

# MIAMI BEACH

## PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: [www.miamibeachfl.gov/planning](http://www.miamibeachfl.gov/planning)

### LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER			
<input type="radio"/> <b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<input checked="" type="radio"/> <b>Design Review Board</b> <input checked="" type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<input type="radio"/> <b>Planning Board</b> <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		<input type="radio"/> <b>Historic Preservation Board</b> <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> <b>Other:</b>			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 6431 Allison Road/North			
FOLIO NUMBER(S) 02-3211-003-0100			
Property Owner Information			
PROPERTY OWNER NAME <sup>SM3</sup> Marisol Binn Trust & Marina Fernandez Living Trust			
ADDRESS 599 Branchville Road		CITY Ridgefield	STATE CT
BUSINESS PHONE		CELL PHONE	ZIP CODE 06877
EMAIL ADDRESS			
Applicant Information (if different than owner)			
APPLICANT NAME Clara Homes, LLC			
ADDRESS 36 Bleecker Street, Apt. 3A		CITY New York	STATE NY
BUSINESS PHONE		CELL PHONE	ZIP CODE 10012
EMAIL ADDRESS jc@gusthld.com			
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Design review for new single family home.			

<b>Project Information</b>			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
<b>Party responsible for project design</b>			
NAME Jason Adams		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 2900 SW 28th Terrace, Suite 301		CITY Miami	STATE FL
		ZIPCODE 33133	
BUSINESS PHONE 305-373-4990	CELL PHONE	EMAIL ADDRESS jason@strang.design	
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME Monika Entin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Blvd., Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS MEntin@brzoninglaw.com	
NAME Greg Fontela		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Blvd., Suite 850		CITY Miami	STATE FL
		ZIPCODE 33133	
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS GFontela@brzoninglaw.com	
NAME Michael Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Blvd., Suite 850		CITY Miami	STATE FL
		ZIPCODE 33133	
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS MLarkin@brzoninglaw.com	

**Please note the following information:**

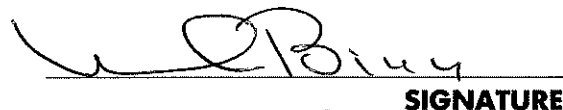
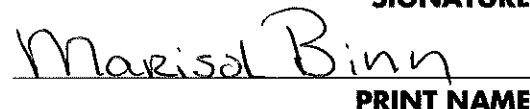
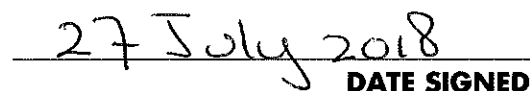
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the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

**Please read the following and acknowledge below:**

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

**DATE SIGNED**

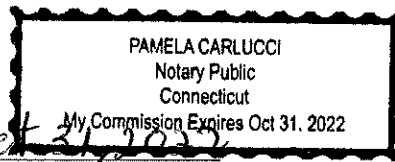
**OWNER AFFIDAVIT FOR TRUST**STATE OF ConnecticutCOUNTY OF Fairfield

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

W Binn**SIGNATURE**

Sworn to and subscribed before me this 27<sup>th</sup> day of July, 2018. The foregoing instrument was acknowledged before me by Marisol Binn, who has produced Drivers License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Pamela Carlucci**NOTARY PUBLIC**My Commission Expires: Oct 31, 2022PAMELA CARLUCCI**PRINT NAME****ALTERNATE CONTRACT PURCHASER AFFIDAVIT FOR CORPORATION**

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

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

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

**SIGNATURE**

Sworn to and subscribed before me this \_\_\_\_\_ 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**



**OWNER AFFIDAVIT FOR TRUST**

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

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

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

**SIGNATURE**

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

NOTARY SEAL OR STAMP

**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

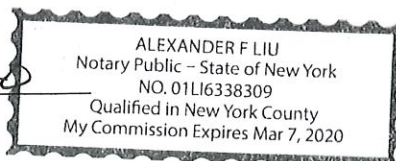
**PRINT NAME****ALTERNATE CONTRACT PURCHASER AFFIDAVIT FOR CORPORATION**STATE OF New YorkCOUNTY OF New York

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

**SIGNATURE**

Sworn to and subscribed before me this 23<sup>rd</sup> day of July, 2018. The foregoing instrument was acknowledged before me by James Curnin, who has produced Driver License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

**NOTARY PUBLIC**My Commission Expires: 3/7/2020Alexander Liu**PRINT NAME**

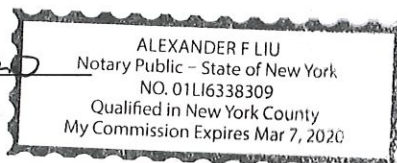
**POWER OF ATTORNEY AFFIDAVIT**STATE OF New YorkCOUNTY OF New York

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

James Curnin**PRINT NAME (and Title, if applicable)****SIGNATURE**

Sworn to and subscribed before me this 23<sup>rd</sup> day of July, 20 18. The foregoing instrument was acknowledged before me by James Curnin, who has produced Driver License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

**NOTARY PUBLIC**My Commission Expires: 3/7/2020Alexander Liu**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 contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

Clara Homes, LLC**NAME****DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

James Curnin100%36 Bleecker Street, Apt. 3ANew York, NY 10012

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.

**DISCLOSURE OF INTEREST  
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

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

Clara Homes, LLC

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS	% OF OWNERSHIP
James Curnin	100%
36 Bleecker Street, Apt. 3A	
New York, NY 10012	

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS	% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

**DISCLOSURE OF INTEREST**  
**TRUSTEE**

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

Marisol Binn Trust & Marina Fernandez Living Trust

TRUST NAME	
NAME AND ADDRESS	% INTEREST
See Exhibit B	



**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
Monika Entin	200 South Biscayne Blvd., Suite 850, Miami, FL	305-374-5300
Greg Fontela	200 South Biscayne Blvd., Suite 850, Miami, FL	305-374-5300
Jason Adams	2900 SW 28th Terrace, Suite 301, Miami, FL	305-373-4990

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

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

**APPLICANT AFFIDAVIT**

STATE OF New York

COUNTY OF New York

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

[Signature]  
SIGNATURE

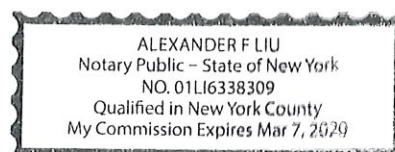
Sworn to and subscribed before me this 23<sup>rd</sup> day of July, 2018. The foregoing instrument was acknowledged before me by James Curnin, who has produced Driver License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

[Signature]  
NOTARY PUBLIC

My Commission Expires: 3/7/2020

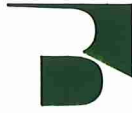
Alexander Liu  
PRINT NAME



## EXHIBIT A

LEGAL DESCRIPTION: LOT 10 AND THE SOUTH 50 FEET OF LOT 11, INDIAN CREEK SUBDIVISION,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 75, OF THE PUBLIC  
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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# BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6233  
E-Mail: GFontela@brzoninglaw.com

August 20, 2018

VIA HAND DELIVERY

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

Re: DRB18-0318 – Design Review for Property Located at 6431 Allison Road North in  
Miami Beach, Florida

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Dear Tom:

This law firm represents Clara Homes, LLC (the “Applicant”), the contract purchaser of the above-referenced property (the “Property”). The Property is the subject of Planning Board application number PB18-0217 to split the Property into two (2) equal-sized lots – the “North Lot” and the “South Lot”, which is scheduled to go before the Planning Board on September 25, 2018 (the “Lot Split Application”). Please consider this letter the Applicant’s letter of intent in connection with a request to the Design Review Board (“DRB”) for design review and waiver for a single-family home on the North Lot.

The Property. The Property is situated along Allison Road fronting the water. The Property is identified by Miami-Dade County Folio No. 02-3211-003-0100 and is located within the RS-3 Single-Family Residential zoning district. The Property is the largest RS-3 zoned lot on Allison Island at approximately 32,325 square feet (0.74 acres) in size. The Property is currently improved with a single-family structure built in 1930, which has been uninhabited for the past ten (10) years. As a result of the proposed Lot Split Application, the North Lot is approximately 16,162.5 square feet in size.

Proposed Development. The Applicant is seeking to build a beautifully-designed two-story single family home on the Property, surrounded by lush landscaping. The proposed home has a French transitional design that uses local shell stone cladding with white stucco and black metal accents throughout the house. It has a separate stone garage that allows the symmetrical architecture to rest in the center of the site and a flat roof with a

skylight to allow natural light into the central stair hall. Its compact design allows for very large front and rear yards to emphasize the openness and landscaping.

Waiver Requests. The Applicant respectfully requests DRB approval of a waiver pursuant to Code Section 142-105(b)(1) to allow for a maximum building height of 27 feet where 24 feet is the maximum for flat roofs. The requested waiver will allow for the new home on the Property to be consistent with the surrounding area, which allows for homes with sloped roofs up to 27 feet. The proposed height for the structure will be similar to that of the existing pre-1942 home on the Property and other 2-story homes in the area. The waiver for 27 feet in height – an additional 3 feet – will allow the Property to accommodate necessary ventilation system, and other mechanical equipment without compromising the interior space of the home.

The Applicant also requests a waiver pursuant to Code Section 142-106(2)(d) to allow for two-story side elevation along the interior side yard in excess of 60 feet without eight foot (8') deep notches along the side yards. The proposed home is not the traditional contemporary design of many new modern homes. Rather this proposed design of classic French traditional architectural design stands out. This design, while providing open spaces along the sides of the home, does not provide the deep eight foot (8') open spaces along the side elevations intended under Section 142-106 (2)(d) of the Code. While the proposed home uses architectural breaks to create notches in this side elevations which serve to satisfy the intent of Section 142-106(2)(d), they do not comply with the depth requirement of the Code. Nevertheless, the intent and objective of the Code are satisfied as designed.

Sea Level Rise and Resiliency Criteria. The proposed single-family homes resulting from the lot split will advance the sea level rise and resiliency criteria in Section 133-50(a) as follows:

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

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

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

The Applicant proposes hurricane impact windows.

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

Operable windows will be provided.

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

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

- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.**

The Applicant has considered the elevation of the right-of-way and surrounding properties, and plans to grade the front and side yards appropriately to remain compatible with the existing conditions, while slowly sloping-up as you get closer to the home in order to adapt to future raised elevations. The property will slope from the existing front yard elevation and gradually arrive at the first floor slab. The Applicant will work with the Public Works Department to further address sea level rise projections with respect to the right-of-way connections.

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

The Applicant has taken into consideration the raising of public rights-of-ways and has designed the proposed home accordingly.

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

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

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

This is not applicable as the application provides for new construction.

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



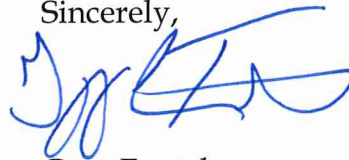
No wet or dry flood proofing will be necessary as all habitable space will be located above base flood elevation plus City of Miami Beach Freeboard of 1'.

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

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

Conclusion. Granting this design review application will permit the development of a beautifully-designed 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 305-377-6233.

Sincerely,



Greg Fontela



## rdr | rio development resources

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

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

July 2, 2018

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

**Re: Property Owners List within 375 feet of:**

**SUBJECT:** 6431 Allison Road, Miami Beach, FL 33141

**FOLIO NUMBER:** 02-3211-003-0100

**LEGAL DESCRIPTION:** INDIAN CREEK SUB PB 31-75 LOT 10 & S50FT OF LOT 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: **23, including 0 international**

Name	Address	City	State	Zip	Country
6420 ALLISON ROAD LLC	135 E 57 ST 22 FLR	NEW YORK	NY	10022	USA
6480 ALLISON RD LLC	1320 S BISCAYNE POINT RD	MIAMI BEACH	FL	33141	USA
6493 AR DEVELOPMENT LLC	12685 N BAYSHORE DR	NORTH MIAMI BEACH	FL	33181	USA
ALAN COUREY	6470 ALLISON RD	MIAMI BEACH	FL	33141-4540	USA
BARBARA B VOIGHT TR BARBARA B VOIGHT (BEN)	6500 ALLISON RD	MIAMI BEACH	FL	33141-4509	USA
BRUNO MARTINO CLAIRE MARTINO	6455 ALLISON RD	MIAMI BEACH	FL	33141	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
DREW ROSENHAUS JASON ROSENHAUS	6400 ALLISON RD	MIAMI BEACH	FL	33141-4540	USA
FIC INVESTMENTS INC	6381 ALLISON RD	MIAMI BEACH	FL	33141	USA
FREDRIC FENSTERMACHER	6444 ALLISON RD	MIAMI BEACH	FL	33141-4540	USA
GERARDO M PEREZ &W SILVIA	6505 ALLISON RD	MIAMI BEACH	FL	33141-4508	USA
KYMBERLY A FOGLIA TRS KYMBERLY A FOGLIA TRUST	51 HILLBURN LANE	NORTH BARRINGTON	IL	60010	USA
MAQUINARIAS NG CORPORATION	6380 ALLISON RD	MIAMI BEACH	FL	33141-4506	USA
MARISOL BINN TRS MARINA FERNANDES LIVING TRUST	599 BRANCHVILLE RD	RIDGEFIELD	CT	06877	USA
MARK MELAND &W JILL	6391 ALLISON RD	MIAMI BEACH	FL	33141-4505	USA
MICHAEL J SMITH & KATRINA KELLOGG	6491 ALLISON RD	MIAMI BEACH	FL	33141-4507	USA
MORDECHAI BROUDO &W LANA R BUTNIS	6370 ALLISON RD	MIAMI BEACH	FL	33141-4506	USA
PIERO FILPI LISETTE ZAYAS FILPI	6450 ALLISON RD	MIAMI BEACH	FL	33141	USA
ROBERT M SCHWARTZ &W IDA K	6360 ALLISON RD	MIAMI BEACH	FL	33141-4506	USA
SHIRLEY L JACOBS TRS SHIRLEY L JACOBS	6415 ALLISON RD	MIAMI BEACH	FL	33141	USA
SILVIO HIDALGO TRS SILVIO HIDALGO REVOCABLE TRUST	PMB 73 8168	CROWN BAY ST THOMAS		00802	VIRGIN ISLANDS
STEVEN RESNICK ELIZABETH RESNICK	6475 ALLISON RD	MIAMI BEACH	FL	33141	USA
LESLIE HEIDEN LISA HEIDEN	6494 ALLISON RD	MIAMI BEACH	FL	33141	USA

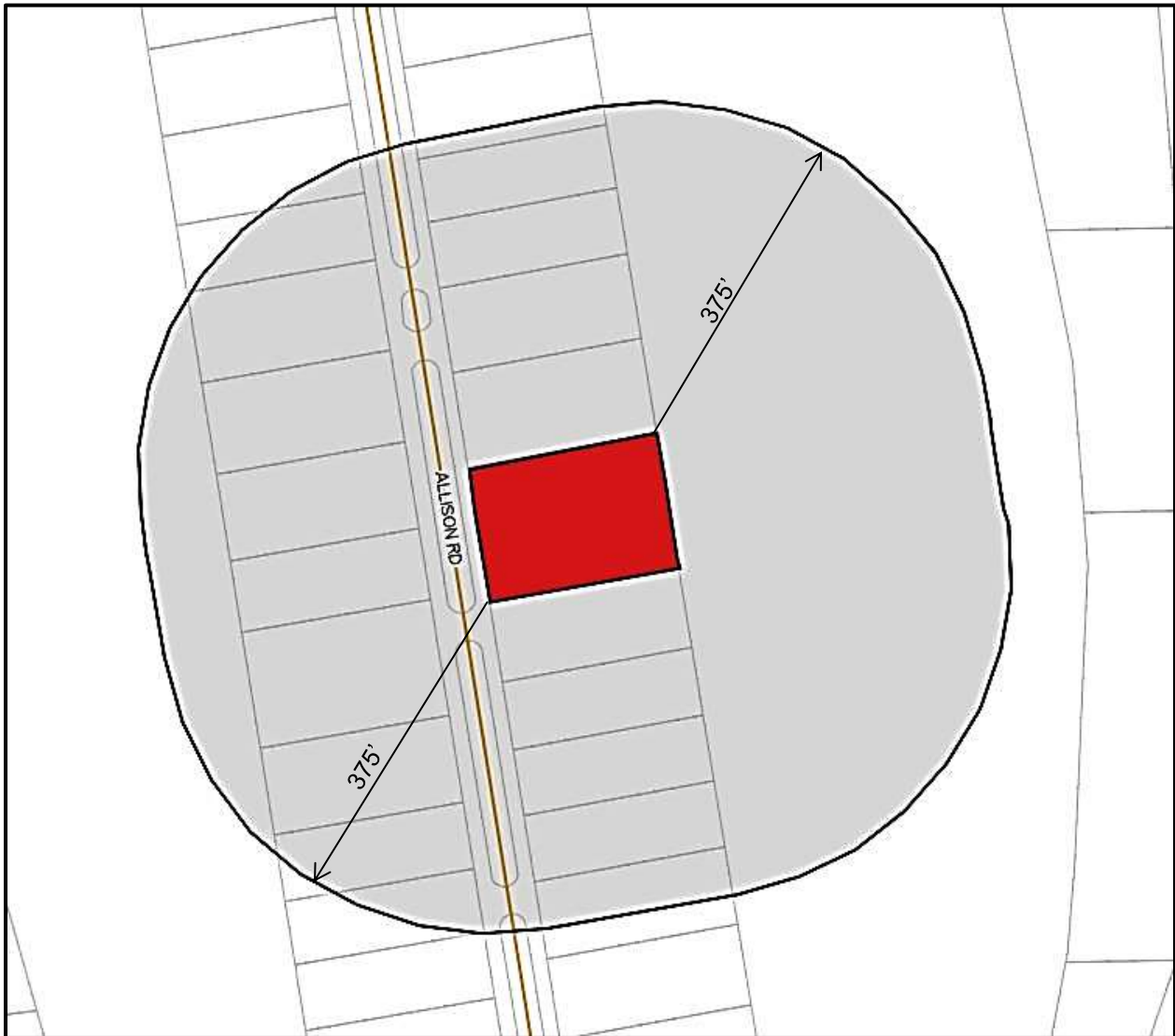


rdr | rio development resources

public hearing notification services: certified 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:** 6431 Allison Road, Miami Beach, FL 33141

**FOLIO NUMBER:** 02-3211-003-0100

**LEGAL DESCRIPTION:** INDIAN CREEK SUB PB 31-75 LOT 10 & S50FT OF LOT 11

6420 ALLISON ROAD LLC  
135 E 57 ST 22 FLR  
NEW YORK, NY 10022

6480 ALLISON RD LLC  
1320 S BISCAYNE POINT RD  
MIAMI BEACH, FL 33141

6493 AR DEVELOPMENT LLC  
12685 N BAYSHORE DR  
NORTH MIAMI BEACH, FL 33181

ALAN COUREY  
6470 ALLISON RD  
MIAMI BEACH, FL 33141-4540

BARBARA B VOIGHT TR  
BARBARA B VOIGHT (BEN)  
6500 ALLISON RD  
MIAMI BEACH, FL 33141-4509

BRUNO MARTINO  
CLAIRE MARTINO  
6455 ALLISON RD  
MIAMI BEACH, FL 33141

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

DREW ROSENHAUS  
JASON ROSENHAUS  
6400 ALLISON RD  
MIAMI BEACH, FL 33141-4540

FIC INVESTMENTS INC  
6381 ALLISON RD  
MIAMI BEACH, FL 33141

FREDRIC FENSTERMACHER  
6444 ALLISON RD  
MIAMI BEACH, FL 33141-4540

GERARDO M PEREZ &W SILVIA  
6505 ALLISON RD  
MIAMI BEACH, FL 33141-4508

KYMBERLY A FOGLIA TRS  
KYMBERLY A FOGLIA TRUST  
51 HILLBURN LANE  
NORTH BARRINGTON, IL 60010

MAQUINARIAS NG CORPORATION  
6380 ALLISON RD  
MIAMI BEACH, FL 33141-4506

MARISOL BINN TRS  
MARINA FERNANDES LIVING TRUST  
599 BRANCHVILLE RD  
RIDGEFIELD, CT 06877

MARK MELAND &W JILL  
6391 ALLISON RD  
MIAMI BEACH, FL 33141-4505

MICHAEL J SMITH & KATRINA KELLOGG  
6491 ALLISON RD  
MIAMI BEACH, FL 33141-4507

MORDECHAI BROUDO &W LANA R BUTNIS  
6370 ALLISON RD  
MIAMI BEACH, FL 33141-4506

PIERO FILPI  
LISETTE ZAYAS FILPI  
6450 ALLISON RD  
MIAMI BEACH, FL 33141

ROBERT M SCHWARTZ &W IDA K  
6360 ALLISON RD  
MIAMI BEACH, FL 33141-4506

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SILVIO HIDALGO REVOCABLE TRUST  
PMB 73 8168  
CROWN BAY ST THOMAS 00802  
VIRGIN ISLANDS

STEVEN RESNICK  
ELIZABETH RESNICK  
6475 ALLISON RD  
MIAMI BEACH, FL 33141

LESLIE HEIDEN  
LISA HEIDEN  
6494 ALLISON RD  
MIAMI BEACH, FL 33141



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

Property address: 6431 Allison Road - North Board: DRB Date: 8/13/18

## 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.	
<b>Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.</b>	

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. <b>Letter must outline application details and identify hardships if Variances are requested.</b> (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	<b>Architectural Plans and Exhibits (must be 11"x 17")</b>	✓
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. <b>Include copies of previous recorded board orders, if applicable.</b>	✓
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: 

Planning Department, 1700 Convention Center Drive 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)  
305.673.7550

**Property address:** 6431 Allison Road - North

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. Include entry portion of lounge, to show need for canopy	✓
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	<b>Landscape Plans and Exhibits (must be 11"x 17")</b>	✓
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. <a href="http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920">http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920</a>	
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.	

Indicate N/A If Not Applicable

Initials: 

Planning Department, 1700 Convention Center Drive 2<sup>nd</sup> Floor  
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**Property address:** 6431 Allison Road - North

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.	
<b>40</b>	<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 _____	
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	✓
<b>41</b>	<b>Floor Plan (dimensioned)</b>	
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 _____	
<b>42</b>	<b>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.</b>	
<b>43</b>	<b>The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:</b>	✓
a	Section 118-353 (d) of the City Code for each Variance.	
<b>44</b>	<b>The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:</b>	
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: PL

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 Miami Beach, Florida 33139, www.miamibeachfl.gov  
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Property Address: 6431 Allison Road - North

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 #	<b>FINAL SUBMITTAL (via CAP)</b>
	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 format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)



Applicant's or designee's signature

8/13/18

Date

Indicate N/A If Not Applicable

Initials: 

### **COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA**

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
- (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.
- (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.
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
- (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.
- (10) Where feasible and appropriate, water retention systems shall be provided.



# MIAMIBEACH

## PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: [www.miamibeachfl.gov/planning](http://www.miamibeachfl.gov/planning)

### DESIGN REVIEW BOARD CAP SUBMITTAL FILE NAMING

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CAP submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name	Description
Application	Completed Land Use Board Application form including Exhibit A
LOI	Letter of Intent
Checklist	Pre-application Checklist
Labels	Mailing Labels, List of Property Owners, Certified Letter and Map
BTR	Copies of Previous Business Tax Receipts
Survey	Recent Signed and Sealed Survey
Plans	Architectural Plans and Exhibits
Landscape	Landscaping Plans and Exhibits
Microfilm	Building Card and Microfilm
Traffic	Traffic Study
Sound	Sound Study

**All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document. Documents that have not been revised from first to final submittal do not have to be re-uploaded.**

## 2018 SCHEDULE OF LAND USE BOARD MEETINGS

All meetings are held in the Commission Chambers, Third Floor, Miami Beach City Hall unless otherwise noticed. Please note that only complete applications are scheduled for consideration by Land Use Boards and the number of applications placed on an agenda may not exceed 15 in order to allow sufficient time for the applicants to present, and the board to duly consider each item during the scheduled meeting. Complete applications will be scheduled for the next available agenda on a first come – first serve basis unless the applicant requests to be scheduled on a future agenda. The timeline represented herein may be extended if application is incomplete or submittals not made on a timely manner.

DESIGN REVIEW BOARD, BOARD OF ADJUSTMENT & HISTORIC PRESERVATION BOARD									
PRE-APP MEETING NO LATER THAN	NEW FILE FEE PAY-BY DATE	CAP FIRST SUBMITTAL	COMMENTS ISSUED	FINAL SUBMITTAL (CAP & PAPER)	NOTICE TO PROCEED ISSUED	AGENDA FINALIZED & ALL FEES MUST BE PAID BY	MEETING DATE		
							DRB	BOA	HPB
10/19/17	10/23/17	10/24/17	11/02/17	11/09/17	11/16/17	11/18/17	01/02/18	01/05/18	01/09/18
11/13/17	11/17/17	11/20/17	12/01/17	12/08/17	12/18/17	12/20/17	02/06	02/02	02/13
12/11/17	12/15/17	12/18/17	12/29/17	01/05/18	01/15/18	01/17/18	03/06	03/02	03/12
01/08/18	01/12/18	01/15/18	01/26/18	02/02	02/12	02/14	04/03	04/06	04/10
02/05	02/09	02/12	02/23	03/02	03/12	03/14	05/01	05/04	05/08
03/12	03/16	03/19	03/30	04/06	04/16	04/18	06/05	06/01	06/11
04/09	04/13	04/16	04/27	05/04	05/14	05/16	07/03	07/06	07/10
AUGUST RECESS									
06/11	06/15	06/18	06/29	07/06	07/16	07/18	09/04	09/07	09/17
07/09	07/13	07/16	07/27	08/03	08/13	08/15	10/02	10/05	10/09
08/13	08/17	08/20	08/31	09/07	09/17	09/19	11/06	11/02	11/09
09/10	09/14	09/17	09/28	10/05	10/15	10/17	12/04	12/07	12/11

PLANNING BOARD							
PRE-APP MEETING NO LATER THAN	NEW FILE FEE PAY-BY DATE	CAP FIRST SUBMITTAL	COMMENTS ISSUED	FINAL SUBMITTAL (CAP & PAPER)	NOTICE TO PROCEED ISSUED	AGENDA FINALIZED & ALL FEES MUST BE PAID BY	MEETING DATE
11/09/17	11/13/17	11/14/17	11/23/17	11/30/17	12/07/17	12/11/17	01/23/18
12/01/17	12/08/17	12/11/17	12/22/17	12/29/17	01/08/18	01/10/18	02/27
12/29/17	01/05/18	01/08/18	01/19/18	01/26/18	02/05/18	02/07/18	03/27
01/19	01/26	01/29	02/09	02/16	02/26	02/28	04/17
02/23	03/02	03/05	03/16	03/23	04/02	04/04	05/22
03/30	04/06	04/09	04/20	04/27	05/07	05/09	06/26
04/27	05/04	05/07	05/18	05/25	06/04	06/06	07/24
AUGUST RECESS							
06/29	07/06	07/09	07/20	07/27	08/06	08/08	09/25
07/27	08/03	08/06	08/17	08/24	09/03	09/05	10/23
08/31	09/07	09/10	09/21	09/28	10/08	10/10	11/27
09/21	09/28	10/01	10/12	10/19	10/29	10/31	12/18

ALLISON NORTH  
 6431 Allison Rd  
 Miami Beach, FL 33141  
 Folio# 02-3211-003-0100

9/7/2018

**DRB FIRST SUBMITTAL REVIEW****2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION**

COMMENT	REVISION NO.	LOCATION	RESPONSE
2a. Applicant is encouraged to provide rendered images of proposal to abutting properties.	0	A-204	See Context Elevations
2b. Survey missing Lot area. Survey missing CMB Grade to be taken at edge of curb of median.	0		See revised survey with lot area and additional spot elevation.
2c. Include survey of entire parcel before lot split.	0		See added survey of entire parcel.
2d. Remove block scale graphic on all sheets	0		All scale graphics have been removed.
2e. A-001 Unit size first floor to include the covered entrance area that extends past 10' from the door. ADD SF of second floor in footprint. ADD SF of first floor in footprint. ADD SF of cabana near cabana. ADD SF of garage in/near garage. Remove scale graphic.	0	A-001	Additional areas required to be counted to Unit Size were added. Minor revisions to reduce square footage were completed. Square footage numbers added in or near footprints.
2f. A-002 ADD SF of in footprint. ADD SF of cabana near cabana. ADD SF of garage in/near garage. Remove scale graphic.	0	A-002	Square footage numbers added in or near footprints.
2g. A-100 (et al pages) Add red dashed setback line to all plans, elevations and sections. Add roofs and dimensions to rear accessory structures	0	A-100	Red dashed setbacks were added to all sheets needed.
2h. A-101 Reduce scale back to prior as A-100. Include all property lines. Add overall elevation lengths. Ensure font size is legible.	0	A-101	Scale reduced to show all property lines. Dimensions added.

COMMENT	REVISION NO.	LOCATION	RESPONSE
2i. A-102 Reduce scale back to prior as A-100. Include all property lines. Add overall elevation lengths. Ensure font size is legible.	0	A-102	Scale reduced to show all property lines. Dimensions added.
2j. A-103 Reduce scale back to prior as A-100. Include all property lines. Remove drainage notes.	0	A-103	Scale reduced to show all property lines. Drainage notes removed.
2k. A- 200-A-203 All Elevations: Include a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks on BOTH sides of elevation (in NGVD: CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements; include projection distances into required yards. Increase size of measurements. Ensure font size is legible.	0	A-200, A-201, A-202, A-203	Key plan added for reference. Setbacks, property lines and elevation datum marks added on both sides of the elevation. Dimensions added.
2l. A-300 –A-301 –A-302 Demonstrate any retaining wall AND or privacy wall fence along side property lines. Remove large scale graphics.	0	A-300, A-301, A-302	Privacy fence added to sections.
2m. Add grade calculations sheet when revised survey is completed	0	A-000	Zoning chart shows all grade information.
2n. Missing contour plan	0	LG.100	See added Grading Plan
2o. Add "FINAL SUBMITTAL: NOV DRB" to front cover title for heightened clarity of reference for next deadline.	0	Cover	Note Added.
2p. Add narrative response sheet.	0		



3. ZONING/VARIANCE COMMENTS			
COMMENT	REVISION NO.	LOCATION	RESPONSE
1. Grade elevation shall be provided on survey.	0	Survey	Additional spot elevation added.
2. Open space in the rear yard shall be revised. When the pool retaining walls are located above adjusted grade only 1/2 of the water area counts in open space.	0	A-002	Hardscape reduced in Rear Yard to be within allowed limit.
3. Maximum 12' in height of the accessory structures are measured from adjusted grade.	0	A-301	See dimension of accessory structure on section as measured from adjusted grade.
4. Provide roof plan for the accessory buildings. Include Roof dimensions.	0	A-100, A-102, A-103	See added roof plans of accessory buildings and dimensions.
5. Revise lot coverage calculations to clearly indicate areas counted. Remove shading of the garage not counted.	0	A-002	See revised lot coverage calculation diagram removing the portion of the garage that is not being counted.
4. Provide a narrative responding to staff comments.	0		



