

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
 - ☐ 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: 865 N. Shore Drive

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

FOLIO NUMBER (S) 02-3203-007-2870

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

NAME 865 North Shore Dr Investments, LLC.
ADDRESS 2137 NW 2nd Avenue, Miami, FL 33127
BUSINESS PHONE (305) 400-8630 CELL PHONE _____
E-MAIL ADDRESS mrosario@starbritegroup.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. & Matthew Amster, Esq., Bercow Radell Fernandez & Larkin, PLLC
ADDRESS 200 S. Biscayne Blvd, Suite 850, Miami, FL 33131
BUSINESS PHONE (305) 374-5300 CELL PHONE _____
E-MAIL ADDRESS mlarkin@brzoninglaw.com & mamster@brzoninglaw.com

☐ AGENT:

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

☐ CONTACT:

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

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Cesar Molina, CMA Design Studio, Inc.
ADDRESS 232 Andalusia Avenue, Suite 101, Coral Gables, FL 33134
BUSINESS PHONE (305) 448-4200 CELL PHONE _____
E-MAIL ADDRESS cmolina@cmadsi.com

FILE NO. _____

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

New 2-story single family home with associated variances for front setback, side setback and roof projections, and waivers for additional open space and ratio of second floor to first floor. 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 APPLICABLE) _____ SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). _____ 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: Rafael Cedeno Camacho, Authorized Member, 865 N. Shore Dr. Investments, LLC

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF
COUNTY OF

N/A

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

Authorized Member

I, _____, being duly sworn, depose and certify as follows: (1) I am the _____ (print title) of 865 North Shore Dr Investments, 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 10 day of April, 2018. The foregoing instrument was acknowledged before me by Rafael Cedeno Camacho, Authorized Member of 865 North Shore Dr, on behalf of such entity, who has produced Investments, LLC as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP: **MARIA ROSARIO**
MY COMMISSION # FF953529
EXPIRES January 25, 2020
My Commission Expires: _____
FloridaNotaryService.com

NOTARY PUBLIC

Maria Rosario
PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF Florida
COUNTY OF Miami Dade

Rafael Cedeno Camacho, Authorized Member

I, Rafael Cedeno Camacho, 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 Michael Larkin & Matthew Amster 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.

Rafael Cedeno Camacho

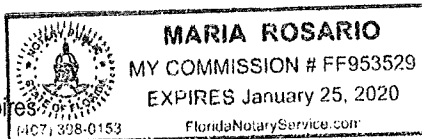
PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 10 day of 4, 2017. The foregoing instrument was acknowledged before me by Rafael Cedeno Camacho, Authorized Member of 865 North Shore Dr. who has produced as identification and/or is personally known to me and who did/did not take an oath. Investments, LLC

NOTARY SEAL OR STAMP

My Commission Expires



NOTARY PUBLIC

Maria Rosario

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. -

865 North Shore Dr. Investments, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Rafael Cedeno Camacho

100%

2137 N W 2nd Avenue

Miami, FL 33127

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.*

N/A

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 #
a.	<u>Michael W. Larkin</u>	<u>200 S. Biscayne Blvd, Suite 850</u>	<u>(305) 374-5300</u>
b.	<u>Matthew Amster</u>	<u>200 S. Biscayne Blvd, Suite 850</u>	<u>(305) 374-5300</u>
c.	<u>Cesar Molina</u>	<u>232 Andalusia Avenue, Suite 101</u>	<u>(305) 448-4200</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.

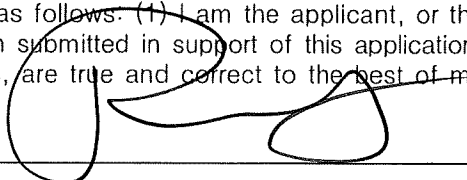
APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH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

APPLICANT AFFIDAVIT

STATE OF _____
COUNTY OF _____

Rafael Cedeno Camacho, Authorized Member

I, _____, 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.

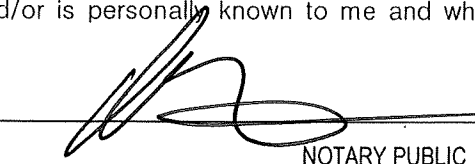

SIGNATURE

Sworn to and subscribed before me this 10 day of April, 2018. 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
Maria Rosario
PRINT NAME

FILE NO. _____

Exhibit A

Legal Description

LOT 7, BLOCK 62, OF "NORMANDY GOLD COURSE SUBDIVISION." ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, AT PAGE 62, 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 ELECTRONIC SUBMITTAL AND HAND DELIVERY

May 4, 2018

James G. Murphy, Chief of Urban Design
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Design Review, Waiver and Variance Approvals for the Property Located at
865 N. Shore Drive, Miami Beach, Florida

Dear James:

This law firm represents 865 N Shore Dr Investments, LLC, (the "Applicant"), the owner of the above-referenced property (the "Property"). Please allow this letter to serve as the required letter of intent in connection with a request to the Design Review Board ("DRB") for design review, waivers and variances for a single-family home on the Property.

The Property. The Property is a slightly irregular-shaped mid-block waterfront lot comprised of approximately 12,425 square feet. Located on the northwest side of Normandy Isles, the Property is in the RS-3, Single Family Residential Zoning District. The Property is identified by Miami-Dade County Folio No. 02-3203-007-2870. The Property presently contains a single-family residence built in 1952.

Description of Proposed Development. The Applicant proposes to replace the existing house and construct an exquisitely-designed two-story residence of approximately 6,131 square feet in size. The proposed home is very low-scale and embraces the outdoors with charming indoor-outdoor living areas. The entirety of the second floor windows will feature wood lattice shutters. The main house is centrally located on the Property, and a pool will be located in the rear yard. Rather than an enclosed garage, the Applicant proposes an open terrace, covered above, but substantially open on 3 sides for parking. This carport-like structure substantially

reduces the scale of the home at the front. 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 covered parking area.

The proposed new home complies with the City of Miami Beach Code (the "Code") requirements for unit size and lot coverage. The size of the proposed home is approximately 6,131 square feet (49.3% of the lot size), which is below the allowable 50% unit size limit. The lot coverage is approximately 25.9%, which is also below the 30% permitted. The proposed second floor has a volume of 91.4%; however, the second floor is centrally located on the structure and significantly setback from the front and rear. The mass of the second floor is also divided with an open terrace feature. Lastly, the height of the home is 25'-8", which is within the maximum 27' height for a sloped roof.

Waiver Requests. The Applicant respectfully requests DRB approval of the following three waivers:

1. Code Section 142-105(b)(4)(c), to permit 78.9% second floor volume where 70% maximum is permissible; and
2. Code Section 142-106(2)(d), to waive the open to sky from grade requirement for additional open space of a two-story side elevations located parallel to a side property line exceeding 50% of the lot depth or 60 feet.
3. Code Section 142-105(b)(1), to waive the maximum building height limitation for a design that provides a flat roof-top at 25'-8".

Regarding the first and second requests, the proposed home will only have a modest increase over the preferred two-story volume amount and the home is appropriately designed to reduce the two-story elevation. The intent of the second floor area volume requirement and additional open space from grade requirement are to reduce the scale and massing of the second story portion of the home, and the Applicant has very effectively addressed this in the design. The second story portion is setback substantially farther than required from the front and rear property lines. The liberal setbacks provided, substantially reduce the scale and massing of the home. The proposed second floor is not a continuous mass, rather it is split in order to include open and covered terraces. The numerous architectural articulations offered will also reduce the impact of the size of the second story portion. In addition, lush landscaping will beautify and screen the home from the neighbors. Therefore, the entire design significantly reduces the size of the home and matches the character of the neighborhood. The intent of the Code will be accomplished in the proposed design.

Regarding the third request, the Code permits a maximum building height up to 24' for flat roofs and up to 27' for sloped roofs, which may be increased up to 28' and 31', respectively through approval by the DRB. The design is a composite of a sloped roof with a flat roof-top in the middle at 25'- 8". Notably, the level of the flat roof portion is well below the maximum as of right height for a sloped roof, so if there was no roof deck, the home would comply with height without need for a waiver. However, the slight increase in height affords a usable roof deck that otherwise complies with all Code criteria. The combination of the sloped roof and flat roof has both aesthetic and practical benefits. Sloped roofs are more prevalent in the area, thereby making the new home compatible with the surrounding neighborhood. The flat-roof portion will allow for the roof-top access to view and enjoy Biscayne Bay. Further, the sloped roof will allow for shade around the perimeter of the Property.

Variances Requests. The Applicant's proposal substantially complies with the single-family home regulations, including lot coverage, unit size, and height. The variances requested are minor and do not contradict the intent of the Code. In order to fully realize its development and due to the Property's confining characteristics, the Applicant requests the following variances:

1. A variance of Code Section 142-106(1)(b), to permit a front setback of twenty 20', where a setback of 30' is required ("Variance 1");
2. A variance of Code Section 143-106(2)(c): (A) to permit the west interior side setback to be 8'-4" when 10' is required; and (B) to permit the sum of the side yards to be approximately 17'-8" when the sum must be at least 25% of the lot width or 20' minimum (collectively "Variance 2");
3. A variance of Code Section 142-1132(o)(7), to permit roof overhangs in the (A) north and (B) south side yards to exceed 25% of the required side yards, up to 6' (collectively "Variance 3")

Satisfaction of Hardship Criteria. The Applicant's requests satisfy all 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;**

Variance 1: The Property is located on a narrow, irregularly-shaped lot that as a waterfront lot essentially has dual frontages. The front width of the Property

is at least 6' shorter than the rear width. As such, it is difficult to safely accommodate parking that is parallel to the street without encroaching in the front yard. Additionally, the house itself does not exceed the required setback, only the portion of the open terrace necessary to safely accommodate the homeowner's vehicles is within the front setback. The parking area is substantially open on 3 sides and will act as a carport, which would be permitted at a 20' setback.

Variance 2: The irregularly-shaped lot, with non-parallel side property lines, creates a challenge in laying out the home. The slight encroachment into the interior side setback does not occur for the full length of the Property. In fact, only a sliver of the home enters the required yard.

Variance 3: The projection of the roof is also a byproduct of the narrow, irregular shape of the lot. Narrow lots do not adequately accommodate roof projections for sloped roofs based on allowed building setbacks. The roof encroachment only exceeds the maximum permitted encroachment at certain points necessary to maintain the design symmetry of the home.

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

The Property's irregularly-shaped lot and dual frontages are existing conditions and do not result from the action of 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;

Most of the surrounding waterfront lots are narrow and irregularly-shaped. Granting the requested variances will enable the Applicant to construct the proposed structure while allowing for the addition of certain associated amenities, such as the open terrace for vehicles and a proportionally-sloped roof. The Code allows other similarly situated property owners to seek similar variances to accommodate development and allow for the construction of certain features, especially on irregular lots with dual frontages. The granting of these variances is in line with the purpose and intent of the Code 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 force the Applicant to build a much smaller structure than what is allowed by the pertinent regulations and/or force the design to only include a flat roof. As a result, the Code would deprive the Applicant of the right to build what is enjoyed by other properties. Further, a literal interpretation of the provisions of these land development regulations would work an unnecessary and undue hardship on the Applicant. The variances are requested in order to effectuate the development of the proposed structure, while still maintaining the intent of the Code.

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

Variance 1: The front setback is the minimum variance that will make reasonable use of the front yard for parking parallel to the street in an open air structure that essentially functions as a carport. The home itself is within the required setback. The design complies with the intent of the Code to reduce a vehicular entrance as part of the principal facade and to minimize garage doors that are visible from the right-of-way; the design does not include an enclosed garage.

Variance 2: As stated, the slight encroachment into the interior side setback does not occur for the full length of the Property. The house is centrally positioned on the Property and the smaller width of the front forces a slight reduction of the west side setback. The sliver of the home encroaching into the setback is the minimum necessary to make reasonable use of the land.

Variance 3: The house is centrally positioned on the Property and the slope of the roof is proportional to the home. The requested encroachment is the minimum necessary to provide a proportional sloped roof design.

(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 residence will be in harmony with the surrounding properties, many of which have sloped roofs, and aims to further the intent and purpose of the land

development regulations. The home will be centrally located with a low scale, mostly open air carport like structure that does not intrude on the street, and the architectural design is sensitive to the neighbors.

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

The variance 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. The irregular-shaped mid-block waterfront lot represents a practical difficulty inhibiting the Applicant from meeting all Code requirements. The non-parallel side property lines, creates a challenge in evenly laying out the home on the Property and creating a proportionally sloped roof. However, the Applicant's proposal satisfies the intent and purposes of the Code to provide a modestly-sized home centrally located on the lot with a carport-like structure that does not adversely impact the neighborhood.

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

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

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

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

Windows will be hurricane-impact.

- (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's proposed landscape plan is resilient as it will serve to be comprised of native and Florida-friendly plants that are appropriate for the area.

- (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 proposes the new structure to have a finished floor elevation at 9 feet NGVD, one foot above the Base Floor Elevations (BFE).

- (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 proposes a finished floor elevation of 9 feet NGVD, with appropriate ramping from the street to the parking area and entrance to the home that will be compatible to future raising of public right-of-ways and adjacent land.

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

All critical mechanical and electrical systems will be located above BFE.

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

Not applicable as Applicant proposes a new replacement home at BFE +1'.

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

No habitable space is located below BFE.

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

The Applicant has engaged the services of an engineer to analyze and provide an appropriate drainage plan for the Property. Accordingly, a water retention system will be implemented.

Conclusion. Granting this design review application and associated waivers and variances will permit the development of a beautifully-designed modern single-family home that is compatible with the surrounding neighborhood. We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-377-6236.

Sincerely,



Matthew Amster

cc: Emily K. Balter, Esq.

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

Property address: 865 North Shore Drive Board: DRB Date: 04/12/2018

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.	✓
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
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).	✓
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.	✓
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.	✓
9	Architectural Plans and Exhibits (must be 11"x 17")	✓
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	✓
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	✓
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	✓
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✓

*** 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: FSC

Planning Department, 1700 Convention Center Drive 2nd Floor
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305.673.7550

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i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	✓
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	✓
m	Demolition Plans (Floor Plans & Elevations with dimensions)	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	✓
p	Proposed Section Drawings	✓
q	Color Renderings (elevations and three dimensional perspective drawings).	✓
10	Landscape Plans and Exhibits (must be 11"x 17")	✓
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	✓
b	Hardscape Plan, i.e. paving materials, pattern, etc.	✓
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).	✓
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	✓
22	Required yards open space calculations and shaded diagrams.	✓
23	Required yards section drawings.	✓
24	Variance and/or Waiver Diagram	✓
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.	

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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.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	✓
a	Section 118-353 (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: *FSC*

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f	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>	

****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.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	✓
49	14 collated copies of all required documents	✓
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	✓
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.	✓

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 form at (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

04/12/2018

Date

Indicate N/A If Not Applicable

Initials: FSC

Name	Address	City	State	Zip	Country
2914 ALTON ROAD REAL ESTATE INC	743 NW 9 AVE	MIAMI	FL	33136	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
DAVID M GOLOWINSY &W MALKA	2929 N BAY RD	MIAMI BEACH	FL	33140-3810	USA
DOLORES RAMOS EST OF	2750 N ALTON RD	MIAMI BEACH	FL	33140-4259	USA
DOUGLAS LEVINE	2760 N BAY RD	MIAMI BEACH	FL	33140-4265	USA
FDSR PARTICIPATION INC C/O JOSE MARIA CARNEIRO	1900 SW 3 AVE	MIAMI	FL	33129-1419	USA
GEORGE GUNDES	2410 ALTON RD	MIAMI BEACH	FL	33140	USA
GILAD GOLDENHOLZ REBEKAH STEVENS	2701 N BAY RD	MIAMI BEACH	FL	33140	USA
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LAWRENCE J WICKENHEISER TRS LAWRENCE J WICKENHEISER	2740 OLD ALTON RD	MIAMI BEACH	FL	33140	USA
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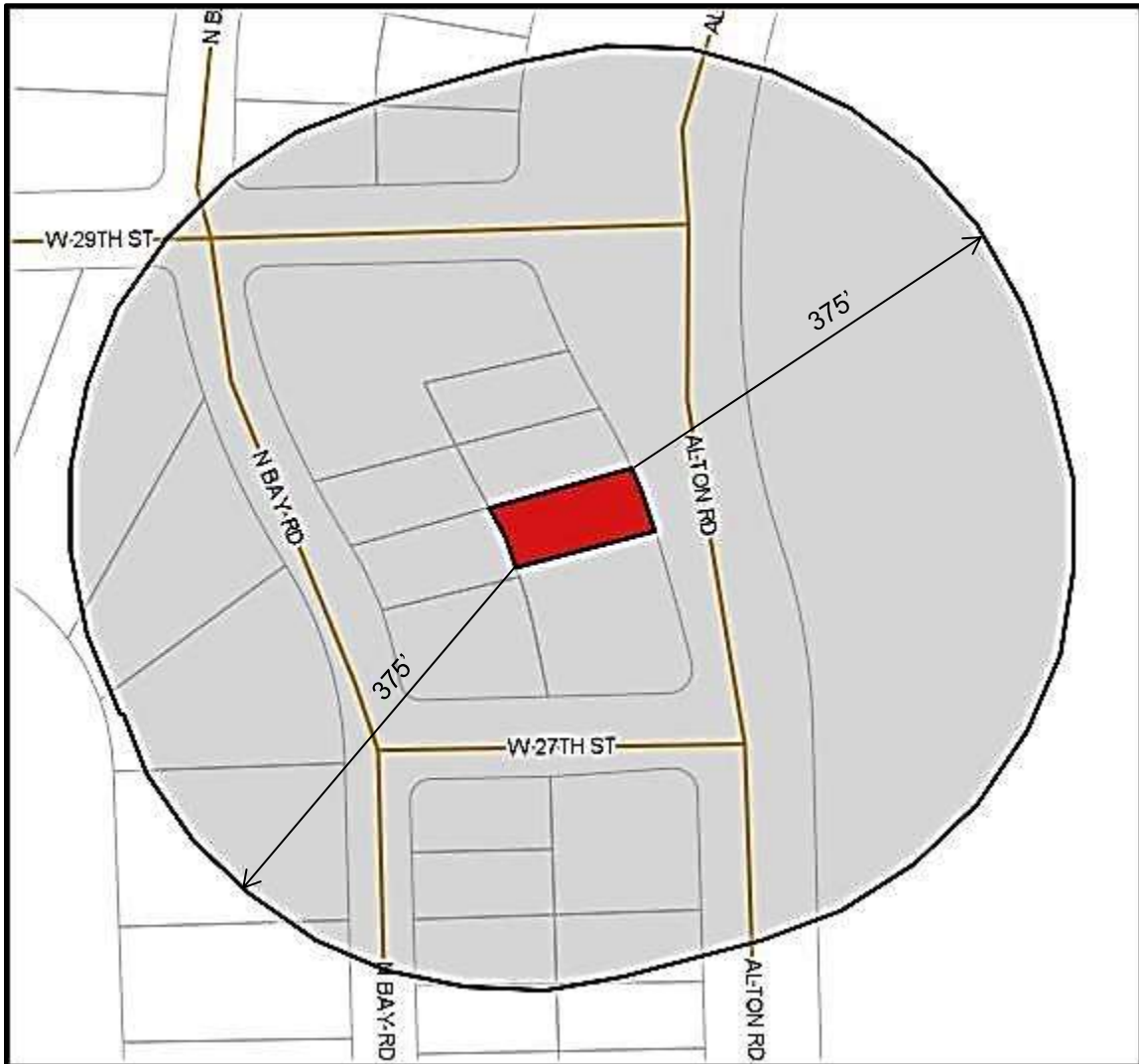


rdr miami | rio development resources

public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels
mailouts + site posting

rdrmiami.com | **diana@rdrmiami.com** | **305.498.1614**

375' RADIUS MAP



SUBJECT: 2726 Alton Road, Miami Beach, FL 33140

FOLIO NUMBER: 02-3227-008-0610

LEGAL DESCRIPTION: AMD PLAT OF SUNSET LAKE SUB PB 8-52 LOT 3 BLK 11



rdr miami | rio development resources

public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels
mailouts + site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

April 10, 2018

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

Re: Property Owners List within 375 feet of:

SUBJECT: 2726 Alton Road, Miami Beach, FL 33140

FOLIO NUMBER: 02-3227-008-0610

LEGAL DESCRIPTION: AMD PLAT OF SUNSET LAKE SUB PB 8-52 LOT 3 BLK 11

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,

Diana B. Rio

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

2914 ALTON ROAD REAL ESTATE INC
743 NW 9 AVE
MIAMI, FL 33136

CITY OF MIAMI BEACH
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

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VICTOR MARRA
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MIAMI BEACH, FL 33140-4259

865 N. Shore Drive

DRB 18-0266

Narrative Responses to Staff Comments

Zoning Comments (I. Villegas)

1. Survey shall be revised to indicate lot area.

- Answer: Lot area has been included on survey G1.1

2. Enlarge all text and dimensions to be clear when printed in 11x17.

- Text has been modified to be clear when printed.

3. Portions of the water feature walls encroaching on the west side yard exceed the maximum height allowed of 6.65' (30" above grade) in the required yard. A6.1

- The water feature wall is part of the variance for the side setback west.

4. Minimum yard elevation is 6.56' in all required yards. Maximum elevation in front and both side yards is 6.65'. Maximum elevation in the rear yard (not including the side yards) is 9.0'.

- Side Yard elevations have been modified to comply with requirement. Please, see sheets A1.0, A7.0, A7.1 and A7.2.

5. Open space calculations in the rear yard shall be revised. As the pool walls are above adjusted grade, only ½ of the water area of the pool counts as open space. Paved steps on both side yards adjacent to the pool do not count as open space.

- Pool has been reduced to comply with requirement. Please see sheets A1.0, A1.1C and A2.0.

6. Provide 1 and 2 floor plans with same architectural scale.

- Floor plans have been revised to have the same scale.

7. Lot coverage diagram and calculations shall be revised. Clearly indicate all areas of covered terraces that exceed 10'-0" from the building walls. Terrace and garage areas part of the calculation shall include the entire length of the terrace/garage. Only the area that exceed 2% of the lot area count in the lot coverage. Indicate total area of covered terraces/garage and indicate area of 2% of the lot area.

- Please, see sheet A1.1A.

8. Unit size diagram and calculations shall be revised. Enclosed area above the garage does not count in the unit size at the first floor. Area exceeding 10'-0" from the building

- Font has been increased and dimensions turned off.
- e. A2.1 Increase font size. Turn off regulating lines. Turn off unnecessary dimensions.
 - Font has been increased and dimensions turned off.
- f. A2.2 Add property lines. Increase font size. Turn off regulating lines. Turn off unnecessary dimensions. Verify second means of roof access is not required.
 - Property lines have been added. Font has been increased and dimensions turned off.
- g. A4.0 Add property lines. Increase font size. Turn off regulating lines. Turn off unnecessary dimensions.
 - Property lines have been added. Font has been increased and dimensions turned off.
- h. A5.0 Elevations: Enlarge to one elevation per page and include a mini plan of where elevation is taken; Relabel "waiver" to "variance"
 - Elevations have been enlarged and mini plan included. Setback Variance relabeled.
- i. A5.1 Elevations: Enlarge to one elevation per page and include a mini plan of where elevation is taken; Relabel setback "waiver" to "variance" Keep open space labeled as waiver
 - Elevations have been enlarged and mini plan included. Setback Variance relabeled.
- j. A7.0 Include standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of elements; include projection distances into required yards. Increase elevation marks font size. Min side yard elevation 6.560 Max yard elevation 6.660
 - Elevation marks and dimensions have been provided.
- k. A7.1 Include standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of elements; include projection distances into required yards. Increase elevation marks font size. Min side yard elevation 6.560 Max yard elevation 6.660.
 - Elevation marks and dimensions have been provided.

Landscape Comments

1. The landscape plan is incomplete and does not correspond to the plant list.
2. There are 12 lot trees required to be labeled and listed.
3. There are 4 street trees required to be labeled and listed.
4. Palms do not count towards providing the minimum number of required trees.
5. Refer to the required diversity of trees.

This project is already in for building permit, BR1600630, and obtained approval for landscaping in November 2017 by Enrique Nunez. Please see below a screen shot of the approval status. Accordingly, the landscape architect, Chris Cawley, has kept the landscape plans for the submittal the same as approved for the building permit.