

# 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.

<b>Application Information</b>			
FILE NUMBER <b>DRB18-0321</b>			
<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>			
<b>Property Information – Please attach Legal Description as “Exhibit A”</b>			
ADDRESS OF PROPERTY 544 W 49 Street, Miami Beach, Florida 33140			
FOLIO NUMBER(S) 02-3222-022-1130			
<b>Property Owner Information</b>			
PROPERTY OWNER NAME Lakeview Development I, LLC			
ADDRESS 5161 Collins Avenue, Unit 708		CITY Miami Beach	STATE Florida
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS shaka_jaggi@yahoo.com
<b>Applicant Information (if different than owner)</b>			
APPLICANT NAME Same as above			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
<b>Summary of Request</b>			
PROVIDE A BRIEF SCOPE OF REQUEST Design Review approval for a new single family home, to replace an existing home constructed prior to 1942.			

<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 checked="" 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		<input 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		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
200 South Biscayne Blvd., Suite 850		Miami	Florida 33131
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
(305) 374-5300		ckoshal@brzoninglaw.com	
NAME		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
200 South Biscayne Blvd., Suite 850		Miami	Florida 33131
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
(305) 374-5300		ebalter@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

**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**

Shaka Jaggi  
**PRINT NAME**

8/20/2018  
**DATE SIGNED**

**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

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

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

I, SHAKA R.S. JAGGI, 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]  
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

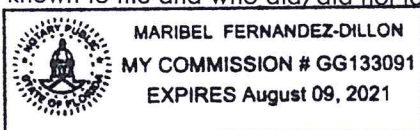
**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami Beach

I, Shaka Jaggi, being first duly sworn, depose and certify as follows: (1) I am the manager (print title) of Lakeview Development I, 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]  
SIGNATURE

Sworn to and subscribed before me this 20<sup>th</sup> day of August, 2018. The foregoing instrument was acknowledged before me by Shaka Jaggi, who has produced Personally Known 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: August 9, 2021

Maribel Fernandez-Dillon  
PRINT NAME



**POWER OF ATTORNEY AFFIDAVIT**STATE OF FloridaCOUNTY OF Miami Beach

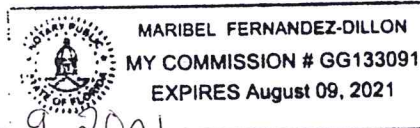
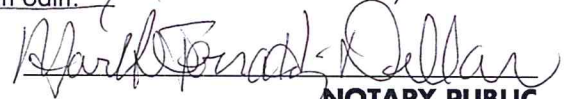
I, Shaka Jaggi, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Carli Koshal/Emily Balter to be my representative before the Design Review Board. (3) I also hereby 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.

**PRINT NAME (and Title, if applicable)**

**SIGNATURE**

Sworn to and subscribed before me this 20<sup>th</sup> day of August, 2018. The foregoing instrument was acknowledged before me by Shaka Jaggi, who has produced Personally Known as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: August 9, 2021

**NOTARY PUBLIC**  
Maribel Fernandez-Dillon  
**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.

**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.

**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.

See Exhibit B

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP


**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.

<b>TRUST NAME</b>	
NAME AND ADDRESS	% INTEREST

**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
Carli Koshal	200 South Biscayne Blvd., Suite 850, Miami, FL	(305) 374-5300
Emily Balter	200 South Biscayne Blvd., Suite 850, Miami, FL	(305) 374-5300

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 Florida

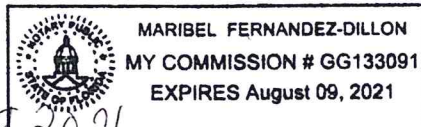
COUNTY OF Miami Beach

I, Shaka Jaggi, 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 20<sup>th</sup> day of August, 2018. The foregoing instrument was acknowledged before me by Shaka Jaggi, who has produced Personally Known as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: August 09, 2021

[Signature]  
**NOTARY PUBLIC**  
Maribel Fernandez Dillon  
**PRINT NAME**

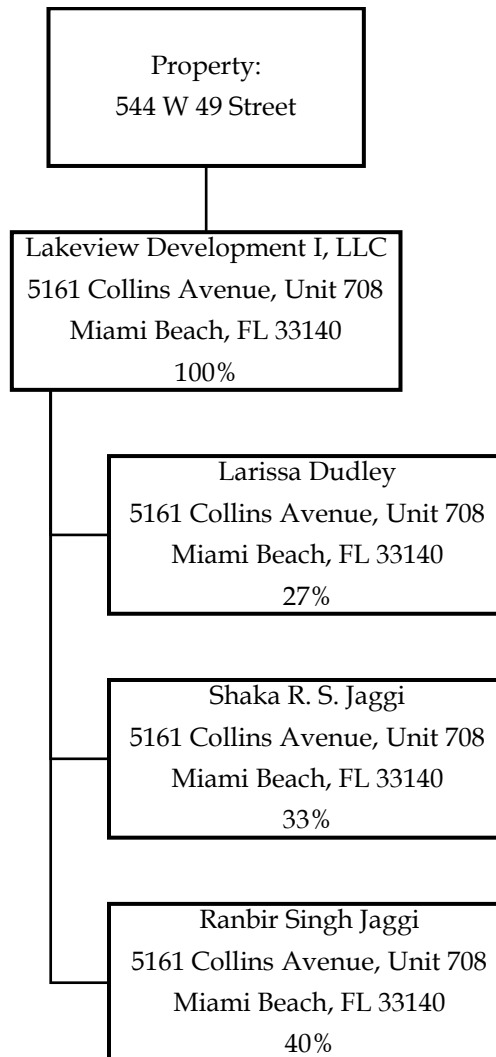


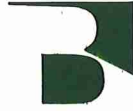
## **Exhibit A**

### **Legal Description:**

Lot 8, Block 28 "LAKEVIEW SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 14, Page 42 of the Public Records of Miami-Dade County, Florida.

## Exhibit B





# BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6223  
E-Mail: CKoshal@BRZoningLaw.com

## VIA E-SUBMISSION & HAND DELIVERY

September 7, 2018

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

Re: Request for Design Review Approval for a Single-Family Home Located at  
544 W 29 Street, Miami Beach, Florida

Dear Mr. Mooney:

This firm represents Lakeview Development I, LLC ("Applicant"), owner of the property located at 544 W 29 Street, Miami Beach, Florida ("Property"). This letter serves as the Applicant's required letter of intent in support of requests for design review approval by the Design Review Board ("DRB") in connection with replacement of the existing structure with a new single-family residence.

Property Information. The Property is located on the south side of W 49 Street between Cherokee Avenue and Lakeview Drive in the RS-4, Single Family Residential Zoning District. The Miami-Dade County Property Appraiser identifies the Property by Folio No. 02-3222-022-1130. The Property is approximately 6,450 square feet in size and contains a two-story residential structure that was originally constructed in 1934.

Applicant's Proposal. The Applicant proposes to replace the existing two-story residential structure with a new single-family residence that is conscientious of the existing context in terms of size and massing. The main roof of the home is twenty-two feet (22') in height, two feet (2') less than is permissible as of right. Additionally, the home will comply with lot coverage and unit size requirements. Although the home possesses a flat roof, there is no roof deck component.



The proposed home will be approximately 3,225 square feet and will feature a modern design. The front façade will feature a warm metal louver pattern, framed by a white stucco ornamental feature with modest balconies for contrast. Although the ornamental frame is located at the front setback, the proposed home itself is located eight feet (8') behind the setback, farther back from the front property line. A beautiful statement tree is planned as an accent in the Property's front lawn.

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

1. Pursuant to Section 142-105(b)(4)(c), to permit 100% second floor volume where seventy percent (70%) maximum is permissible; and
2. Pursuant to 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 fifty percent (50%) of the lot depth or sixty (60) feet.

The intent of the second floor area volume requirement and additional open space from grade requirement is to reduce the perceived scale and mass of proposed homes. Although Waivers have been requested, the design of the home still seeks to comply with the intent of the requirements. As previously indicated, the home does not take advantage of the full permissible twenty-four feet (24') of height. Instead, in an effort to reduce the perception of mass, the main roof of the home is located at twenty-two feet (22') and the architectural frame at the front of the home is located at twenty-two and half feet (22'6"). Additionally, while the open architectural frame is located at the front setback of thirty feet (30'), the home itself is setback an additional eight feet (8'), for a total of thirty-eight feet (38') away from the front property-line. The rear of the home includes a similar condition: the rear façade also includes an open architectural frame, however the frame is located eight additional feet (8') back from the rear property-line, for a total of twenty-eight feet (28') from the rear property line. Balconies are inset from the frame by three and a half feet (3'6"), and the home itself is inset by eight feet (8') from the frame. Accordingly, the enclosed, two-story volume of the home is located thirty-six feet (36') from the rear property-line. It should be noted that the enclosed volume of the home is only fifty-five feet (55') in length: it is only the architectural elements, including the frames and balconies, that trigger the requested Waiver. In effect, the livable area of the home has been thoughtfully condensed, even while not taking advantage of the full permissible height.

The setbacks provided, and the architectural play between frames, balconies, and the façades of the home substantially reduce the perception of scale and massing of the home. The intent of the Code will be accomplished in the proposed design. In addition, lush landscaping and the statement tree at the front of the home will contribute to the character of the Property and screen the home from the neighbors. Therefore, the entire design significantly reduces the perception of size of the home and matches the character of the neighborhood.

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

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

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

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

The Applicant proposes hurricane impact windows.

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

Operable windows will be provided.

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

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

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

The Applicant has considered the elevation of the right-of-way and surrounding properties, and plans to grade the front and side yards appropriately to remain

compatible with the existing conditions, while slowly sloping-up as you get closer to the home in order to adapt to future raised elevations. The Property will gently slope from the existing front yard elevation, a series of three steps will grant access to the proposed home's first floor slab, located at BFE+1. 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. The additional one foot (1') of freeboard used to elevate the home will allow raising of the front yard to address the future raising of the streets.

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

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

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

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

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

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

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



Thomas Mooney, Planning Director  
September 7, 2018  
Page 5 of 5

At time of permitting, the Applicant will engage the services of a civil engineer to analyze and provide the subsurface drainage design. Accordingly, a water retention system will be provided.

Conclusion. The Applicant's proposed new home provides an interesting new design and does not maximize the development potential of the Property. We believe that approval of this well-designed residence will be an improvement from the existing structure on the Property and will benefit the neighborhood. Accordingly, we look forward to your favorable review and recommendation. If you have any questions or comments with regard to the application, please contact me at 305-377-6223.

Sincerely,



Carli Koshal

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

Property address: 544 W 49th Street

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:** 544 W 49th Street

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  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

**Property address:** 544 W 49th Street

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

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

**Property Address:** 544 W 49th Street

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**

<b>ITEM #</b>	<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



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting  
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

August 14, 2018

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

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

**SUBJECT:** 544 W 49 Street, Miami Beach, FL 33140

**FOLIO NUMBER:** 02-3222-022-1130

**LEGAL DESCRIPTION:** LAKE VIEW SUB PB 14-42 LOT 8 BLK 28

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

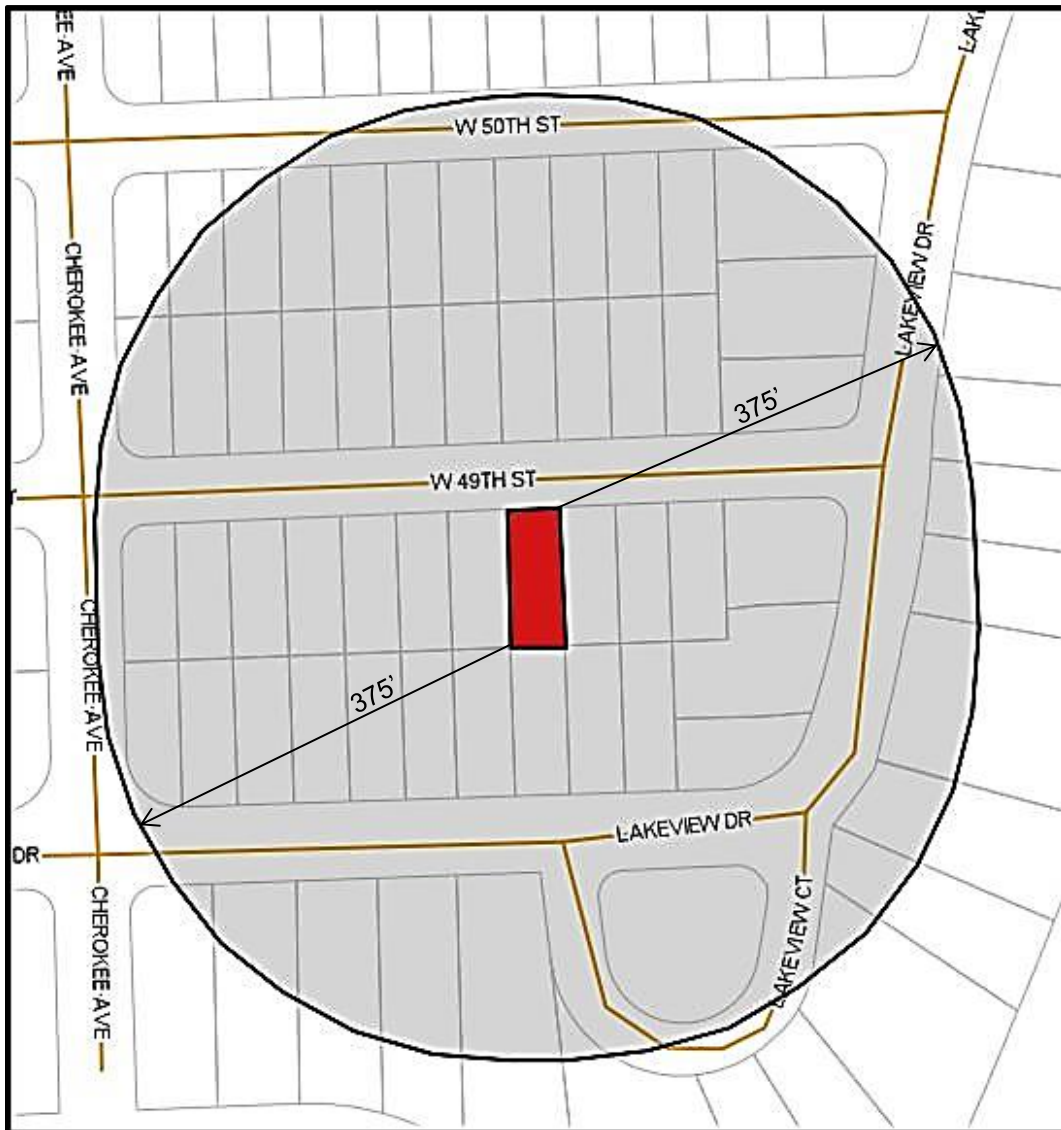
Total number of property owners without repetition: **64, including 0 international**



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting  
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

## 375' RADIUS MAP



**SUBJECT:** 544 W 49 Street, Miami Beach, FL 33140

**FOLIO NUMBER:** 02-3222-022-1130

**LEGAL DESCRIPTION:** LAKE VIEW SUB PB 14-42 LOT 8 BLK 28



ADAM GREENBERG  
MELISA GREENBERG  
4184 INGRAHAM HWY  
MIAMI, FL 33133-6800

ALAN J KAMLOT  
1345 LINCOLN RD APT 605  
MIAMI BEACH, FL 33139-2231

ASHLEY JURESICH  
SASHA KADEY  
568 W 49 ST  
MIAMI BEACH, FL 33140

AUSTIN HARRELSON &W SARAH  
4955 LAKEVIEW DR  
MIAMI BEACH, FL 33140-2636

BENJAMIN J MOSTKOFF &W DEBRA  
4900 LAKEVIEW DR  
MIAMI BEACH, FL 33140-2637

BERNARD S THIEL &W NILA C  
544 W 49 ST  
MIAMI BEACH, FL 33140

BONNELL LINDA BROWN TRS  
BONNELL LINDA BROWN REVOC TR  
WILLIAM LOGAN  
575 W 49 ST  
MIAMI BEACH, FL 33140

BRETT EVENSON JTRS  
VALERIE WHEELOCK JTRS  
4960 LAKEVIEW DR  
MIAMI BEACH, FL 33140

CAMBRIDGE INVESTMENT HOLDINGS LLC  
4955 CHEROKEE AVENUE  
MIAMI BEACH, FL 33140

CARLOS A RAMIREZ  
MARIE E BERCEDO  
525 LAKEVIEW DR  
MIAMI BEACH, FL 33140

CARRIE M LEVINE  
ADAM L SCHWARTZ  
520 W 49 ST  
MIAMI BEACH, FL 33140

DARREN BRUCK  
526 W 50 ST  
MIAMI BEACH, FL 33140

DOMINGO GOMEZ  
515 LAKEVIEW DR  
MIAMI BEACH, FL 33140-2629

ELY L GARCIA  
539 W 49 ST  
MIAMI BEACH, FL 33140

ERIC POSES &W RACHEL  
4816 LAKEVIEW DR  
MIAMI BEACH, FL 33140-2635

ESPERANZA MESTRE LE  
REM ENRIQUE MESTRE  
545 W 49 ST  
MIAMI BEACH, FL 33140

FAY FABIAN  
590 W 50 ST  
MIAMI BEACH, FL 33140

GERALD HARRIS &W LESLIE  
574 W 50 ST  
MIAMI BEACH, FL 33140-2606

GUILLAUME BONA DAISY LE  
590 W 49 ST  
MIAMI BEACH, FL 33140

HEIDI HOWARD TANDY  
4825 LAKEVIEW DR  
MIAMI BEACH, FL 33140

HILDA TONDA  
566 W 50 ST  
MIAMI BEACH, FL 33140-2606

HOWARD L FRIEDBERG TRS  
MATHEW W LAZENBY  
544 LAKEVIEW CT  
MIAMI BEACH, FL 33140

IRVIN PACTHER &W HARRIET  
555 LAKEVIEW DR  
MIAMI BEACH, FL 33140

ISABEL CHATTAS  
579 LAKEVIEW DR  
MIAMI BEACH, FL 33140

JACK GLOTTMAN &W AMI GLOTTMAN  
560 LAKEVIEW DR  
MIAMI BEACH, FL 33140-2648

JASON RUBELL & MICHELLE SIMKINS  
311 LINCOLN RD #200  
MIAMI BEACH, FL 33139

JEFFREY BERCOW &W JULIE  
590 LAKEVIEW DR  
MIAMI BEACH, FL 33140-2648

JORDAN ELLIOT GIMELSTEIN  
MARISSA LOREN SCHWARTZ  
575 LAKEVIEW DR  
MIAMI BEACH, FL 33140

JOSE POVEDA &W NASMIL  
593 W 49 ST  
MIAMI BEACH, FL 33140-2601

JOSHUA UNGER  
SARA HART UNGER  
4951 CHEROKEE AVE  
MIAMI BEACH, FL 33140

JUDAH BURSTYN TRS LE  
JUDAH BURSTYN REVOCABLE TRUST  
REM BRADLEY KEITH BURTSYN TRS  
540 W 50 ST  
MIAMI BEACH, FL 33140

KATHERINE L KEMPNER  
1170 NE 102 ST  
MIAMI, FL 33138

KATHLEEN REGINELLI  
554 W 50 ST  
MIAMI BEACH, FL 33140

LOREN D PEARSON &W LISA N  
551 LAKEVIEW DR  
MIAMI BEACH, FL 33140-2629

MARC EDELSTEIN &W KAREN  
4955 CHEROKEE AVE  
MIAMI BEACH, FL 33140-2620

MARCELO H PAEZ &W ALEJANDRA  
531 W 49 ST  
MIAMI BEACH, FL 33140-2601

MARCO BELINELLI  
5600 COLLINS AVE 10H  
MIAMI BEACH, FL 33140

MARIO MIRABAL  
563 W 49 ST  
MIAMI BEACH, FL 33140

MARY B KRUPNICK LE  
REM JOHN IRA KRUPNICK  
REM SUSAN KRUPNICK  
4829 CHEROKEE AVE  
MIAMI BEACH, FL 33140

MARY DREILING  
580 LAKEVIEW DR  
MIAMI BEACH, FL 33140-2648

MILOS DIJURIC &H RAGNHILD GREVE ISDAHL  
4805 CHEROKEE AVE  
MIAMI BEACH, FL 33140-2618

MUAYAD ABBAS  
MARCELA MAURER ABBAS  
555 W 49 ST  
MIAMI BEACH, FL 33140

OKAN AKSEL  
SELIN AKSEL  
588 LAKEVIEW DR  
MIAMI BEACH, FL 33140

OLEG PYRIG  
565 LAKEVIEW DR  
MIAMI BEACH, FL 33140-2629

PAUL STEIN &W JOAN  
510 W 50 ST  
MIAMI BEACH, FL 33140-2606

PAUL STEVEN SINGERMAN &W MARTE V  
4901 LAKEVIEW DR  
MIAMI BEACH, FL 33140-2636

RICHARD JACKSON &W ELISA  
530 LAKEVIEW CT  
MIAMI BEACH, FL 33140-2628

RICHARD LYDECKER &W ISABELL  
4835 LAKEVIEW DR  
MIAMI BEACH, FL 33140-2634

ROBERT L & CAROL S RAPPAPORT JTRS  
4801 LAKEVIEW DR  
MIAMI BEACH, FL 33140-2634

ROBERT P KUNST & MARVIN D LOGAN  
525 W 49 ST  
MIAMI BEACH, FL 33140-2601

ROD EISENBERG  
LINA EISENBERG  
537 LAKEVIEW DR  
MIAMI BEACH, FL 33140

ROLANDO DE LEON &W DELIA  
4969 LAKEVIEW DR  
MIAMI BEACH, FL 33140-2636

RONALD L DANIELS TRS  
JUNE E DANIELS TRS  
RONALD L DANIELS  
3101 INGERSOLL AVE  
DES MOINES, IA 50312

ROSARIO FERRERO CARR &H THOMAS  
580 W 50 ST  
MIAMI BEACH, FL 33140-2606

SANDRA P VEGA  
4800 LAKEVIEW DR  
MIAMI BEACH, FL 33140-2635

SHAKA RASPREET SINGH JAGGI  
NAVDEEP SINGH OBEROI  
5161 COLLINS AVE #708  
MIAMI BEACH, FL 33140

SHAWN E FOLK  
ELIZABETH CLARK  
580 W 49 ST  
MIAMI BEACH, FL 33140

SIMON B AMINI  
583 W 49 ST  
MIAMI BEACH, FL 33140-2601

STANLEY D SHEFFMAN &W MARILYN  
500 W 49 ST  
MIAMI BEACH, FL 33140-2602

STELLA W TURK TRS  
STELLA W TURK EST OF  
571 W 49 ST  
MIAMI BEACH, FL 33140

TODD LASNER  
MAYTE GIERBOLINI  
500 LAKEVIEW CT  
MIAMI BEACH, FL 33140

WAYMOORE PARTNERS LIMITED  
3250 NE 188 ST 101  
AVENTURA, FL 33180

WILLIAM M JACKSON LE JTRS  
ELINOR D JACKSON LE JTRS  
REM BARRY JACKSON JTRS  
536 W 49 ST  
MIAMI BEACH, FL 33140-2602

ZOILA DATORRE  
574 W 49 ST  
MIAMI BEACH, FL 33140-2602

Name	Address	City	State	Zip	Country
ADAM GREENBERG MELISA GREENBERG	4184 INGRAHAM HWY	MIAMI	FL	33133-6800	USA
ALAN J KAMLOT	1345 LINCOLN RD APT 605	MIAMI BEACH	FL	33139-2231	USA
ASHLEY JURESICH SASHA KADEY	568 W 49 ST	MIAMI BEACH	FL	33140	USA
AUSTIN HARRELSON &W SARAH	4955 LAKEVIEW DR	MIAMI BEACH	FL	33140-2636	USA
BENJAMIN J MOSTKOFF &W DEBRA	4900 LAKEVIEW DR	MIAMI BEACH	FL	33140-2637	USA
BERNARD S THIEL &W NILA C	544 W 49 ST	MIAMI BEACH	FL	33140	USA
BONNELL LINDA BROWN TRS BONNELL LINDA BROWN REVOC TR WILLIAM LOGAN	575 W 49 ST	MIAMI BEACH	FL	33140	USA
BRETT EVENSON JTRS VALERIE WHEELOCK JTRS	4960 LAKEVIEW DR	MIAMI BEACH	FL	33140	USA
CAMBRIDGE INVESTMENT HOLDINGS LLC	4955 CHEROKEE AVENUE	MIAMI BEACH	FL	33140	USA
CARLOS A RAMIREZ MARIE E BERCEDO	525 LAKEVIEW DR	MIAMI BEACH	FL	33140	USA
CARRIE M LEVINE ADAM L SCHWARTZ	520 W 49 ST	MIAMI BEACH	FL	33140	USA
DARREN BRUCK	526 W 50 ST	MIAMI BEACH	FL	33140	USA
DOMINGO GOMEZ	515 LAKEVIEW DR	MIAMI BEACH	FL	33140-2629	USA
ELY L GARCIA	539 W 49 ST	MIAMI BEACH	FL	33140	USA
ERIC POSES &W RACHEL	4816 LAKEVIEW DR	MIAMI BEACH	FL	33140-2635	USA
ESPERANZA MESTRE LE REM ENRIQUE MESTRE	545 W 49 ST	MIAMI BEACH	FL	33140	USA
FAY FABIAN	590 W 50 ST	MIAMI BEACH	FL	33140	USA
GERALD HARRIS &W LESLIE	574 W 50 ST	MIAMI BEACH	FL	33140-2606	USA
GUILLAUME BONA DAISY LE	590 W 49 ST	MIAMI BEACH	FL	33140	USA
HEIDI HOWARD TANDY	4825 LAKEVIEW DR	MIAMI BEACH	FL	33140	USA
HILDA TONDA	566 W 50 ST	MIAMI BEACH	FL	33140-2606	USA
HOWARD L FRIEDBERG TRS MATHEW W LAZENBY	544 LAKEVIEW CT	MIAMI BEACH	FL	33140	USA
IRVIN PACHTER &W HARRIET	555 LAKEVIEW DR	MIAMI BEACH	FL	33140	USA
ISABEL CHATTAS	579 LAKEVIEW DR	MIAMI BEACH	FL	33140	USA
JACK GLOTTMAN &W AMI GLOTTMAN	560 LAKEVIEW DR	MIAMI BEACH	FL	33140-2648	USA
JASON RUBELL & MICHELLE SIMKINS	311 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
JEFFREY BERCOW &W JULIE	590 LAKEVIEW DR	MIAMI BEACH	FL	33140-2648	USA
JORDAN ELLIOT GIMELSTEIN MARISSA LOREN SCHWARTZ	575 LAKEVIEW DR	MIAMI BEACH	FL	33140	USA
JOSE POVEDA &W NASMIL	593 W 49 ST	MIAMI BEACH	FL	33140-2601	USA
JOSHUA UNGER SARA HART UNGER	4951 CHEROKEE AVE	MIAMI BEACH	FL	33140	USA
JUDAH BURSTYN TRS LE JUDAH BURSTYN REVOCABLE TRUST REM BRADLEY KEITH BURTSYN TRS	540 W 50 ST	MIAMI BEACH	FL	33140	USA
KATHERINE L KEMPNER	1170 NE 102 ST	MIAMI	FL	33138	USA
KATHLEEN REGINELLI	554 W 50 ST	MIAMI BEACH	FL	33140	USA
LOREN D PEARSON &W LISA N	551 LAKEVIEW DR	MIAMI BEACH	FL	33140-2629	USA
MARC EDELSTEIN &W KAREN	4955 CHEROKEE AVE	MIAMI BEACH	FL	33140-2620	USA
MARCELO H PAEZ &W ALEJANDRA	531 W 49 ST	MIAMI BEACH	FL	33140-2601	USA
MARCO BELINELLI	5600 COLLINS AVE 10H	MIAMI BEACH	FL	33140	USA
MARIO MIRABAL	563 W 49 ST	MIAMI BEACH	FL	33140	USA
MARY B KRUPNICK LE REM JOHN IRA KRUPNICK REM SUSAN KRUPNICK	4829 CHEROKEE AVE	MIAMI BEACH	FL	33140	USA
MARY DREILING	580 LAKEVIEW DR	MIAMI BEACH	FL	33140-2648	USA
MILOS DIJURIC &H RAGNHILD GREVE ISDAHL	4805 CHEROKEE AVE	MIAMI BEACH	FL	33140-2618	USA
MUAYAD ABBAS MARCELA MAURER ABBAS	555 W 49 ST	MIAMI BEACH	FL	33140	USA
OKAN AKSEL SELIN AKSEL	588 LAKEVIEW DR	MIAMI BEACH	FL	33140	USA



OLEG PYRIG	565 LAKEVIEW DR	MIAMI BEACH	FL	33140-2629	USA
PAUL STEIN &W JOAN	510 W 50 ST	MIAMI BEACH	FL	33140-2606	USA
PAUL STEVEN SINGERMAN &W MARTE V	4901 LAKEVIEW DR	MIAMI BEACH	FL	33140-2636	USA
RICHARD JACKSON &W ELISA	530 LAKEVIEW CT	MIAMI BEACH	FL	33140-2628	USA
RICHARD LYDECKER &W ISABELL	4835 LAKEVIEW DR	MIAMI BEACH	FL	33140-2634	USA
ROBERT L & CAROL S RAPPAPORT JTRS	4801 LAKEVIEW DR	MIAMI BEACH	FL	33140-2634	USA
ROBERT P KUNST & MARVIN D LOGAN	525 W 49 ST	MIAMI BEACH	FL	33140-2601	USA
ROD EISENBERG LINA EISENBERG	537 LAKEVIEW DR	MIAMI BEACH	FL	33140	USA
ROLANDO DE LEON &W DELIA	4969 LAKEVIEW DR	MIAMI BEACH	FL	33140-2636	USA
RONALD L DANIELS TRS JUNE E DANIELS TRS RONALD L DANIELS	3101 INGERSOLL AVE	DES MOINES	IA	50312	USA
ROSARIO FERRERO CARR &H THOMAS	580 W 50 ST	MIAMI BEACH	FL	33140-2606	USA
SANDRA P VEGA	4800 LAKEVIEW DR	MIAMI BEACH	FL	33140-2635	USA
SHAKA RASPREET SINGH JAGGI NAVDEEP SINGH OBEROI	5161 COLLINS AVE #708	MIAMI BEACH	FL	33140	USA
SHAWN E FOLK ELIZABETH CLARK	580 W 49 ST	MIAMI BEACH	FL	33140	USA
SIMON B AMINI	583 W 49 ST	MIAMI BEACH	FL	33140-2601	USA
STANLEY D SHEFFMAN &W MARILYN	500 W 49 ST	MIAMI BEACH	FL	33140-2602	USA
STELLA W TURK TRS STELLA W TURK EST OF	571 W 49 ST	MIAMI BEACH	FL	33140	USA
TODD LASNER MAYTE GIERBOLINI	500 LAKEVIEW CT	MIAMI BEACH	FL	33140	USA
WAYMOORE PARTNERS LIMITED	3250 NE 188 ST 101	AVENTURA	FL	33180	USA
WILLIAM M JACKSON LE JTRS ELINOR D JACKSON LE JTRS REM BARRY JACKSON JTRS	536 W 49 ST	MIAMI BEACH	FL	33140-2602	USA
ZOILA DATORRE	574 W 49 ST	MIAMI BEACH	FL	33140-2602	USA

Name	Address	City	State	Zip	Country
ADAM GREENBERG MELISA GREENBERG	4184 INGRAHAM HWY	MIAMI	FL	33133-6800	USA
ALAN J KAMLOT	1345 LINCOLN RD APT 605	MIAMI BEACH	FL	33139-2231	USA
ASHLEY JURESICH SASHA KADEY	568 W 49 ST	MIAMI BEACH	FL	33140	USA
AUSTIN HARRELSON &W SARAH	4955 LAKEVIEW DR	MIAMI BEACH	FL	33140-2636	USA
BENJAMIN J MOSTKOFF &W DEBRA	4900 LAKEVIEW DR	MIAMI BEACH	FL	33140-2637	USA
BERNARD S THIEL &W NILA C	544 W 49 ST	MIAMI BEACH	FL	33140	USA
BONNELL LINDA BROWN TRS BONNELL LINDA BROWN REVOC TR WILLIAM LOGAN	575 W 49 ST	MIAMI BEACH	FL	33140	USA
BRETT EVENSON JTRS VALERIE WHELOCK JTRS	4960 LAKEVIEW DR	MIAMI BEACH	FL	33140	USA
CAMBRIDGE INVESTMENT HOLDINGS LLC	4955 CHEROKEE AVENUE	MIAMI BEACH	FL	33140	USA
CARLOS A RAMIREZ MARIE E BERCEDO	525 LAKEVIEW DR	MIAMI BEACH	FL	33140	USA
CARRIE M LEVINE ADAM L SCHWARTZ	520 W 49 ST	MIAMI BEACH	FL	33140	USA
DARREN BRUCK	526 W 50 ST	MIAMI BEACH	FL	33140	USA
DOMINGO GOMEZ	515 LAKEVIEW DR	MIAMI BEACH	FL	33140-2629	USA
ELY L GARCIA	539 W 49 ST	MIAMI BEACH	FL	33140	USA
ERIC POSES &W RACHEL	4816 LAKEVIEW DR	MIAMI BEACH	FL	33140-2635	USA
ESPERANZA MESTRE LE REM ENRIQUE MESTRE	545 W 49 ST	MIAMI BEACH	FL	33140	USA
FAY FABIAN	590 W 50 ST	MIAMI BEACH	FL	33140	USA
GERALD HARRIS &W LESLIE	574 W 50 ST	MIAMI BEACH	FL	33140-2606	USA
GUILLAUME BONA DAISY LE	590 W 49 ST	MIAMI BEACH	FL	33140	USA
HEIDI HOWARD TANDY	4825 LAKEVIEW DR	MIAMI BEACH	FL	33140	USA
HILDA TONDA	566 W 50 ST	MIAMI BEACH	FL	33140-2606	USA
HOWARD L FRIEDBERG TRS MATHEW W LAZENBY	544 LAKEVIEW CT	MIAMI BEACH	FL	33140	USA
IRVIN PACHTER &W HARRIET	555 LAKEVIEW DR	MIAMI BEACH	FL	33140	USA
ISABEL CHATTAS	579 LAKEVIEW DR	MIAMI BEACH	FL	33140	USA
JACK GLOTTMAN &W AMI GLOTTMAN	560 LAKEVIEW DR	MIAMI BEACH	FL	33140-2648	USA
JASON RUBELL & MICHELLE SIMKINS	311 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
JEFFREY BERCOW &W JULIE	590 LAKEVIEW DR	MIAMI BEACH	FL	33140-2648	USA
JORDAN ELLIOT GIMELSTEIN MARISSA LOREN SCHWARTZ	575 LAKEVIEW DR	MIAMI BEACH	FL	33140	USA
JOSE POVEDA &W NASMIL	593 W 49 ST	MIAMI BEACH	FL	33140-2601	USA
JOSHUA UNGER SARA HART UNGER	4951 CHEROKEE AVE	MIAMI BEACH	FL	33140	USA
JUDAH BURSTYN TRS LE JUDAH BURSTYN REVOCABLE TRUST REM BRADLEY KEITH BURTSYN TRS	540 W 50 ST	MIAMI BEACH	FL	33140	USA
KATHERINE L KEMPNER	1170 NE 102 ST	MIAMI	FL	33138	USA
KATHLEEN REGINELLI	554 W 50 ST	MIAMI BEACH	FL	33140	USA
LOREN D PEARSON &W LISA N	551 LAKEVIEW DR	MIAMI BEACH	FL	33140-2629	USA
MARC EDELSTEIN &W KAREN	4955 CHEROKEE AVE	MIAMI BEACH	FL	33140-2620	USA
MARCELO H PAEZ &W ALEJANDRA	531 W 49 ST	MIAMI BEACH	FL	33140-2601	USA
MARCO BELINELLI	5600 COLLINS AVE 10H	MIAMI BEACH	FL	33140	USA
MARIO MIRABAL	563 W 49 ST	MIAMI BEACH	FL	33140	USA
MARY B KRUPNICK LE REM JOHN IRA KRUPNICK REM SUSAN KRUPNICK	4829 CHEROKEE AVE	MIAMI BEACH	FL	33140	USA
MARY DREILING	580 LAKEVIEW DR	MIAMI BEACH	FL	33140-2648	USA
MILOS DIJURIC &H RAGNHILD GREVE ISDAHL	4805 CHEROKEE AVE	MIAMI BEACH	FL	33140-2618	USA
MUAYAD ABBAS MARCELA MAURER ABBAS	555 W 49 ST	MIAMI BEACH	FL	33140	USA
OKAN AKSEL SELIN AKSEL	588 LAKEVIEW DR	MIAMI BEACH	FL	33140	USA
OLEG PYRIG	565 LAKEVIEW DR	MIAMI BEACH	FL	33140-2629	USA

PAUL STEIN &W JOAN	510 W 50 ST	MIAMI BEACH	FL	33140-2606	USA
PAUL STEVEN SINGERMAN &W MARTE V	4901 LAKEVIEW DR	MIAMI BEACH	FL	33140-2636	USA
RICHARD JACKSON &W ELISA	530 LAKEVIEW CT	MIAMI BEACH	FL	33140-2628	USA
RICHARD LYDECKER &W ISABELL	4835 LAKEVIEW DR	MIAMI BEACH	FL	33140-2634	USA
ROBERT L & CAROL S RAPPAPORT JTRS	4801 LAKEVIEW DR	MIAMI BEACH	FL	33140-2634	USA
ROBERT P KUNST & MARVIN D LOGAN	525 W 49 ST	MIAMI BEACH	FL	33140-2601	USA
ROD EISENBERG LINA EISENBERG	537 LAKEVIEW DR	MIAMI BEACH	FL	33140	USA
ROLANDO DE LEON &W DELIA	4969 LAKEVIEW DR	MIAMI BEACH	FL	33140-2636	USA
RONALD L DANIELS TRS JUNE E DANIELS TRS RONALD L DANIELS	3101 INGERSOLL AVE	DES MOINES	IA	50312	USA
ROSARIO FERRERO CARR &H THOMAS	580 W 50 ST	MIAMI BEACH	FL	33140-2606	USA
SANDRA P VEGA	4800 LAKEVIEW DR	MIAMI BEACH	FL	33140-2635	USA
SHAKA RASPREET SINGH JAGGI NAVDEEP SINGH OBEROI	5161 COLLINS AVE #708	MIAMI BEACH	FL	33140	USA
SHAWN E FOLK ELIZABETH CLARK	580 W 49 ST	MIAMI BEACH	FL	33140	USA
SIMON B AMINI	583 W 49 ST	MIAMI BEACH	FL	33140-2601	USA
STANLEY D SHEFFMAN &W MARILYN	500 W 49 ST	MIAMI BEACH	FL	33140-2602	USA
STELLA W TURK TRS STELLA W TURK EST OF	571 W 49 ST	MIAMI BEACH	FL	33140	USA
TODD LASNER MAYTE GIERBOLINI	500 LAKEVIEW CT	MIAMI BEACH	FL	33140	USA
WAYMOORE PARTNERS LIMITED	3250 NE 188 ST 101	AVENTURA	FL	33180	USA
WILLIAM M JACKSON LE JTRS ELINOR D JACKSON LE JTRS REM BARRY JACKSON JTRS	536 W 49 ST	MIAMI BEACH	FL	33140-2602	USA
ZOILA DATORRE	574 W 49 ST	MIAMI BEACH	FL	33140-2602	USA

## Responses to City comments

**Project: Villa Jaggi**

**Location: 544 W 49th Street. Miami Beach, FL 33140**

**Subject: DRB18-0321**

**August 29th, 2018**

Comment No.	Comment Description	Reviewer	Responses
<b>1. APPLICATION COMMENTS</b>			
a	Refer to CAP system for Application comments.	James Murphy	Noted
<b>2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION</b>			
a	Applicant is encouraged to provide rendered images of proposal to abutting properties.	James Murphy	Noted. Owner is contacting neighbors.
b	A-1.4 (et al pages) Add red, dashed setback lines.	James Murphy	Noted. Setback line has been updated to red dashed line in the full DRB set.
c	A-1.5 ghost in floor plan, show minus SF for garage.	James Murphy	Refer to revised Sheet A-1.5
d	A-1.5.1 ghost in floor plan	James Murphy	Refer to revised Sheet A-1.5.1
e	A-1.6 ghost in floor plan, show minus SF for garage	James Murphy	Refer to revised Sheet A-1.6. Minus SF lot coverage not applicable, since there is living area over garage
f	A-3.0 REVISE and enlarge Elevation: substitute with non-rendered elevations. Show overall maximum height(s).	James Murphy	Refer to Revised Sheet A-3.0
g	A-3.1 REVISE and enlarge Elevation: substitute with non-rendered elevations. Show overall maximum height(s).	James Murphy	Refer to Revised Sheet A-3.1
h	A-3.2 REVISE and enlarge Elevation: substitute with non-rendered elevations. Show overall maximum height(s). Accessory structure is measured from ADJUSTED Grade	James Murphy	Refer to Revised Sheet A-3.2
i	A-3.3 REVISE and enlarge Elevation: substitute with non-rendered elevations. Show overall maximum height(s). Accessory structure is measured from ADJUSTED Grade	James Murphy	Refer to Revised Sheet A-3.3
j	Add rendered elevation(s) with key plan materials	James Murphy	Refer to Revised Sheet A-3.4 through A-3.7
k	Missing contour plan	James Murphy	Refer to Sheet A-1.4.1
l	Add "FINAL SUBMITTAL: NOV DRB" to front cover title for heightened clarity of reference for next deadline.)	James Murphy	Refer to Sheet A-0.0
m	Add narrative response sheet.	James Murphy	Refer to enclosed narrative
<b>3. ZONING/VARIANCE COMMENTS</b>			
a	Maximum height of mechanical equipment (pool equipment, generator, ac) is 10'-0" from grade elevation of 5.49' NGVD including screening. Revise plans or request a variance.	James Murphy	Refer to revised Yard Section 01/Sheet A-5.2
b	Maximum height of fence within the side and rear yards is 7'-0" from grade elevation of 5.49' NGVD. Revise plans or request a variance.	James Murphy	Refer to revised side and rear Yard Sections on Sheets A-5.1 and A-5.2
c	Provide a narrative responding to staff comments.	James Murphy	Refer to enclosed narrative
<b>4. DESIGN / APPROPRIATENESS COMMENTS</b>			
a	Waiver #1 70% second floor ratio	James Murphy	Acknowledged
b	Waiver #2 and #3: open space x2 (east and west elevation).	James Murphy	Acknowledged



c	Perhaps lot coverage should be reduced a little OR side setbacks increased in order to mitigate composite waiver requests.	James Murphy	In order to minimize the side length, we propose to reduce the rear terrace from 10 feet depth to 8 feet depth, so the side waivers would be for 63 linear feet instead of 65 linear feet (Refer to attached exhibit redlines)
d	Garage portion of elevation needs some refinement	James Murphy	Although multiple solutions have been explored, they either break the consistency with the design vocabulary of the house or with its privacy / functionality. Alternatives were shared with staff prior to final submittal. As a result, the proposed solution was to increase the window over garage door from 1'-6" to 2' height by 10'-0" width,
<b>5. LANDSCAPE COMMENTS</b>			
1	Per CMB Landscape Code Chapter 126: a minimum of two canopy shade trees are required in the front yard, and a min of 3 canopy shade trees are required in the rear yard.	James Murphy	Refer to revised Sheets L-200, L-300
2	What is the spacing of street trees proposed in the public ROW? Adequate tree spacing for Paradise trees should be no less than 20' o.c. A portion of the minimum required number of 'street trees' can be provided in private property when encountering conflicts in the public ROW.	James Murphy	Refer to revised Sheets L-200, L-301