolares0@gmail.com>; Rodriguez, Otniel <OtnielRodriguez@miamibeachfl.gov>; Ferreira, Christopher <Christopher.Ferreira@fpl.com>; Garcia, Joel R <Joel.R.Garcia@fpl.com>
Subject: Standard Hotel relocation work WR 9998539

Manny.

My apologies for the long wait time. It has been a long and busy storm season.
The estimates are completed for the relocation of the poles directly in front of the Standard Hotel.
We need to construct 4 different jobs to accomplish this relocation, you will be receiving 4 invoices.

WR 9998516 overhead make ready, install self-support pole for future dead end	\$ 27,708
WR 9148418 underground duct bank.	\$352,358
WR 10008209 Pull cable for relocation	\$203,340
WR 9998539 overhead removal	\$ 24,401
Total cost for relocation	\$607,807

Please fill out attached SAP form and email it back to us. We will send you an invoice for each WR.
We also need you to send us your W9 in case we have to refund any money in the future.

Invoices need to be paid separately and in full.

We will apply for permits after payment is posted.

Permits required for this project: City of Miami Beach, Miami Dade County roadways, MDC Class V dewatering.

Please note this cost estimate is for power facilities. You will need to coordinate a similar work with other utilities attached to the power poles to have them underground their facilities.

FPL will pull the poles as soon as they are clean of other attachees.

We will start work approx. 6-8 weeks after all the permits are received.



Thank you,

Rita Suarez
 Senior Engineer
 Central Dade Service Center CEO/MCE
 122 SW 3 St

Miami, FL 33130

Office (305) 377-6202

Mobile (305) 778-5256

Please contact me with any questions or concerns. If you cannot reach me, feel free to contact my Engineering Leader Joel Garcia at (o) 305-377-6108 (m) 305-510-5146 or Joel.R.Garcia@fpl.com

Visit the new **FPL Project Portal** at [FPL.com/construction](https://www.fpl.com/construction) to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.

To report or track an outage, call 1-800-4-OUTAGE (1-800-468-8243) or visit [FPL.com/storm](https://www.fpl.com/storm).

From: Manuel Rodriguez <mannyj@rodtec.net>

Sent: Tuesday, October 27, 2020 1:51 PM

To: Suarez, Rita <Rita.Suarez@fpl.com>

Cc: Manuel Rodriguez <mannyj@rodtec.net>; Jeremy Schwebs <jeremyschwebs@ferrado-us.com>; Jose (Pepe) Solares (JoseSolares0@gmail.com) <JoseSolares0@gmail.com>

Subject: Standard Hotel

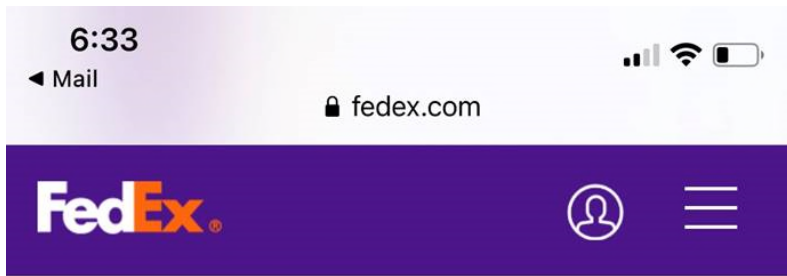
Rita,

Hello! I just heard you're being sent back to the Panhandle. What's happening to the cost estimate while you're away? The customer paid the \$10K deposit for it over a year ago. Please Rita!!!!

Manny



Manny J Rodriguez PE
Rodtec Engineering
mannyj@rodtec.net
305-794-7638



TRACKING ID



815287580415

[ADD NICKNAME](#)

Delivered
Friday, January 29,
2021 at 9:30 am



DELIVERED

Signed for by: C.JOHNSON

[GET STATUS UPDATES](#)

[OBTAIN PROOF OF DELIVERY](#)

FROM

NEWPORT BEACH, CA US



Thanks!

Nicholas J. Rodriguez-Caballero

From: Caneja, Sabrina <Sabrina.Caneja@fpl.com>
Sent: Wednesday, February 10, 2021 10:49 AM
To: Jeremy Schwebs; Suarez, Rita
Cc: Rane Smith; Meredith Lake; Shane Fisher; Manuel Rodriguez (mannyj@rodtec.net)
Subject: RE: WR 9148418: Standard Hotel relocation work invoices 40 Island Dr

Follow Up Flag: Follow up
Flag Status: Flagged

External Sender
Hi Jeremy,

Confirming we received all the payments.

This job is currently in design. I will follow up with Rita on timelines in regards to design & get back to you in the next week.

The most timely part of this project will be the permitting with Miami Dade County. City of Miami Beach is on board & should give us the approval quickly.

Once city, county, and dewatering permits are received we will be out 6-8 weeks after to begin construction.

Thanks!

Sabrina Caneja

Engineer II

Central Dade Service Center - FPL

Office: 305-377-6079 Cell: 786-774-3426

Email: Sabrina.Caneja@fpl.com



FPL Please contact me with any questions or concerns. If you cannot reach me, feel free to contact my Engineering Leader Joel Garcia at (o) 305 377 6108 or Joel.R.Garcia@fpl.com

Visit the new [FPL Project Portal](https://www.fpl.com/construction) at [FPL.com/construction](https://www.fpl.com/construction) to manage your FPL residential and commercial construction projects including milestones.

From: Jeremy Schwebs <jeremyschwebs@ferrado-us.com>
Sent: Tuesday, February 9, 2021 4:32 PM
To: Suarez, Rita <Rita.Suarez@fpl.com>; Caneja, Sabrina <Sabrina.Caneja@fpl.com>
Cc: Rane Smith <ranesmith@ferrado-us.com>; Meredith Lake <mlake@ferrado-us.com>; Shane Fisher <shanefisher@ferrado-us.com>; Manuel Rodriguez (mannyj@rodtec.net) <mannyj@rodtec.net>
Subject: FW: WR 9148418: Standard Hotel relocation work invoices 40 Island Dr

Hello Rita and Sabrina,

Following up on the below email. Could you please confirm you've received payment for all the undergrounding of utilities invoices?

Also, what are the next steps and timelines?

Thanks!



Jeremy Schwebs
Project Management - Construction
20411 SW Birch St. Ste 360
Newport Beach, CA. 92660
D 920-574-4413
JeremySchwebs@ferrado-us.com

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From: Jeremy Schwebs
Sent: Tuesday, February 2, 2021 8:45 AM
To: Suarez, Rita <Rita.Suarez@fpl.com>
Cc: Caneja, Sabrina <Sabrina.Caneja@fpl.com>; Rane Smith <ranesmith@ferrado-us.com>; Meredith Lake <mlake@ferrado-us.com>; Manuel Rodriguez (mannyj@rodtec.net) <mannyj@rodtec.net>
Subject: RE: WR 9148418: Standard Hotel relocation work invoices 40 Island Dr

Hello Rita and Sabrina,

Please see confirmation of paying the two invoices below \$100K online and then the check for the two invoices over \$100K. According to shipment tracker, you should have received the check.

Please let us know when next steps are to commence.

PAYMENT COUPON

/4115006400556800055647180023112380034235800

Your payment may be eligible to be paid online. Visit www.fpl.com/construction to learn more. You can also mail a check payable to FPL in USD to the FPL address listed below right. Please mail the top portion of the coupon with your check.

Cust. No.: 6800055647	Bill No.: 1800231123
Payment Due Upon Receipt	Amount Due This Bill \$ 342,358.00
Reference# D00009148418	

FERRADO LIDO, LLC
20411 SW BIRCH ST #360
NEWPORT BEACH CA 92660

FPL
General Mail Facility
Miami FL 33188-0001

Please retain this portion for your records.

Florida Power & Light Company
Federal Tax Id #: 59-0247775
Customer Name and Address

FERRADO LIDO, LLC
20411 SW BIRCH ST #360
NEWPORT BEACH CA 92660

Customer Number: 6800055647
Reference Number: D00009148418
Bill Number: 1800231123
Bill Date: 11/20/2020

CURRENT CHARGES AND CREDITS

Customer No: 6800055647 Bill No: 1800231123

Description		Amount
40 ISLAND AVE #UGR Reference# D00009148418		342,358.00
For Inquiries Contact: RITA SUAREZ 305-377-6202		Total Amount Due \$342,358.00 Payment Due Upon Receipt

PAYMENT COUPON

/4115006400556800055647180023097300002770800

Your payment may be eligible to be paid online. Visit www.fpl.com/construction to learn more. You can also mail a check payable to FPL in USD to the FPL address listed below right. Please mail the top portion of the coupon with your check.

Cust. No.: 6800055647 Bill No.: 1800230973	
Payment Due Upon Receipt	Amount Due This Bill \$ 27,708.00
Reference# D00009998516	

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NEWPORT BEACH CA 92660

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Miami FL 33188-0001

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Federal Tax Id.#: 59-0247775
Customer Name and Address

Customer Number: 6800055647
Reference Number: D00009998516
Bill Number: 1800230973
Bill Date: 11/18/2020

FERRADO LIDO, LLC
20411 SW BIRCH ST #360
NEWPORT BEACH CA 92660

CURRENT CHARGES AND CREDITS

Customer No: 6800055647 Bill No: 1800230973

Description		Amount
RMV/RELO- FPL FAC/40 ISLAND AVE Reference# D00009998516		27,708.00
For Inquiries Contact: Suarez, Rita 305-377-6202		Total Amount Due \$27,708.00 Payment Due Upon Receipt

PAYMENT COUPON

/4115006400556800055647180023095780002440100

Your payment may be eligible to be paid online. Visit www.fpl.com/construction to learn more. You can also mail a check payable to FPL in USD to the FPL address listed below right. Please mail the top portion of the coupon with your check.

Cust. No.: 6800055647 Bill No.: 1800230957	
Payment Due Upon Receipt	Amount Due This Bill \$ 24,401.00
Reference# D00009998539	

FERRADO LIDO, LLC
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Please retain this portion for your records.

Florida Power & Light Company
Federal Tax Id.#: 59-0247775
Customer Name and Address

Customer Number: 6800055647
Reference Number: D00009998539
Bill Number: 1800230957
Bill Date: 11/18/2020

FERRADO LIDO, LLC
20411 SW BIRCH ST #360
NEWPORT BEACH CA 92660

CURRENT CHARGES AND CREDITS

Customer No: 6800055647 Bill No: 1800230957

Description		Amount
RMV/RELO- FPL FAC/40 ISLAND AVE Reference# D00009998539		24,401.00
For Inquiries Contact: Suarez, Rita 305-377-6202		Total Amount Due \$24,401.00 Payment Due Upon Receipt

PAYMENT COUPON

/4115006400556800055647180023095430020334000

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Cust. No.: 6800055647 Bill No.: 1800230954	
Payment Due Upon Receipt	Amount Due This Bill \$ 203,340.00
Reference# D00010008209	

FERRADO LIDO, LLC
20411 SW BIRCH ST #360
NEWPORT BEACH CA 92660

FPL
General Mail Facility
Miami FL 33188-0001

Please retain this portion for your records.

Florida Power & Light Company
Federal Tax Id.#: 59-0247775
Customer Name and Address

Customer Number: 6800055647
Reference Number: D00010008209
Bill Number: 1800230954
Bill Date: 11/18/2020

FERRADO LIDO, LLC
20411 SW BIRCH ST #360
NEWPORT BEACH CA 92660

CURRENT CHARGES AND CREDITS

Customer No: 6800055647 Bill No: 1800230954

Description		Amount
RMV/RELO- FPL FAC/40 ISLAND AVE Reference# D00010008209		203,340.00
For Inquiries Contact: Suarez, Rita 305-377-6202		Total Amount Due \$203,340.00 Payment Due Upon Receipt

PAYMENT COUPON

/4115006400556800055647180020203650001000000

Your payment may be eligible to be paid online. Visit www.fpl.com/construction to learn more. You can also mail a check payable to FPL in USD to the FPL address listed below right. Please mail the top portion of the coupon with your check.

Cust. No.: 6800055647 Bill No.: 1800202036	
Payment Due Upon Receipt	Amount Due This Bill \$ 10,000.00
Reference# D00009148418	

FERRADO LIDO, LLC
20411 SW BIRCH ST #360
NEWPORT BEACH CA 92660

FPL
General Mail Facility
Miami FL 33188-0001

Please retain this portion for your records.

Florida Power & Light Company
Federal Tax Id.#: 59-0247775
Customer Name and Address

Customer Number: 6800055647
Reference Number: D00009148418
Bill Number: 1800202036
Bill Date: 11/08/2019

FERRADO LIDO, LLC
20411 SW BIRCH ST #360
NEWPORT BEACH CA 92660

CURRENT CHARGES AND CREDITS

Customer No: 6800055647 Bill No: 1800202036

Description		Amount
RMV/RELO- FPL FAC/40 ISLAND AVE Reference# D00009148418		10,000.00
For Inquiries Contact: Caneja, Sabrina 7867743426		Total Amount Due \$10,000.00 Payment Due Upon Receipt