

# MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> FLOOR  
MIAMI BEACH, FLORIDA 33139, [www.MIAMI BEACHFL.GOV](http://www.MIAMI BEACHFL.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
  - ☐ AMENDMENT 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: 1560 & 1570 EUCLID AVENUE

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

FOLIO NUMBER (5) 1560 # 02 - 3234 - 002 - 1110  
1570 # 02 - 3234 - 002 - 1120

1. APPLICANT: ☒ OWNER OF THE SUBJECT  
PROPERTY

☐ C TENANT

☐ ARCHITECT

☐ LANDSCAPE ARCHITECT

☐ ENGINEER ☐ CONTRACTOR

☐ OTI

**EUCLID DEPOT LP (PAUL HEULE)**

ADDRESS **231 W. FULTON STREET, GRAND RAPIDS, MI 49503**

BUSINESS PHONE **616-635-1354** CELL PHONE **616-855-3343**

E-MAIL ADDRESS **PCHEULE@EENHOORN.COM**

OWNER IF DIFFERENT THAN APPLICANT:

NAME

ADDRESS

BUSINESS PHONE

CELL PHONE

E-MAIL ADDRESS

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME

ADDRESS

BUSINESS PHONE

CELL PHONE

E-MAIL ADDRESS

☐ AGENT:

NAME

ADDRESS

BUSINESS PHONE

CELL PHONE

E-MAIL ADDRESS

☐ CONTACT:

NAME

**PAUL HEULE, EENHOORN LLC**

ADDRESS **231 W. FULTON STREET, GRAND RAPIDS, MI 49503**

BUSINESS PHONE **616-855-3343** CELL PHONE **616-635-1354**

E-MAIL ADDRESS **PCHEULE@EENHOORN.COM**

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ LI OTHER:

NAME **WESLEY A. CASTELLANOS RA @ CASTELLANOS DESIGN STUDIO**

ADDRESS **333 SE 2ND AVE, SUITE 2066**

BUSINESS PHONE **786-2185335** CELL PHONE

E-MAIL ADDRESS **WESLEY@CASTELLANOSDESIGN.COM**

FILE NO.



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

1560 &amp; 1568 PRESERVE &amp; RESTORE BUILDING (APARTMENTS)

1570 PRESERVE EXISTING APARTMENT BUILDING  
NEW CONSTRUCTION OF (6) SIX UNITS (2/1)

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 APPLICABLE) SQ. FT.

4D PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL  
USEABLE FLOOR SPACE).

SQ. FT. 6,465 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, (H) 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: \_\_\_\_\_

FILE NO. \_\_\_\_\_



OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

\_\_\_\_\_, 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 SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR  
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY  
 (Circle one)

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

PAUL HEULE, being duly sworn, depose and certify as follows: (1) I am the PRESIDENT (print title) of DEPOT FUND LP (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 18th day of March, 2016. The foregoing instrument was acknowledged before me by Paulus C. Heule of Euclid, on behalf of such entity, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

NOTARY PUBLIC

My Commission Expires:

RUTH A BENNER  
 Notary Public - Michigan  
 Kent County  
 My Commission Expires Jun 13, 2018  
 Acting in the County of Franklin

PRINT NAME

FILE NO. \_\_\_\_\_

POWER OF ATTORNEY AFFIDAVITSTATE OF  
COUNTY OF

\_\_\_\_\_, being duly sworn and deposed, 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 \_\_\_\_\_ to be my representative before the \_\_\_\_\_ 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.

PRINT NAME (and Title, if applicable)

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires

PRINT NAME

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.\*

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.\*

EVCLD  
DEPOT, LP

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Euclid Depot LP  
231 W. Fulton Grand Rapids MI 49503

100%

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING 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.\*

TRUST NAME

NAME AND ADDRESS

% INTEREST

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

*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 #

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

b. Wesley Castellanos Architect 333 SE 2nd Ave - 2000 766-1218-5335  
 c. Miami, FL 33131

\*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 Michigan  
 COUNTY OF Kent

Paulus C. Heule, being first 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

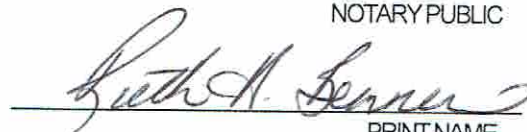
Sworn to and subscribed before me this 18<sup>th</sup> day of March, 2016. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

#### NOTARY SEAL OR STAMP

My Commission Expires:



NOTARY PUBLIC

  
 PRINT NAME  
Ruth A. Benner

FILE NO. \_\_\_\_\_



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/6/2016

Property Information	
Folio:	02-3234-002-1110
Property Address:	1560 EUCLID AVE Miami Beach, FL 33139-3524
Owner	EUCLID DEPOT LP C/O LINDSAY VANDENBERG
Mailing Address	231 W FULTON ST GRAND RAPIDS, MI 49503 USA
Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	10 / 10 / 0
Floors	2
Living Units	10
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	6,494 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	1930



Assessment Information			
Year	2015	2014	2013
Land Value	\$862,500	\$862,500	\$862,500
Building Value	\$202,500	\$1,000	\$87,500
XF Value	\$0	\$0	\$0
Market Value	\$1,065,000	\$863,500	\$950,000
Assessed Value	\$949,668	\$863,335	\$784,850

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$115,332	\$165	\$165,150
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
LINCOLN SUB PB 9-69 LOT 8 BLK 61 LOT SIZE 50.000 X 150 OR 14233-344 0889 4 COC 23906-1417 10 2005 2	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$949,668	\$863,335	\$784,850
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,065,000	\$863,500	\$950,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$949,668	\$863,335	\$784,850
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$949,668	\$863,335	\$784,850

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/24/2015	\$4,550,000	29873-0593	Qual on DOS, multi-parcel sale
03/16/2011	\$2,500,000	27620-0723	Qual on DOS, multi-parcel sale
10/01/2005	\$1,800,000	23906-1417	Deeds that include more than one parcel
08/01/1989	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed





# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/6/2016

Property Information	
Folio:	02-3234-002-1120
Property Address:	1570 EUCLID AVE Miami Beach, FL 33139-3523
Owner	EUCLID DEPOT LP C/O LINDSAY VANDENBERG
Mailing Address	231 W FULTON ST GRAND RAPIDS, MI 49503 USA
Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8 / 8 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,410 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	1940



Assessment Information			
Year	2015	2014	2013
Land Value	\$862,500	\$733,125	\$862,500
Building Value	\$239,436	\$233,830	\$1,000
XF Value	\$11,182	\$11,304	\$0
Market Value	\$1,113,118	\$978,259	\$863,500
Assessed Value	\$949,668	\$863,335	\$784,850

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$163,450	\$114,924	\$78,650
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
34 53 42	
LINCOLN SUB PB 9-69	
LOT 9 BLK 61	
LOT SIZE 50.000 X 150	
OR 14830-1603 0890 4	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$949,668	\$863,335	\$784,850
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,113,118	\$978,259	\$863,500
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$949,668	\$863,335	\$784,850
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$949,668	\$863,335	\$784,850

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/24/2015	\$4,550,000	29873-0593	Qual on DOS, multi-parcel sale
03/16/2011	\$2,500,000	27620-0723	Qual on DOS, multi-parcel sale
10/01/2005	\$850,000	23906-1419	Sales which are qualified
08/01/1990	\$0	14830-1603	Sales which are disqualified as a result of examination of the deed

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



## Detail by Entity Name

### Foreign Limited Partnership

EUCLID DEPOT, LP

### Filing Information

Document Number	B15000000336
FEI/EIN Number	NONE
Date Filed	12/07/2015
State	DE
Status	ACTIVE

### Principal Address

1603 JEFFERSON AVE  
MIAMI BEACH, FL 33139

### Mailing Address

231 W FULTON ST  
GRAND RAPIDS, MI 49503

### Registered Agent Name & Address

KAREL, MIKE  
1603 JEFFERSON AVE  
MIAMI BEACH, FL 33139

### General Partner Detail

#### **Name & Address**

EENHOOM EUCLID DEPOT GP, LLC  
231 W FULTON ST  
GRAND RAPIDS, MI 49503

### Annual Reports

No Annual Reports Filed

### Document Images

[12/07/2015 -- Foreign LP](#)

[View image in PDF format](#)





## Detail by Entity Name

### Foreign Limited Liability Company

EENHOORN EUCLID DEPOT GP, LLC

### Filing Information

Document Number	M15000009790
FEI/EIN Number	47-5492134
Date Filed	12/07/2015
State	MI
Status	ACTIVE

### Principal Address

1603 JEFFERSON AVE  
MIAMI BEACH, FL 33139

### Mailing Address

231 W FULTON ST  
GRAND RAPIDS, MI 49503

### Registered Agent Name & Address

KAREL, MIKE  
1603 JEFFERSON AVE  
MIAMI BEACH, FL 33139

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

HEULE, PAULUS C  
231 W FULTON ST  
GRAND RAPIDS, MI 49503

### Annual Reports

**No Annual Reports Filed**

### Document Images

[12/07/2015 -- Foreign Limited](#)

[View image in PDF format](#)



Architecture – Interiors – Construction Management  
Lic.#AA26002467

**VIA HAND DELIVERY**

The Chairperson and Members of the  
Miami Beach Historic Preservation Board  
City of Miami Beach Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

April 5, 2016

**Re: Euclid Depot LP, 1560 (1556/1560) & 1570 Euclid Ave,  
Miami Beach (the “Property”)  
Application for Certificate of Applications for New Construction and  
Variances (“Application”)**

Dear Chairperson and Members of the Historic Preservation Board:

Our firm represents the Euclid Depot LP (the “Applicant”) in connection with land use and zoning matters relating to the Property. Please accept this Application, on behalf of the Applicant, for a Certificate of Appropriateness for design and demolition (“COA”) and variances to construct a new addition to the project as the Euclid Depot (the “Project”).

**I. The Property**

The two contiguous properties (1560 & 1570 Euclid Avenue) are located in the Flamingo Park Historic District and designated Residential Multifamily, Low Intensity District (“RM-1”) on the City of Miami Beach Official Zoning Map.

**1560 Euclid Avenue - Main Building at street**

The main building at the street was originally constructed in 1930 and the architect was V.H. Nellenbogen. The two story building is a apartment building with five (5) apartments. The ground floor is a three bedroom/two bathroom unit. The second floor has four (4) units which are one bedroom/one bathroom units.

**1556 Euclid Avenue – Rear Structure**

In 1939 a separate two-story structure was built at the rear as a contributing structure. This building was a four (4) unit apartment house by Architect M.J. Nadel. The building is under Miami Beach Historic ID 14198. The building accommodates four (4) two bedroom/one bathroom units – two per floor.

**1570 Euclid Avenue**

In 1936 this two-story structure was known as the Yorkshire Apartments. The architect was T. Hunter Henderson. No plans were found for this building. The building is under Miami Beach Historic ID 14201. The building consists of four units. Each floor accommodates two bedroom/two bathrooms. There is an approximate 400 s.f. storage structure at the rear of the property and is currently used as a washer/dryer room.

The building Copies of the buildings cards and photographs of the Property are enclosed.

333 SE 2<sup>nd</sup> Avenue, Suite 2066. Miami, FL 33131  
Tel: 786-218-5335 [www.castellanosdesign.com](http://www.castellanosdesign.com)



## **II. The Project**

The client shall obtain a Covenant in Lieu of Unity of Title for the 1560 & 1570 Euclid Avenue.

As shown in the enclosed plans, Applicant will preserve and restore the existing historic at 1556/1560 Euclid Avenue.

1570 Euclid, this existing historic structure “Building A” will be preserved and restored to the current design with providing the facades with new exterior finishes (painting) selected with the Planning and Zoning Department for acceptance. In addition with the upgrades, the client will remove all the existing “through-the-window” & “through-the-wall” air conditioners. Replacing the system with an energy efficient duct-less air conditioner. This will assist to return the existing façades to their original appearance. Replacement of the existing windows and doors will be proposed in the project.

1570 Euclid shall also include the project of a new construction Building “B” that is six units on three floors of the following: (i) Ground floor Entry, vertical circulation, trash room with two (2) two bedroom/one bathroom units; (ii) on the second and third floors, two (2) two-bedroom/one-bathroom units per floor for a total of four (4) new units; (iii) a rooftop terrace is being requested as a deck. The completed Project will contain six (s) new apartment units.

## **III. Request for Certificate of Appropriateness**

The Applicant is applying for a COA in order to improve the Property at 1570 with a new structure with six (6) new apartments for rent on Building B and while maintaining the existing five (5) units to Building A. 1560/1556 will remain with the same unit count at four (4) at 1560 & existing four (4) at 1556 Euclid. The Applicant and his architect have consulted with Planning Staff to arrive at an appropriate design that is sensitive to the historic preservation considerations these buildings warrant. The New Building “B” at 1570 Euclid is located at the West of the existing Building “A” historic structure. There is no alley and the new building will not be visible based from the Line of Sight. Building “B” will be at the rear of the property. The New Building “B” structure will align with the existing South adjacent structure rear setback. Applicant is also installing a new central – ductless system to omit the “*thru-the-wall*” and “*thru-the-window*” air-conditioning systems seen from the Euclid Avenue to the existing building. The existing buildings will also receive new paint as required by the Miami Beach Planning and Zoning Board along with replacement of doors and windows.

## **IV. Compliance with COA Criteria**

In accordance with Section 118-564 of the Code, the Application complies with the criteria for issuance of a COA. The proposed physical improvements are designed to be compatible with the surrounding properties. The area immediately around the Property, including across Euclid Avenue contains a mix of uses, including condominium, apartment and surface parking. Additionally, the area is generally characterized by a mix of two (2), three (3) and (4) four-story structures.

The design, scale and massing of the New Building “B” separate addition to the Property is appropriate to the size of the lot and compatible with the surrounding properties.

**V. Request for Variances**

The Applicant is requesting the following variances:

1. A variance for the Rear Setback.

*New Building “B” Separate Addition:* The completed Project will contain a new structure at the rear Setback. The request is to reduce the rear setback to 5’-0” of the rear property line.

*Hardship for Request:* The existing structures at the site provide ample size set backs at the front and rear. The proposed structure at the rear that will act as new apartments within a limited area. The request for the Rear Setback Variance is to align the adjacent property structures along the rear and allow the appropriate design of the apartments.

**VI. Conclusion**

The Applicant is requesting a COA and variances to develop the Property as beautiful private residences while at the same time preserving the existing Historic building. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,

Wesley Art Castellanos, Registered Architect

Cc: Paul Heule, Euclid Depot, LP  
Mike Karel, Euclid Depot, LP



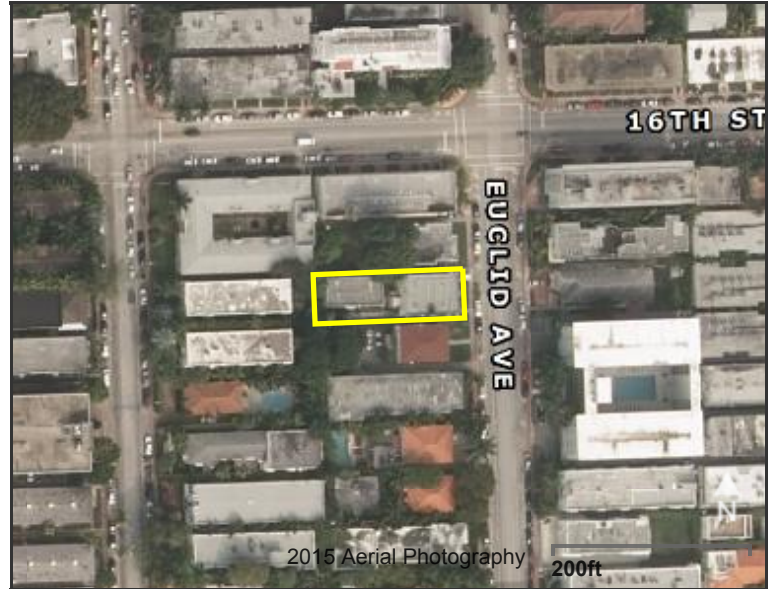


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/6/2016

Property Information	
Folio:	02-3234-002-1110
Property Address:	1560 EUCLID AVE Miami Beach, FL 33139-3524
Owner	EUCLID DEPOT LP C/O LINDSAY VANDENBERG
Mailing Address	231 W FULTON ST GRAND RAPIDS, MI 49503 USA
Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	10 / 10 / 0
Floors	2
Living Units	10
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	6,494 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	1930



Assessment Information			
Year	2015	2014	2013
Land Value	\$862,500	\$862,500	\$862,500
Building Value	\$202,500	\$1,000	\$87,500
XF Value	\$0	\$0	\$0
Market Value	\$1,065,000	\$863,500	\$950,000
Assessed Value	\$949,668	\$863,335	\$784,850

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$115,332	\$165	\$165,150
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
LINCOLN SUB PB 9-69 LOT 8 BLK 61 LOT SIZE 50.000 X 150 OR 14233-344 0889 4 COC 23906-1417 10 2005 2

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$949,668	\$863,335	\$784,850
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,065,000	\$863,500	\$950,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$949,668	\$863,335	\$784,850
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$949,668	\$863,335	\$784,850

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/24/2015	\$4,550,000	29873-0593	Qual on DOS, multi-parcel sale
03/16/2011	\$2,500,000	27620-0723	Qual on DOS, multi-parcel sale
10/01/2005	\$1,800,000	23906-1417	Deeds that include more than one parcel
08/01/1989	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

Version:



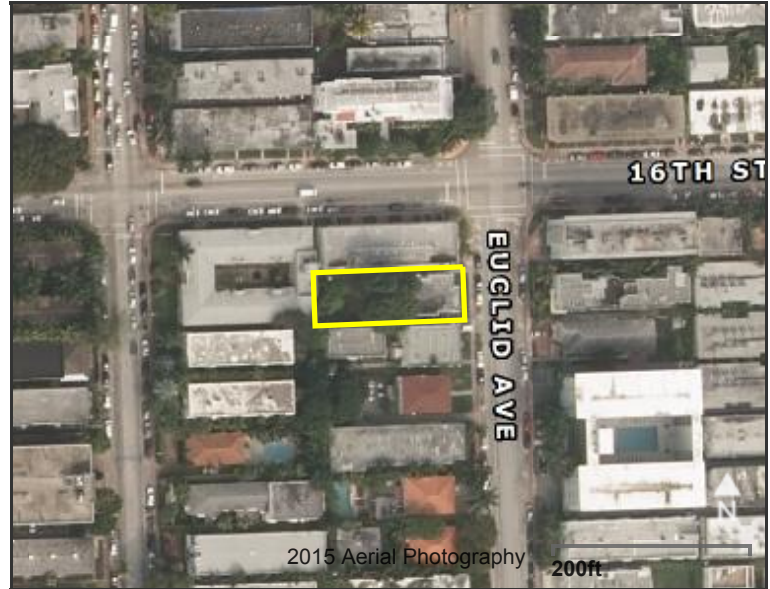


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/6/2016

Property Information	
Folio:	02-3234-002-1120
Property Address:	1570 EUCLID AVE Miami Beach, FL 33139-3523
Owner	EUCLID DEPOT LP C/O LINDSAY VANDENBERG
Mailing Address	231 W FULTON ST GRAND RAPIDS, MI 49503 USA
Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8 / 8 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,410 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	1940



Assessment Information			
Year	2015	2014	2013
Land Value	\$862,500	\$733,125	\$862,500
Building Value	\$239,436	\$233,830	\$1,000
XF Value	\$11,182	\$11,304	\$0
Market Value	\$1,113,118	\$978,259	\$863,500
Assessed Value	\$949,668	\$863,335	\$784,850

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$163,450	\$114,924	\$78,650
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
34 53 42	
LINCOLN SUB PB 9-69	
LOT 9 BLK 61	
LOT SIZE 50.000 X 150	
OR 14830-1603 0890 4	

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$949,668	\$863,335	\$784,850
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,113,118	\$978,259	\$863,500
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$949,668	\$863,335	\$784,850
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$949,668	\$863,335	\$784,850

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/24/2015	\$4,550,000	29873-0593	Qual on DOS, multi-parcel sale
03/16/2011	\$2,500,000	27620-0723	Qual on DOS, multi-parcel sale
10/01/2005	\$850,000	23906-1419	Sales which are qualified
08/01/1990	\$0	14830-1603	Sales which are disqualified as a result of examination of the deed

Version:



## MIAMI BEACH

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

Address: 1552 - 1570 Euclid Av

Date: 3/19/16

File Number:

## BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with Board staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL CHECK LIST	Required	Provided
1	ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE		
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	X	
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Copies of all current or previously active Business Tax Receipts	X	
4	Letter of Intent with details of application request, hardship, etc.	X	
5	Application Fee	X	
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
7	School Concurrency Application, for projects with a net increase in residential units (no SFH)	X	
8	Provide four (4), 11"x17" collated sets, two (2) of which are signed & sealed, to include the following:	X	
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
10	All Applicable Zoning Information (see Zoning Data requirements)	X	
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
12	Survey (original signed & sealed) dated less than 6 months old at the time of application ( lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade) , spot elevations and Elevation Certificate	X	
13	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
14	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	X	
15a	Indicate any backflow preventer and FPL vault if applicable	X	
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
17	<del>Current, dated color photographs, min 4"x6" of interior space (no Google images)</del>		
18	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	
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)	X	
20	Demolition Plans (Floor Plans & Elevations with dimensions)	X	
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X	
23	Proposed Section Drawings	X	
24	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	
25	Hardscape Plan, i.e. paving materials, pattern, etc.	X	
26	Color Renderings (elevations and three dimensional perspective drawings)	X	

Indicate N/A If Not Applicable

Initials: \_\_\_\_\_



# MIAMI BEACH

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

Address:

File Number:

ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
27	Vacant or 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 Department		
28	Copy of original Building Permit Card, & Microfilm, if available		
29	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, 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)	✓	
30	Contextual Elevation Line Drawings, corner to corner, <del>across the street and surrounding properties</del> (dated)	✓	
31	Line of Sight studies		
32	Structural Analysis of existing building including methodology for shoring and bracing		
33	Proposed exterior and interior lighting plan, including photometric calculations		
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
35	Neighborhood Context Study		
36	Open Space calculations and shaded diagrams		
37	Proposed Operational Plan		
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
39	Sound Study report (Hard copy) with 1 CD		
40	Set of plans 24"x 36" (when requested by staff)		
41	Copies of previous Recorded Final Orders		
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		
44	<b>Site Plan (Identify streets and alleys)</b>		
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 _____		
45	<b>Floor Plan (dimensioned)</b>		
a	Total floor area _____		
a	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____		
b	Occupancy load indoors and outdoors per venue _____ Total when applicable _____		

Indicate N/A If Not Applicable

Initials: \_\_\_\_\_



# MIAMI BEACH

Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305 673.7550


**Address:**

**File Number:**

46	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:		
47	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)		
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
49	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		
50	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
52	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions		
<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>			

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
53	One (1) signed and sealed 11"X17" unbound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	
54	14 collated copies of all the above documents	X	
55	One (1) CD/DVD with electronic copy of entire final application package	X	

**NOTES:**

- A. Other information/documentation required for first submittal will be identified during pre-application meeting.
- B. Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD
- 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, as applicable.

\_\_\_\_\_  
APPLICANT'S OR DESIGNEE'S SIGNATURE

\_\_\_\_\_  
Date

Indicate N/A If Not Applicable

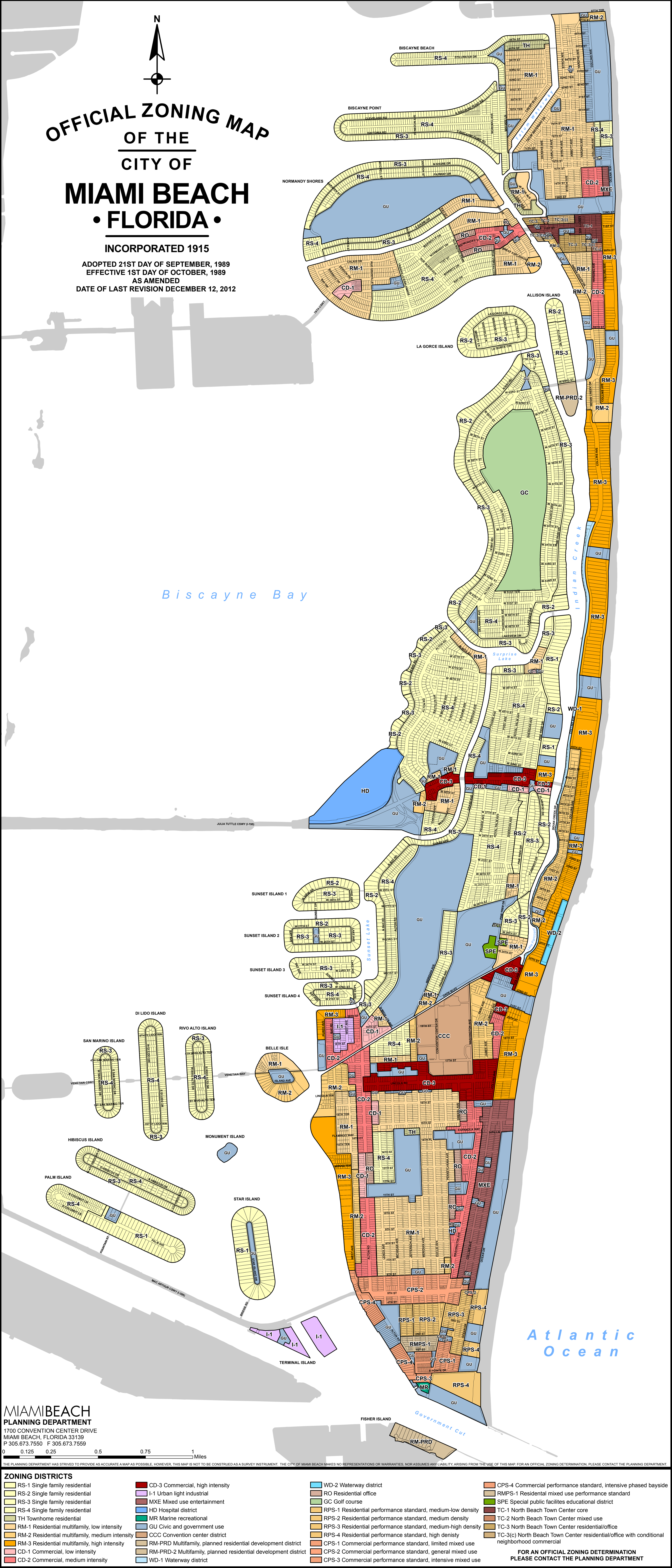
Initials: \_\_\_\_\_





OFFICIAL ZONING MAP  
OF THE  
CITY OF  
MIAMI BEACH  
• FLORIDA •

INCORPORATED 1915  
ADOPTED 21ST DAY OF SEPTEMBER, 1989  
EFFECTIVE 1ST DAY OF OCTOBER, 1989  
AS AMENDED  
DATE OF LAST REVISION DECEMBER 12, 2012



MIAMI BEACH  
PLANNING DEPARTMENT  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FLORIDA 33139  
P 305.673.7550 F 305.673.7559

0 0.125 0.25 0.5 0.75 1 Miles

THE PLANNING DEPARTMENT HAS STRIVED TO PROVIDE AS ACCURATE A MAP AS POSSIBLE; HOWEVER, THIS MAP IS NOT TO BE CONSTRUED AS A SURVEY INSTRUMENT. THE CITY OF MIAMI BEACH MAKES NO REPRESENTATIONS OR WARRANTIES, NOR ASSUMES ANY LIABILITY, ARISING FROM THE USE OF THIS MAP FOR AN OFFICIAL ZONING DETERMINATION. PLEASE CONTACT THE PLANNING DEPARTMENT.

ZONING DISTRICTS

- |  |  |   |   |
|--|--|---|---|
| RS-1 Single family residential                 | CD-3 Commercial, high intensity                                | WD-2 Waterway district                                      | CPS-4 Commercial performance standard, intensive phased beside                              |
| RS-2 Single family residential                 | I-1 Urban light industrial                                     | RO Residential office                                       | RMPS-1 Residential mixed use performance standard   |
| RS-3 Single family residential                 | MXE Mixed use entertainment                                    | GC Golf course  | SPE Special public facilities educational district  |
| RS-4 Single family residential                 | HD Hospital district   | RPS-1 Residential performance standard, medium-low density  | TC-1 North Beach Town Center core   |
| TH Townhome residential                        | MR Marine recreational   | RPS-2 Residential performance standard, medium density      | TC-2 North Beach Town Center mixed use  |
| RM-1 Residential multifamily, low intensity    | GU Civic and government use                                    | RPS-3 Residential performance standard, medium-high density | TC-3 North Beach Town Center residential/office   |
| RM-2 Residential multifamily, medium intensity | CCC Convention center district                                 | RPS-4 Residential performance standard, high density        | TC-3(c) North Beach Town Center residential/office with conditional neighborhood commercial |
| RM-3 Residential multifamily, high intensity   | RM-PRD Multifamily, planned residential development district   | CPS-1 Commercial performance standard, limited mixed use    |   |
| CD-1 Commercial, low intensity                 | RM-PRD-2 Multifamily, planned residential development district | CPS-2 Commercial performance standard, general mixed use    |   |
| CD-2 Commercial, medium intensity              | WD-1 Waterway district   | CPS-3 Commercial performance standard, intensive mixed use  |   |

FOR AN OFFICIAL ZONING DETERMINATION  
PLEASE CONTACT THE PLANNING DEPARTMENT