

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, www.MIAMIBEACHFL.GOV
305-673-7550

LAND USE BOARD HEARING APPLICATION

THE FOLLOWING APPLICATION IS SUBMITTED FOR REVIEW AND CONSIDERATION OF THE PROJECT DESCRIBED HEREIN BY THE LAND USE BOARD SELECTED BELOW. A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH BOARD REVIEWING THE PROPOSED PROJECT.

- ☐ BOARD OF ADJUSTMENT
 - ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - ☐ APPEAL OF AN ADMINISTRATIVE DECISION

- ☒ DESIGN REVIEW BOARD
 - ☒ DESIGN REVIEW APPROVAL
 - ☒ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.

- ☐ HISTORIC PRESERVATION BOARD
 - ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - ☐ HISTORIC DISTRICT / SITE DESIGNATION
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.

- ☐ PLANNING BOARD
 - ☐ CONDITIONAL USE PERMIT
 - ☐ LOT SPLIT APPROVAL
 - ☐ MENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP

- ☐ FLOOD PLAIN MANAGEMENT BOARD
 - ☐ FLOOD PLAIN WAIVER

- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 6300 N Bay Road, Miami Beach, FL 33141

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) 02-3215-003-0110

FILE NO. _____

1. APPLICANT: ☒ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME NBR7 LLC c/o Samuel Soares
ADDRESS 6300 N Bay Road, Miami Beach, FL 33141
BUSINESS PHONE 55 (11) 3730-4033 CELL PHONE 55 (11) 97016-0150
E-MAIL ADDRESS Samuel.soares@gjphotels.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____
ADDRESS _____
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Michael W. Larkin, Esq. and Matthew Amster, Esq.
ADDRESS 200 S. Biscayne Boulevard, Suite 850, Miami, FL 33131
BUSINESS PHONE (305) 374-5300 CELL PHONE _____
E-MAIL ADDRESS MLarkin@brzoninglaw.com and MAmster@brzoninglaw.com

☐ AGENT:

NAME _____
ADDRESS _____
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS _____

☒ CONTACT: Architect

NAME Lair Reis, Studio MK 27
ADDRESS Al. Tiete, 505 Jardins, 01417-020 Sao Paulo, SP, Brasil
BUSINESS PHONE 55 (11) 3081-3522 CELL PHONE 55 (11) 3897- 4475
E-MAIL ADDRESS lair.reis@studiomk27.com.br

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME SOW Design, c/o Mauricio Villa
ADDRESS 108 SE 8th Ave, #206, Ft. Lauderdale, FL 33301
BUSINESS PHONE (954) 289-8902 CELL PHONE _____
E-MAIL ADDRESS mauricio@sowdesign.com

FILE NO. _____

4. SUMMARY OF APPLICATION - PROVIDE BRIEF SCOPE OF PROJECT:

Replacement of existing 2-story architecturally significant single-family home with new 1- and 2-story single-family home, with variance for lot coverage. See Letter of Intent for more details.

4A IS THERE AN EXISTING BUILDING(S) ON THE SITE

■ YES □ NO

4B DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION

■ YES □ NO

4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICANT) 9,027 SQ. FT.4D PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USABLE FLOOR SPACE). 9,027 SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ _____

- A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE.
- ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF.
- TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305.604.2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6; TTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE).

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE – ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT BEING PRESENTED BEFORE ANY OF THE CITY'S LAND USE BOARDS, SHALL FULLY DISCLOSE, PRIOR TO THE PUBLIC HEARING, THAT THEY HAVE BEEN, OR WILL BE COMPENSATED. SUCH PARTIES INCLUDE: ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS, OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVES ATTORNEYS OR AGENTS AND CONTACT PERSONS WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY; SUCH INDIVIDUALS MUST REGISTER WITH THE CITY CLERK PRIOR TO THE HEARING.

FILE NO. _____

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL; (I) BE IN WRITING, (II) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (III) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (IV) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (I) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (II) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY:

☐ OWNER OF THE SUBJECT PROPERTY

☒ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: Gustavo Paulus, Manager NBR7 LLC

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

SIGNATURE

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

NOTARY PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME

My Commission Expires:

**ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**

(Circle one)

STATE OF FloridaCOUNTY OF Miami-Dade

I, Gustavo Paulus, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of NBR 7 LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

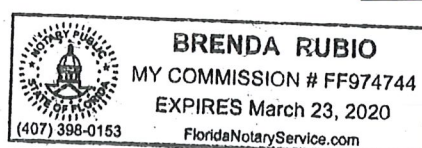
Sworn to and subscribed before me this 17 day of 11, 2017. The foregoing instrument was acknowledged before me by Gustavo Paulus, Manager, on behalf of such entity, who has produced NBR 7 LLC as identification and/or is personally known to me and who did/did not take an oath.

NOTARY PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME

My Commission Expires:



FILE NO. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-Dade

I, Gustavo Paulus, being duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael W. Larkin, Esq. and Matthew Amster, Esq. to be my representative before the DRB Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Gustavo Paulus, Manager NBR 7 LLC
 Print name (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 17 day of 11, 20 17. The foregoing instrument was acknowledged before me by Gustavo Paulus, Manager of NBR 7 LLC, who has produced passport as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires



PRINT NAME

CONTRACT FOR PURCHASE

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

N/A
 NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

<u>NBR 7 LLC</u>	
NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
<u>FB5 Invest Ltd.</u>	<u>100</u>
<u>1401 Brickell Avenue, Suite 420, Miami, FL 33131</u>	

<u>FBS Invest Ltd.</u>	
NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
<u>Gustavo Paulus</u>	<u>100</u>
<u>1401 Brickell Avenue, Suite 420, Miami, FL 33131</u>	

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUNG CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. _____

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST**

2. TRUSTEE

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

<p><u>N/A</u></p> <p>TRUST NAME</p>	
NAME AND ADDRESS	% OF INTEREST
<hr/>	<hr/>
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NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

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

NAME	ADDRESS	PHONE #
a. <u>Matthew Amster, Esq.</u>	<u>200 S. Biscayne Blvd. Suite 850, Miami, FL 33131</u>	<u>(305) 374-5300</u>
b. <u>Michael W. Larkin, Esq.</u>	<u>200 S. Biscayne Blvd. Suite 850, Miami, FL 33131</u>	<u>(305) 374-5300</u>
c. <u>Lair Reis</u>	<u>Al. Tiete, 505 Jardins, 01417-020 Sao Paulo, SP, Brasil</u>	<u>55 (11) 3897-4475</u>

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

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

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

APPLICANT AFFIDAVIT

STATE OF Florida
COUNTY OF Miami-Dade

I, Gustavo Paulus, Manager NBR7 LLC, being duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

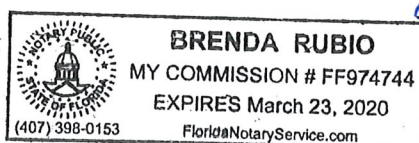
SIGNATURE

Sworn to and subscribed before me this 17 day of 11, 20 17. The foregoing instrument was acknowledged before me by Gustavo Paulus, who has produced passport as identification and/or is personally known to me and who did not take an oath.

NOTARY PUBLIC

NOTARY SEAL OR STAMP

My Commission Expires:



Brenda Rubio

PRINT NAME

FILE NO. _____

Exhibit A

LEGAL DESCRIPTION:

RA

LOT 11, IN BLOCK 1, OF LAGORCE-GOLF SUBDIVISION OF THE MIAMI BEACH BAY
SHORE COMPANY, A SUBDIVISION IN GOVERNMENT LOT 4, SECTION 10, TOWNSHIP 53 SOUTH,
RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, AT PAGE 43,
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

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

VIA E-SUBMISSION & HAND DELIVERY

December 8, 2017

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

Re: Request for Design Review and Variance Approvals for a Single-Family Home to be Located at 6300 North Bay Road, Miami Beach, Florida

Dear Tom:

This firm represents NBR7, LLC ("Applicant"), owner of the above-referenced property ("Property"). This letter shall serve as the Applicant's required letter of intent in support of requests for design review and variance approval by the Design Review Board ("DRB") in connection with replacement of the existing structure with a new single-family residence.

The Property. The Property is a somewhat wedge-shaped, waterfront lot located in the RS-2, Single Family Residential Zoning District. The Property, which is identified by Miami-Dade County Folio No. 02-3214-003-0110, is approximately 25,663 square feet in size. The Property is located mid-block on the west side of North Bay Road between Pine Tree Drive and West 63 Street, with Biscayne Bay to the west. There is currently a two-story residential structure on the Lot that is approximately 8,705 square feet in size and was constructed in 1939. The Property is surrounded by RS-2 zoned properties to the north and south, and RS-3 zoned properties to the east. The neighborhood contains a mix one- and two-story single-family homes.

Description of Proposed Development. The Applicant proposes to replace the existing 2-story residential structure with a unique single-family residence that is very low-scale, being mostly one-story and embracing the outdoors with open

garden areas and quaint covered areas. The home of approximately 7,165 square feet of air-conditioned space will be comprised of three small, separate structures. Two of the structures will be one-story tall (at the east and west portions of Property), and one of the structures will be two-stories tall (in center of Property). There will not be any active roof deck on the buildings. The proposal provides two open-air gardens in between the structures, and a brick lattice surrounding the three structures and gardens along the required setback lines. The openings in the lattice allow significant light and air to flow through, while providing a modicum of privacy for the residence. Further, the lattice is open above, meaning it does not connect to the portions of the home that project towards the side setbacks. The proposal also includes a new pool adjacent to the water frontage. When viewed from the street, there will only be one driveway at northeast corner and thick landscaping comprised of a beautiful variety of plantings will screen the front parking area.

The Applicant by no means seeks to maximize the development potential of the Property and has designed the home similar to but smaller in size than the existing structure and in character with the neighborhood. With a unit size of only 35.87% where 50% is permitted, a second floor volume of approximately 69.04% where 70% is allowed, a building height of only 21'10 1/2 " where 28' is allowed (over 6' below the maximum), and a front setback of over 95' to the second story portion, the proposed home will be very compatible to the scale of the surrounding neighborhood. The Applicant does not seek any waiver.

Variance Request. The single-family residence is designed as three structures connected by open air terraces and walkways, separated by two garden areas, and surrounded by a non-substantial brick lattice. The effect of this configuration, which promotes an outdoor lifestyle, is that the vast majority of the open space, including the interior gardens located in the central portions of the Property, by Code, technically must be counted towards lot coverage even though these very large areas are completely open to the sky and do not add to the massing of the residence. As a result, the Applicant respectfully requests the following variance:

1. Variance of Section 142-105(b)(1) to permit lot coverage of 52.95% where a maximum of 30% is allowed ("Variance 1").

Satisfaction of Hardship Criteria. The Applicant's requests satisfy the hardship 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 design of the single-family residence is unique in that the structures are separated from one another by visible open space through brick lattice and there is no connection to any portion of the home that projects towards the side setbacks. The nature of the building configuration renders visible open space from outside the Property, as lot coverage. The intent of the Code requirement to reduce the scale and massing of the structure and the lot coverage requirements strongly encourages a single structure. However, the unique layout of 3 small structures has an extremely low profile and keeps massing limited and towards the center of the Property; the only 2-story portion that is located 95' from the front property line.

Unfortunately, the Code presents difficulties in allowing this non-standard building design that has significant open spaces, both open to the sky and open air. When reducing these open areas, the three building design complies with a lot coverage of 25.7%, which is well below the maximum of 30%.

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

The need for the requested lot coverage variances directly result from a strict reading of what constitutes lot coverage in the Code. The proposed plan sets aside two visible garden areas and significant open air one-story covered areas that constitute lot coverage but do not add to the scale and massing of the building when viewed from the outside. However, without the brick lattice, these garden areas and many of the covered areas would constitute open space and not be counted towards lot coverage and the proposed home would be in compliance. These strict conditions are not the result of 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;**

Other single-family residences often face similar development difficulties. In order to seek relief from the strict requirements of the Code, these other property owners often seek variances. The Code allows other similarly situated property owners to seek similar variances to accommodate new architectural designs that

do not conform to certain regulations in the Code, like lot coverage. The granting of these variances is in line with the purpose and intent of the Code, while also serving to encourage uniquely-designed, low-scale homes, and does not confer any special privilege on the Applicant.

- (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;**

A literal interpretation of the provisions of these land development regulations would create an unnecessary and undue hardship on the Applicant. The variance is requested in order to permit the construction of a home that stresses outdoor living and allows for enjoyment of the Property while being secure within the boundaries of the inhabited area. Other property owners have sought and been approved for lot coverage variances, in order to construct additional amenities on their properties, and/or produce a novel architectural design that has an appropriate scale for the neighborhood even though significant outdoor areas by Code are counted towards lot coverage.

The Applicant proposes a modest home that does not maximize height, unit size, and second floor volume, and which complements the neighborhood and retains compatibility with adjacent homes. Unfortunately, the combination of the brick lattice design and the separation of the three smaller structures renders the two interior gardens that are visible to neighboring properties, by Code, to be calculated as lot coverage and results in a 52.95% lot coverage. Importantly, when not counting these expansive gardens, the lot coverage is a substantially lower and fully compliant 25.7%.

This visible open area does not in any way add to the scale and massing of the residence. The design of the structure is being unjustly penalized because of its intent to create a more outdoors style of living for the inhabitants.

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

The request is the minimum variance necessary in order to design a home that is appropriate in size and in scale with the existing neighborhood context, and promotes an outdoor style of living with separated structures. However, the inclusion of the interior gardens in the calculation, results in the lot coverage

exceeding the permitted threshold. The resulting 52.95% lot coverage is modest in that the majority of the home is single-story and as a single-story home the lot coverage could be as high as 50%. By comparison, the residence is dramatically below maximum unit size at 35.87% where 50% is permitted. Further, the visible open garden areas do not in any way add to the scale and massing of the home. Therefore, the design meets the intent and purpose of the Code and means that the variance request is the minimal necessary.

- (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 controls in the single-family regulations were enacted to encourage the reasonable, tasteful design of new homes, which do not dwarf their neighbors and are cohesive with existing neighborhood character without dictating a single structure. The proposed novel design strives to accommodate the Applicant's needs without offending the sensibilities of their neighbors and the community. When viewed from the street, the majority of the home appears as a single-story residence. The second level of the home is located in the middle of the property, and is pushed back over 95 feet from the frontage of the property, and there are no active roof decks. The purpose of the lot coverage provisions is to maintain the scale and massing consistent with the neighboring residences, and the proposal meets the intent of this provision with an effective lot coverage of only 25.7%. As such, the granting of the requested variance will not be injurious to the area or detrimental to the public welfare.

- (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 variance requests are consistent with the City's comprehensive plan and do not reduce the levels of service as set forth in the plan.

Practical Difficulty. With respect to lot coverage, the Code encourages a singular building design and discourages this novel design of a three-building single-family home that embrace outdoor use. Therefore, the Code creates practical difficulties in complying with the lot coverage Code regulations. By calculating open space as lot coverage, the Code penalizes the design of multiple structure homes, with a variance as the only course of redress. The Applicant's proposal satisfies the intent and purpose of the Code by ensuring a low-scale, non-intrusive single-family home that does not maximize size, and embraces outdoor

uses, and is compatible with the neighborhood and not injurious to the area or detrimental to the public welfare.

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

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

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

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

The Applicant proposes hurricane impact windows.

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

Operable windows will be provided.

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

The Applicant will provide appropriate landscaping at the Property. Proposed species include native and Florida-friendly plants appropriate for the area, including salt tolerant species.

- (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 elevation of the right-of-way and surrounding properties, and plans to grade the front and side yards appropriately to remain compatible with the existing conditions, which will be adaptable to future raised elevations since the home is proposed with first floor at 9' NGVD (freeboard of 1') The Applicant will work with the Public Works Department to further address sea level rise projections with respect to the right-of-way.

- (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 has taken into consideration the raising of public rights-of-ways and has designed the proposed home accordingly. The additional 1' of freeboard used to elevate the home will allow raising of the front yard to address the future raising of the right-of-way.

- (7) **Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.**

Proper precautions will be taken to ensure the critical mechanical and electrical systems are located above base flood elevation.

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

This is not applicable as the application proposes to build a new single-family home on the site. However, the new home will be elevated to 1' above base flood elevation, which is an elevation of 9' NGVD".

- (9) **When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.**

No wet or dry flood proofing will be necessary as all habitable space will be located above base flood elevation plus City of Miami Beach Freeboard of 1'.

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

The Applicant has incorporated Shallow Retention Areas ("SRAs") to direct and collect rainwater on the proposed plan. At time of permitting, the Applicant will engage the services of a civil engineer to analyze and provide the subsurface drainage design. Accordingly, a water retention system will be provided.

Conclusion. The Applicant's proposed new home provides a welcome new design that is not the norm of single-family homes, and yet allows for a home that encourages outdoor use and does not maximize the development potential. The new home is consistent with the character of the neighborhood, as well as the intent of the Code and its design considerations. We believe that approval of this

Thomas Mooney, Planning Director
December 8, 2017
Page 8 of 8

well-designed residence will be an improvement from the existing structure on the Property and will benefit the neighborhood. Accordingly, we look forward to your favorable review and recommendation. If you have any questions or comments with regard to the application, please contact me at 305-377-6236.

Sincerely,



Matthew Amster

cc: Michael Larkin, Esq.
Adrian Carrillo



public notification packages | lists of property owners within a specific radius + radius maps + mailing labels
www.rdrmiami.com | diana@rdrmiami.com | 305.498.1614

October 4, 2017

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

Re: Property Owners List within 375 feet of:

SUBJECT: 6300 North Bay Road, Miami Beach, FL 33141

FOLIO NUMBER: 02-3215-003-0110

LEGAL DESCRIPTION: 11 22 53 42 LA GORCE GOLF SUB PB 14-43 S25FT OF LOT 10 & LOT 11 BLK 1

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

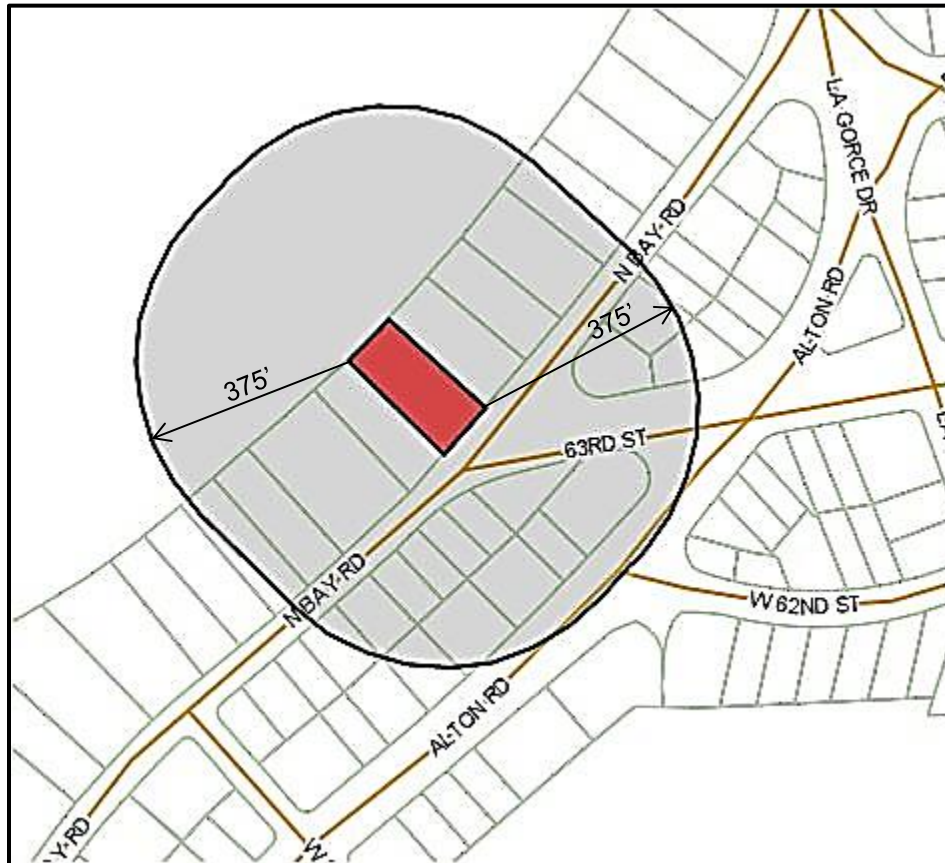
Sincerely,

RDR | Diana B. Rio

Total number of property owners without repetition: **25, including 0 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

375' RADIUS MAP



SUBJECT: 6300 North Bay Road, Miami Beach, FL 33141

FOLIO NUMBER: 02-3215-003-0110

LEGAL DESCRIPTION: 11 22 53 42 LA GORCE GOLF SUB PB 14-43 S25FT OF LOT 10 & LOT 11 BLK 1

Name	Address	City	State	Zip	Country
6222 ALTON LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
6342 NBR LLC	183 MADISON AVE STE 160	NEW YORK	NY	10016	USA
ALAN TACHER FEINGOLD	1200 W 23 ST	MIAMI BEACH	FL	33140	USA
AMI SHASHOUA	5718 NORTH BAY ROAD	MIAMI BEACH	FL	33141-4514	USA
ANGELIKE MINDES	1201 W 63 ST	MIAMI BEACH	FL	33141-4504	USA
CHRISTOPHER FINDLATER C/O STRATAGEM	6050 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
DREW CHANIN &W CAROL	6095 BAY DR	MIAMI BEACH	FL	33140-2038	USA
GARY S BLEEMER &W RENEE	6381 N BAY RD	MIAMI BEACH	FL	33141-4513	USA
GIRO INVESTMENTS INC	2655 LEJEUNE RD PH IIC	CORAL GABLES	FL	33134	USA
JEAN LEWIS PAUL TR	6371 N BAY RD	MIAMI BEACH	FL	33141-4513	USA
JEFFREY S MILLER (TRUST)	6035 N BAY RD	MIAMI BEACH	FL	33140-2038	USA
JOAN O KELLER	6070 N BAY RD	MIAMI BEACH	FL	33140-2045	USA
JOEL S RATTNER CO-TRS SANDRA RATTNER CO-TRS JOEL S RATTNER	6324 N BAY RD	MIAMI BEACH	FL	33141	USA
JOHN K WHITEHEAD MARY GAMARRA WHITEHEAD	6070 ALTON RD	MIAMI BEACH	FL	33140	USA
JRB 6051 LLC	213 AIR WAY	MIAMI BEACH	FL	33141	USA
KENNETH M SWARTZ &W JILL	6081 N BAY RD	MIAMI BEACH	FL	33140-2038	USA
KYLE NASRALLAH	6080 ALTON ROAD	MIAMI BEACH	FL	33140	USA
LIGHTAIR CAPITAL LIMITED	6056 ALTON ROAD	MIAMI BEACH	FL	33140	USA
MICHAEL APPEL C/O DOUGLAS ELLIMAN	11 LINCOLN RD 8TH FL	MIAMI BEACH	FL	33139	USA
MICHAEL B GOLDSTEIN &W IRMA	6361 NO BAY RD	MIAMI BEACH	FL	33141-4513	USA
NBR7 LLC	6300 N BAY RD	MIAMI BEACH	FL	33141	USA
PATRICK MARKERT	6030 N BAY RD	MIAMI BEACH	FL	33140	USA
RAFAEL FEDERICO FELIZ LINA EUSSE FELIZ	6100 N BAY RD	MIAMI BEACH	FL	33140	USA
STEPHEN BERSTEIN NANCY BERSTEIN	6061 N BAY RD	MIAMI BEACH	FL	33140-2038	USA
WENDY A & ALICE M DREER	6105 N BAY RD	MIAMI BEACH	FL	33140-2039	USA

6222 ALTON LLC
8301 NW 197 ST
MIAMI, FL 33015

6342 NBR LLC
183 MADISON AVE STE 160
NEW YORK, NY 10016

ALAN TACHER FEINGOLD
1200 W 23 ST
MIAMI BEACH, FL 33140

AMI SHASHOUA
5718 NORTH BAY ROAD
MIAMI BEACH, FL 33141-4514

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MIAMI BEACH

Page 1 of 4

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address: 6300 N DAY RD Board: DKB Date: 11.13.17
BOARD APPLICATION CHECK LIST

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

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

Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CAP to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CAP (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CAP First submittal deadline.

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

ITEM #	FIRST SUBMITTAL (VIA CAP) ** To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	X
2	Copy of signed and dated check list issued at Pre-Application meeting.	X
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	X
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	X
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	X
9	Architectural Plans and Exhibits (must be 11"x 17")	X
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	X
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	X
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	X
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	X
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	X
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	X
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	X

* 60 day lead time for projects including traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.

Indicate N/A If Not Applicable

Initials: PSC

MIAMI BEACH

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address: 6300 N Bay Rd

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	X
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	X
m	Demolition Plans (Floor Plans & Elevations with dimensions)	X
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	X
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X
p	Proposed Section Drawings	X
q	Color Renderings (elevations and three dimensional perspective drawings).	X
10	Landscape Plans and Exhibits (must be 11"x 17")	X
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	X
b	Hardscape Plan, i.e. paving materials, pattern, etc.	X
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	X
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	X
22	Required yards open space calculations and shaded diagrams.	X
23	Required yards section drawings.	X
24	Variance and/or Waiver Diagram	X
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	

Indicate N/A If Not Applicable

Initials: FX

MIAMI BEACH

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address: 6300 N Bay Drive Road

29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
42	The Letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	X
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

Indicate N/A If Not Applicable

Initials: PBL

MIAMI BEACH

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property Address: 6300 N Bay Rd

f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A	

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

ITEM #	FINAL SUBMITTAL (via CAP)
	Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Upload documents online (via CAP) before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).

ITEM #	PAPER FINAL SUBMITTAL:	Required
46	Original application with all signed and notarized applicable affidavits and disclosures.	X
47	Original of all applicable items.	X
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	X
49	14 collated copies of all required documents	X
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	X
51	Traffic Study (Hard copy)	
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	X

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)



Applicant's or designee's signature

Date

11/13/17

Indicate N/A If Not Applicable

Initials: PS



SOW DESIGN STUDIO

ARCHITECTURE | PLANNING | URBANISM

December 8, 2017

City of Miami Beach Planning Department
1700 Convention Center Drive
2nd Floor
Miami Beach, FL 33139

RE: Plan Corrections Report (DRB17-0202)

Address: 6300 N Bay Road
Miami Beach, FL 33141-4514
Parcel 02321500301110
Design Review approval of one- and two-story replacement home.

Dear Officials,

Please see below our response to the DRB Administrative Review:

Zoning Review – Irina Villegas:

- 1- Provide legible survey at 11 x 17
We Have added a new legible Signed and Seal Survey drawing with all new requested information. See sheet D-003.
- 2- Indicate variances in letter of intent
The original letter of intent specifically identified the variance requests on page 2, as does our revised letter, also on page 2. See letter intent included with plans. We also changed the number on variances to only one (lot coverage) by removing the roof deck and the two associated variances.
- 3- Provide New Survey Information.
(Same as on #1) See sheet D-003.
- 4- Legal description.
Will be provided in a separate PDF file
- 5- Lot width
New lot width was calculated as required and added to the Zoning Table as in drawings as well. See sheets D-100, D-101, D-200 and others.
- 6- Side setbacks calculations.
The side setbacks were calculated as required, new setback now is 13'-4" and indicated in all required drawings. See sheets D-100, D-101, D-200 and others.
- 7- Lot Depth.

108 SE 8th Avenue Suite 206 Fort Lauderdale, FL 33301
954-289-8902 phone 305-648-9310 fax AA26001752
www.sowdesign.com

The lot Depth was re- calculated as required. Lot depth average now reads as 248' in the zoning table. See sheets D-100, D-101, D-200 and others.

- 8- Rear open space calculations and diagram.
Based on the new Average Depth, the rear set back was calculated and the open space was revised as required. New setback now reads as 37'3". See sheets D-100 and D-111.
- 9- New elevations within Side yards.
New elevation was changed as per required. The new finished grade elevation is 6.56' at the highest level. See sheets D-200 and D-300.

Design/Appropriateness Review – James Murphy:

- 1- Add landscape rendering of front.
Landscape rendering was added for front of main entry to show sufficiently screened from the street view the cars access and parking areas. See sheets D-200 and D-808, as well as planting plans for details.
- 2- Concern about parking area at front.
Flipping the front building and parking area as proposed is not a viable option as it is counter to providing the two outdoor living experiences between the buildings. To address your comment, the design team proposes to reduce to only one vehicular entry at the north and screen the entire parking area with thick landscaping. There will be a pedestrian connection to the right-of-way at the south side. See sheets D-200 and D-808, as well as planting plans for details.

Planning Landscape Review – Ricardo Guzman

- 1- Increase overall square footage of green space in front yard.
We have substantially increased open area of front yard from 53.9% to 68.9% by reducing to one driveway in north and a small walkway in the south. See sheet D-111 and D-808.

We hope our responses satisfy your comments, and allow you to approve the proposed design.

Respectfully yours,



Jose L. Lobo, AIA
Founding Partner
SOW Design Studio, Inc.