

# 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 DRB 18-0279			
<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 type="checkbox"/> Design review approval <input checked="" 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 100 E. Di Lido Drive			
FOLIO NUMBER(S) 02-3232-011-1090			
Property Owner Information			
PROPERTY OWNER NAME Eloy D. Camenate			
ADDRESS 100 E. Di Lido Drive		CITY Miami Beach	STATE FL
ZIP CODE 33139			
BUSINESS PHONE (305) 582-7179	CELL PHONE	EMAIL ADDRESS eloy@cdresi.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same as Above			
ADDRESS		CITY	STATE
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Approval of a pool in the side yard of an existing legally non-conforming pre-1942 home. Variances for the interior side yard setback to the pool deck and pool. See letter of intent for more details.			

<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 Ashley Lodenquai		<input type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Other Pool Design Consultant	
ADDRESS 3144 SW 13th Drive		CITY Deerfield Beach	STATE FL
		ZIPCODE 33442	
BUSINESS PHONE (954) 755-4402	CELL PHONE	EMAIL ADDRESS alodenquai@vankirkpools.com	
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME Matthew Amster, Esq., Bercow Radell Fernandez & Larkin, PLLC		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd, Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mamster@brzoninglaw.com	
NAME Emily K. Balter, Esq., Bercow Radell Fernandez & Larkin, PLLC.		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd, Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com	
NAME		<input checked="" 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 foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form 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**

Eloy D. Carmenate

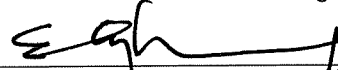
**PRINT NAME**

2/3/18

**DATE SIGNED**

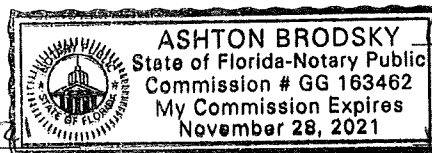
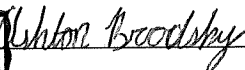
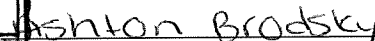
**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**STATE OF FLORIDACOUNTY OF MIAMI-DADE

I, Eloy D. Carmenate, 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 8 day of August, 2018. The foregoing instrument was acknowledged before me by Eloy D Carmenate, 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



**NOTARY PUBLIC**My Commission Expires: 11/28/2021

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

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

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

I, N/A, being first duly sworn, depose and certify as follows: (1) I am the \_\_\_\_\_ (print title) of \_\_\_\_\_ (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**

**POWER OF ATTORNEY AFFIDAVIT**STATE OF FLORIDACOUNTY OF MIAMI-DADE

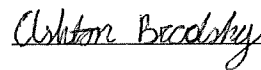
I, Eloy D. Carmenate, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Matthew Amster & Emily Balter to be my representative before the Design Review Board. (3) 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.

Eloy D. Carmenate**PRINT NAME (and Title, if applicable)**

**SIGNATURE**

Sworn to and subscribed before me this 8 day of August, 2018. The foregoing instrument was acknowledged before me by Eloy D. Carmenate, 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


**NOTARY PUBLIC**My Commission Expires: 11/28/2021Ashton Brodsky**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.

N/A**NAME****DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

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In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if 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.

N/A

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

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**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

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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.

N/A

<b>TRUST NAME</b>	
<b>NAME AND ADDRESS</b>	<b>% INTEREST</b>
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**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
Matthew Amster, Esq.	200 S. Biscayne Blvd, Suite 850	(305) 374-5300
Emily K. Balter, Esq.	200 S. Biscayne Blvd, Suite 850	(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-DADE

I, Eloy D. Carmenate, 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

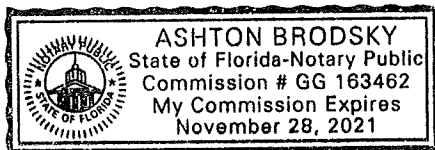
Sworn to and subscribed before me this 8 day of August, 2018. The foregoing instrument was acknowledged before me by Eloy D. Carmenate, who has produced Drivers License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

[Signature]  
NOTARY PUBLIC

My Commission Expires: 11/28/2021

Ashton Brodsky  
PRINT NAME





Legal Description

**EXHIBIT A**

**Lot 5, Block 7, of Di Lido, according to the Plat thereof , as recorded in Plat Book 8, Page 36, of the Public Records of Miami-Dade County, Florida.**

**Parcel Identification Number: 02-3232-011-1090**



# BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6232  
E-Mail: EBalter@brzoninglaw.com

## VIA ELECTRONIC SUBMITTAL AND HAND DELIVERY

September 17, 2018

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

Re: DRB18-0279 -Variance Requests for a Pool Located at  
100 East Dilido Drive, Miami Beach, Florida

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Dear James:

This law firm represents Eloy Carmenate (the "Applicant"), the owner of a pre-1942 home located at 100 East Dilido Drive (the "Property") within the City of Miami Beach (the "City"). Please allow this letter to serve as the required letter of intent in connection with a request to the Design Review Board ("DRB") for variances related to a new pool and deck located on the Property.

Property Description. The Property is a corner lot comprised of approximately 7,500 square feet, and was constructed with a single-family residence in 1938. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio No. 02-3232-011-1090. The Property is located on Di Lido Island to the south of Venetian Way, within the RS-4, Single Family Residential Zoning District. The two-story structure fronts East Dilido Drive, and provides thick landscaping along 1 Dilido Terrace. The second-story portion of the home is centrally located on the lot, with a one-story garage and one-story living space on either side. The home contains thick shrubbery along the perimeter and a few tall palms. The existing home is legally-nonconforming with regards to the setbacks.

Description of Proposed Development. The Applicant proposes to construct a pool and deck area in the interior side yard of the Property. The existing lush landscaping

will allow ample privacy between the abutting neighbor to the west, and the location of the pool area will also be out of view from the rights-of-way. Currently, the area to be redesigned contains a wood deck and barbeque. The Applicant has retained a luxury pool designer to construct a custom pool that will fit in with the existing architecture of the home. Due to the dual-frontages and limited yard space, the only feasible location for a modestly-sized pool is in the narrow interior side setback.

Variance Requests. The variances requested are minor and do not contradict the intent of the Code. In order to permit a reasonable use of the Property and due to the Property's confining, existing characteristics, the Applicant requests the following variances:

1. A variance of Code Section 142-1133(2) to permit an interior side setback to a pool deck at 5'-0" when 7'-6" is required ("Variance 1"); and
2. A variance of Code Section 142-1133(2), to permit an interior side setback to the water's edge of the swimming pool at 5'-8" when 9'-0" is required ("Variance 2").

Satisfaction of Hardship Criteria. The Applicant's requests satisfy all hardship criteria as follows:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;**

The legally non-conforming structure, limited setbacks and dual frontage are conditions that create a challenge in providing a small pool area within the side yard. The Property fronts East Dilido Drive, and as a result the true rear is the west interior side yard, which is an extremely narrow yard, but the only location on the Property that can accommodate a small pool. Further, for corner lots, the lot front is defined as the narrowest portion abutting the street unless determined otherwise by the City. Here, the lot front would be considered 1 Dilido Terrace, and the rear yard on the north is exceedingly tiny, with no available room for a pool. The structure is setback approximately 5.89' from the north property line. The non-conformity of the home further limits the required setbacks for the pool and deck. These are special conditions that are peculiar to this lot.

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

The Applicant's primary intent is to maintain the architectural significance of the home built in 1938. As previously noted, the home was constructed to front the widest portion of the corner lot, resulting in a thin interior side yard. Additionally, the structure is legally-nonconforming with regards to the existing setbacks. The Property's dual frontages and nonconforming setbacks are existing conditions that do not result from the action of the Applicant.

- (3) Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;**

The Code allows other similarly situated property owners to seek similar variances to allow for the construction of certain features, especially on legally-nonconforming lots with dual frontages. The majority of the homes on Di Lido Island contain private swimming pools for the enjoyment of the homeowners. The placement of this pool and deck complies with the purpose and intent of the Code, as well as conforms to the homes in the neighborhood. Therefore, granting of this slight encroachment into an interior setback for a minimal portion of the Property does not confer any special privilege on the Applicant.

- (4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;**

A literal interpretation of the provisions of these land development regulations would prevent the Applicant from reasonable use of the Property and the addition of a permitted amenity. The slight deviation from the land development regulations is necessary to construct a modestly-sized and safe pool area. The Code would deprive the Applicant of the right to build what is enjoyed by a majority of the surrounding properties and would work an unnecessary and undue hardship on the Applicant.

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

The portions of the pool and deck that encroach into the west side setback are the minimum necessary to make reasonable use of the land. This encroachment occurs because of the narrow yard and legally-nonconforming

structure, and is necessary in order to provide a modestly-sized pool that is not visible from the two abutting rights-of-ways. The proposed location of the pool is centrally located, at a safe distance from the home, while still providing an appropriate distance from the abutting neighbor.

- (6) The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and**

The existing residence is in harmony with the surrounding properties, and the proposed pool area aims to further the intent and purpose of the land development regulations. The area where the pool will be located currently contains a wood deck and barbeque. The pool area is centrally located within the interior side yard, and lush landscaping buffers the proposed pool area from the abutting neighbor and provides ample privacy. The addition of a small pool to the home will enhance the esthetic and use of the Property, and will not be injurious to the neighborhood.

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

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

Practical Difficulty. The corner lot with legally-nonconforming structure are existing conditions that represent practical difficulties inhibiting the Applicant from meeting all of land development regulations. The narrow, true rear yard on the west side of the home creates a confining area for a reasonable use of the Property. The slight encroachment does not increase the scale of the home, and will allow the Applicant to construct a permitted amenity that is adequately buffered with thick landscaping from the abutting neighbor. The existing yard area contains a wood deck and barbeque. The Applicant's proposal satisfies the intent and purposes of the Code to provide a modestly-sized pool and deck that is compatible with the neighborhood.

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

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

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

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

Not applicable as this application is limited in scope to the pool and deck in the interior side yard.

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

Not applicable as this application is limited in scope to the pool and deck in the interior side yard.

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

Not applicable as this application is limited in scope to the pool and deck in the interior side yard. However, the Applicant's existing landscaping is compatible with the area.

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

The Applicant proposes the pool area to have an elevation at the existing yard elevation, approximately 8.61' NGVD.

- (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.**

Not applicable as this application is limited in scope to the pool and deck in the interior side yard.

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

All pool equipment will be located above BFE.

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

Not applicable as this application is limited in scope to the pool and deck in the interior side yard.

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

No habitable space is located below BFE.

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

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

Conclusion. Granting the minor reduced setbacks for a pool and deck area will permit the introduction of common Miami Beach amenities that are compatible with the surrounding neighborhood. We look forward to your favorable review of the application. If you have any questions or comments, please give me a call at (305) 377-6232.

Sincerely,



Emily K. Balter

cc: Michael W. Larkin, Esq.  
Matthew Amster, Esq.

# PLAN CORRECTIONS REPORT (DRB18-0279)

**PLAN ADDRESS:** E 100 E Di Lido Dr  
Miami Beach, FL 331391228

**PARCEL:** 0232320111090

**APPLICATION DATE:** 06/01/2018

**SQUARE FEET:** 0

**DESCRIPTION:** Pool variance

**EXPIRATION DATE:**

**VALUATION:** \$30.00

## CONTACTS

### Name

### Company

### Address

Applicant

Emily Balter

Bercow Radell Fernandez & Larkin

200 S Biscayne Blvd Ste 850  
Miami, FL 33131

Eloy Carmentate

100 E Dilido Drive Dr  
Miami Beach, FL 33139

Matthew Amster

Bercow, Radell & Fernandez

200 South Biscayne Boulevard 850  
Miami, FL 33131

## Submittal Intake

**Version: 1**

**Date Received: 09/17/2018**

**Date Completed: 09/27/2018**

### 1. DRB Plan Review - Fail

Fernanda Sotelo Ph: email: FernandaSotelo@miamibeachfl.gov

Comments:

Refer to comprehensive comments uploaded by JGM

Comments: See comments posted by JGM

### 2. DRB Admin Review - Fail

Monique Fons Ph: email: MoniqueFons@miamibeachfl.gov

Comments: Comments Issued 9/27/18

The following fees are outstanding and will be invoiced by the Notice to Proceed deadline October 15, 2018 :

1. Advertisement - \$1,500
2. Posting - \$100
3. Mail Label Fee (\$4 per mailing label) – \$ 184 (\$4 p/ mailing label)
4. Courier - \$ 70
5. Board Order Recording - \$ 100
6. Variance(s) - \$ \_\_\_\_ (\$500 p/ variance)
7. Sq. Ft Fee - \$ \_\_\_\_ (50 cents p/ Sq Ft.)

Total Outstanding Balance = \$ 1,954

All fees must be paid by October 17, 2018

In addition to the fees, the following shall be provided to the Department no later than the Final CAP and Paper submittal deadline October 5, 2018, before 12 p.m.

- One (1) ORIGINAL application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed and dated.
- One (1) original signed, sealed and dated Survey.
- Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).
- 14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional information/documents provided.
- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 15MB).

NOTE: Please make sure you identify the final submittal by the file number at time of drop off.

Should you have any questions, please contact me.

moniquefons@miamibeachfl.gov

### 3. DRB Zoning Review - Fail

Irina Villegas Ph: email: ivillegas@miamibeachfl.gov

Comments: See zoning comments on September 28

### 4. DRB Plan Review - Fail

James Murphy Ph: email: jamesmurphy@miamibeachfl.gov

Comments: General Correction

Staff First Submittal Review Comments Design Review Board

SUBJECT: DRB18-0279 100 East DiLido Drive

Comments Issued: 09/28/18 | 09/19 FSC , 09/20 JGM

Final CAP/PAPER Submittal: 1:00 PM on 10/05

Notice to Proceed: 10/15/18

Tentative Board Meeting Date: 12/04/18

## PERTINENT INFO

The CAP and Paper Final submittal deadline is 1:00 PM on 09/07/18 for the NOVEMBER 06, 2018 meeting.

o Fifteen (15) 11x17 drawing sets (in color) labeled Final Submittal, including one (1) original set of 11x17 architectural plans dated, signed and sealed.

o A cd/dvd containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department.

• All other associated fees due 09/19/18



DRAFT NOTICE:

DRB18-0279, 100 East DiLido Drive. The applicant, Eloy D. Carmenate, is requesting Design Review Approval for the construction of a new pool and deck in the required interior side yard, including variances to reduce the minimum required setbacks for a pool and associated deck in the required side yard.

1. APPLICATION COMMENTS

A. Refer to CAP system for Application comments.

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

A. On Pool Plans provide following dimensions: Generally, improve clarity of drawings and increase font size

1. Provide basic dimension of building footprint around pool deck / project site.

2. Deck width from edge of house to edge of deck/side yard.

3. Dash setback lines (provided and proposed).

B. Sheet 8 Pool Plan Section drawing is blurry and illegible, correct.

C. Add sheet showing enlarged area of pool and pool deck/pavers, indicating proposed setbacks to the property line and elevation (in NGVD) of the top of the pool and pool deck.

All comments have been addressed on pages 8-10.

3. ZONING/VARIANCE COMMENTS.

A. As designed, the project requires two (2) variances:

1. Variance to reduce from 7'-6" to 5'-0" the required interior side yard setback for a pool deck.

2. Variance to reduce from 9'-0" to 5'-8" the required interior side yard setback of pool water's edge.

Both variance requires are noted in the letter of intent and on the plans.

5. Planning Landscape Review - Fail

Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov

Comments: 1. Provide a Tree Survey with the common names and sizes of existing trees and palms that are a minimum of ten feet in height and 3 inches in diameter (DBH) for trees and a minimum of 4 inches in diameter (DBH) for palms.

Tree survey provided. A revised tree survey with additional details will be provided by October 10, 2018.

2. Provide a Tree Disposition Plan that corresponds to the tree survey and shall locate and list existing trees and palms to remain, to be relocated, to be removed, and the condition of each. The CMB approved tree protection fence detail shall be affixed to this plan.

All landscaping is to remain and will be protected during construction. Additional details regarding the fence will be provided during permitting.

3. Tree Protection fence for existing trees and palms to remain within close proximity to construction activities shall consist of a 4' chain link fence with metal posts as per CMB Code Chapter 46. Please graphically show the location of fence to the dripline on the Tree Disposition Plan.

All landscaping is to remain and will be protected during construction. Additional details regarding the fence will be provided during permitting.

4. Tree Removal Permit from the City of Miami Beach (CMB) is required for the removal or relocation of any non-invasive trees with a DBH of 6 inches or greater. Contact the CMB Urban Forestry Division at (305) 673-7000 ext. 7722 for the approved tree protection fence detail, tree removal permit forms and CMB planting details.

All existing landscaping will remain.

5. Ground floor equipment shall be visually screened with shrubs planted at the height of the adjacent equipment (taller than 36 inches). Screening materials or low walls that are constructed to the height of the equipment and trained with vines may be used in lieu of shrubs.

Further landscape details will be provided during permitting.

6. Landscape perimeter adjacent to the proposed pool area shall be planted with a layering of upright growing native trees, slender trunk palms, shrubs and groundcover, in order to visually screen the pool area from the adjacent property.

The existing landscaping includes a lush hedge and multiple trees and palms. Further landscape details will be provided during permitting.



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

Property address: 100 E Dilido Drive Pool Board: DRB Date: 6/7/18

## 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:** 100 E Dilido Drive Pool

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	✓
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	✓
m	Demolition Plans (Floor Plans & Elevations with dimensions)	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	
p	Proposed Section Drawings	
q	Color Renderings (elevations and three dimensional perspective drawings).	
<b>10</b>	<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 <b>Plan with pool dimensions noting variances</b>	✓
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:** 100 E Dildo Drive Pool

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:

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

Property Address: 100 E Dilido Drive Pool

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

6/7/18

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
<b>AUGUST RECESS</b>									
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
<b>AUGUST RECESS</b>							
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



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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 8, 2018

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

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

**SUBJECT:** 100 E Di Lido Drive, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3232-011-1090

**LEGAL DESCRIPTION:** DI LIDO ISLAND PB 8-36 LOT 5 BLK 7

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

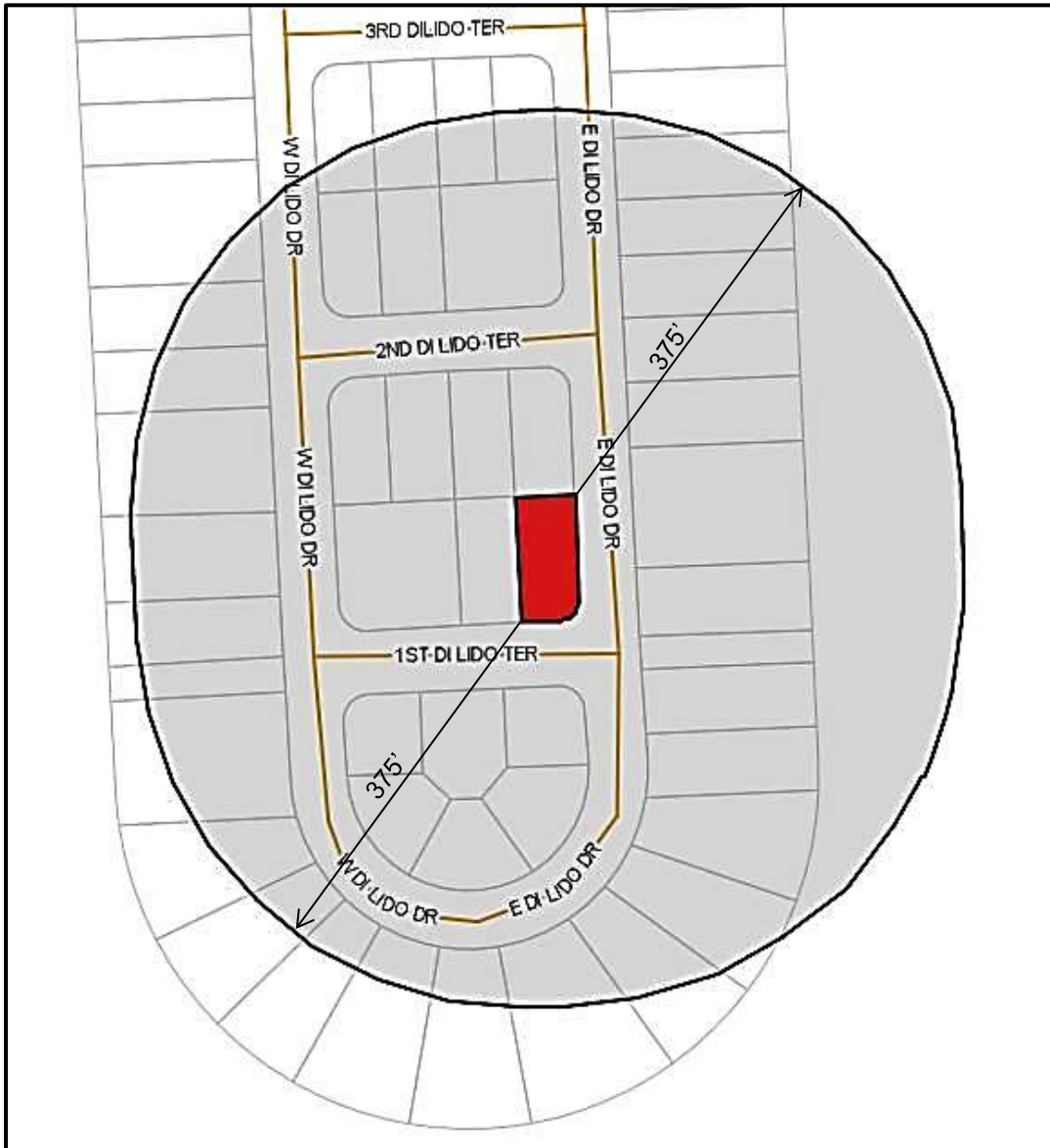
Total number of property owners without repetition: **46, including 0 international**



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:** 100 E Di Lido Drive, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3232-011-1090

**LEGAL DESCRIPTION:** DI LIDO ISLAND PB 8-36 LOT 5 BLK 7

108 2 TERR DILIDO LLC  
1000 BRICKELL AVE STE 300  
MIAMI, FL 33131

16 WEST DILIDO LLC  
500 S DIXIE HWY 202  
MIAMI BEACH, FL 33139-1171

212 WEST DILIDO DRIVE LLC  
212 W DILIDO DR  
MIAMI BEACH, FL 33139-1168

AARON J EDELSTEIN &W ANDREA  
201 E DI LIDO DR  
MIAMI BEACH, FL 33139

AJ35 LLC  
300 HOLIDAY DR  
HALLANDALE BEACH, FL 33009

ALFREDO CRUZ &W CARMELITA  
220 E DILIDO DR  
MIAMI BEACH, FL 33139-1230

ARDAVAN SAIDI TRS  
ARDAVAN SAIDI REVOCABLE TRUST  
30 E DI LIDO DR  
MIAMI BEACH, FL 33139

BARBARA BECKER  
111 E DILIDO DR  
MIAMI BEACH, FL 33139-1227

BRETT ROSEN  
PAIGE ROSEN  
114 2 DI LIDO TER  
MIAMI BEACH, FL 33139

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

CYNTHIA L MELK TRS  
1242 N STATE PKWY  
CHICAGO, IL 60610

DAVID STARK  
209 EAST DILIDO DR  
MIAMI BEACH, FL 33139

DIANE HELLER  
50 W DI LIDO DR  
MIAMI BEACH, FL 33139

DILIDO PROPERTY 35 LLC  
35 W DI LIDO DR  
MIAMI BEACH, FL 33139

ELOY D CARMENATE  
100 E DILIDO DR  
MIAMI BEACH, FL 33139

FRANCISCO SIERRA  
141 PIAZZA WAY  
SAN JOSE, CA 95127

GABRIEL E SALLOUM  
70336 PETIT RD  
MANDEVILLE, LA 70471

HARYDA LTD  
108 W DILIDO DR  
MIAMI BEACH, FL 33139-1170

HAVA RYWLIN TRS  
DANIEL RIVLIN TRS  
108 WEST DILIDO DRIVE  
MIAMI BEACH, FL 33139

HOLLY S WALLACK  
221 W DI LIDO DR  
MIAMI BEACH, FL 33139-1167

JESUS CARVAJAL  
50 E DILIDO DRIVE  
MIAMI BEACH, FL 33139

JUDD G ROSEN  
115 E DILIDO DR  
MIAMI BEACH, FL 33139

KENNETH B LERER TRS  
THE KENNETH B LERER 2017 REV TR  
KATHERINE R SAILER TRS  
810 SEVENTH AVE 7 FL  
NEW YORK, NY 10019

KENNETH COHEN &W SANDRA  
112 1 DI LIDO TER  
MIAMI BEACH, FL 33139-7343

MATTHEW V RIGG &W BONNIE  
18 E DI LIDO DR  
MIAMI BEACH, FL 33139-1225

MICHAEL CARPENTER  
MARY CARPENTER  
1900 PURDY AVE PH4  
MIAMI BEACH, FL 33139

MICHAEL D HORVITZ TRUSTEE  
MICHAEL D HORVITZ REVOC TR  
45 E DI LIDO DR  
MIAMI BEACH, FL 33139

MICHAEL KRIEGER  
34 W DILIDO DRIVE  
MIAMI BEACH, FL 33139-1171

MYRIAM YASMINE HABOUR  
221 E DI LIDO DR  
MIAMI BEACH, FL 33139

OCEAN DRIVE CLEVELANDER INC  
1455 OCEAN DR 1502  
MIAMI BEACH, FL 33139

P BLONDE STUDIOS MUSIC AND ART LLC  
12466 W ATLANTIC BLVD  
CORAL SPRINGS, FL 33071

PAUL T CAPPUCCIO  
147 ROUND HILL RD  
GREENWICH, CT 06831

PETER LASH &W NANCY  
123 W DILIDO DR  
MIAMI BEACH, FL 33139-1169

PRADEEP CHUGANI &W MEENA  
125 E DILIDO DR  
MIAMI BEACH, FL 33139-1227

RAMIN SHIEKHATTAR  
GLENDA CAROL HARRIS  
109 1 DI LIDO TER  
MIAMI BEACH, FL 33139

RICHARD KRIEGER  
101 E DILIDO DR  
MIAMI BEACH, FL 33139-1227

ROBERT J CIRALDO  
LORETTA CIRALDO  
101 WEST DILIDO DR  
MIAMI BEACH, FL 33139

ROBERT LANSTER  
51 E DILIDO DR  
MIAMI BEACH, FL 33139-1225

ROBERT LAWRENCE ZANGRILLO  
101 20 ST #2808  
MIAMI BEACH, FL 33139

SAN MARINO 109 LLC  
995 N VENETIAN DR  
MIAMI, FL 33139

STEFAN KRAUSE  
CHRISTINA KRAUSE  
110 3 DI LIDO TER  
MIAMI BEACH, FL 33139

SYLVAIN DOMINICI  
NATHALIE ACRA  
120 EAST DILIDO DR  
MIAMI BEACH, FL 33139

TRAVEL CHARTER BUSINESS LTD  
650 W AVE #1205 THE FLORIDIAN  
MIAMI BEACH, FL 33139

VIEW 28 LLC  
700 E DANIA BEACH BLVD 202  
DANIA, FL 33004

WILLIAM GEORGE GREIG  
MARGARET GREIG  
1 EAST DILIDO DRIVE  
MIAMI BEACH, FL 33137

ZLATAN LIPOVACA  
AMELA HADZIOSMANOVIC  
210 E DILIDO DR  
MIAMI BEACH, FL 33139

Name	Address	City	State	Zip	Country
108 2 TERR DILIDO LLC	1000 BRICKELL AVE STE 300	MIAMI	FL	33131	USA
16 WEST DILIDO LLC	500 S DIXIE HWY 202	MIAMI BEACH	FL	33139-1171	USA
212 WEST DILIDO DRIVE LLC	212 W DILIDO DR	MIAMI BEACH	FL	33139-1168	USA
AARON J EDELSTEIN &W ANDREA	201 E DI LIDO DR	MIAMI BEACH	FL	33139	USA
AJ35 LLC	300 HOLIDAY DR	HALLANDALE BEACH	FL	33009	USA
ALFREDO CRUZ &W CARMELITA	220 E DILIDO DR	MIAMI BEACH	FL	33139-1230	USA
ARDAVAN SAIDI TRS ARDAVAN SAIDI REVOCABLE TRUST	30 E DI LIDO DR	MIAMI BEACH	FL	33139	USA
BARBARA BECKER	111 E DILIDO DR	MIAMI BEACH	FL	33139-1227	USA
BRETT ROSEN PAIGE ROSEN	114 2 DI LIDO TER	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CYNTHIA L MELK TRS	1242 N STATE PKWY	CHICAGO	IL	60610	USA
DAVID STARK	209 EAST DILIDO DR	MIAMI BEACH	FL	33139	USA
DIANE HELLER	50 W DI LIDO DR	MIAMI BEACH	FL	33139	USA
DILIDO PROPERTY 35 LLC	35 W DI LIDO DR	MIAMI BEACH	FL	33139	USA
ELOY D CARMENATE	100 E DILIDO DR	MIAMI BEACH	FL	33139	USA
FRANCISCO SIERRA	141 PIAZZA WAY	SAN JOSE	CA	95127	USA
GABRIEL E SALLOUM	70336 PETIT RD	MANDEVILLE	LA	70471	USA
HARYDA LTD	108 W DILIDO DR	MIAMI BEACH	FL	33139-1170	USA
HAVA RYWLIN TRS DANIEL RIVLIN TRS	108 WEST DILIDO DRIVE	MIAMI BEACH	FL	33139	USA
HOLLY S WALLACK	221 W DI LIDO DR	MIAMI BEACH	FL	33139-1167	USA
JESUS CARVAJAL	50 E DILIDO DRIVE	MIAMI BEACH	FL	33139	USA
JUDD G ROSEN	115 E DILIDO DR	MIAMI BEACH	FL	33139	USA
KENNETH B LERER TRS THE KENNETH B LERER 2017 REV TR KATHERINE R SAILER TRS	810 SEVENTH AVE 7 FL	NEW YORK	NY	10019	USA
KENNETH COHEN &W SANDRA	112 1 DI LIDO TER	MIAMI BEACH	FL	33139-7343	USA
MATTHEW V RIGG &W BONNIE	18 E DI LIDO DR	MIAMI BEACH	FL	33139-1225	USA
MICHAEL CARPENTER MARY CARPENTER	1900 PURDY AVE PH4	MIAMI BEACH	FL	33139	USA
MICHAEL D HORVITZ TRUSTEE MICHAEL D HORVITZ REVOC TR	45 E DI LIDO DR	MIAMI BEACH	FL	33139	USA
MICHAEL KRIEGER	34 W DILIDO DRIVE	MIAMI BEACH	FL	33139-1171	USA
MYRIAM YASMINE HABOUR	221 E DI LIDO DR	MIAMI BEACH	FL	33139	USA
OCEAN DRIVE CLEVELANDER INC	1455 OCEAN DR 1502	MIAMI BEACH	FL	33139	USA
P BLONDE STUDIOS MUSIC AND ART LLC	12466 W ATLANTIC BLVD	CORAL SPRINGS	FL	33071	USA
PAUL T CAPPUCCIO	147 ROUND HILL RD	GREENWICH	CT	06831	USA
PETER LASH &W NANCY	123 W DILIDO DR	MIAMI BEACH	FL	33139-1169	USA
PRADEEP CHUGANI &W MEENA	125 E DILIDO DR	MIAMI BEACH	FL	33139-1227	USA
RAMIN SHIEKHATTAR GLENDA CAROL HARRIS	109 1 DI LIDO TER	MIAMI BEACH	FL	33139	USA
RICHARD KRIEGER	101 E DILIDO DR	MIAMI BEACH	FL	33139-1227	USA
ROBERT J CIRALDO LORETTA CIRALDO	101 WEST DILIDO DR	MIAMI BEACH	FL	33139	USA
ROBERT LANSTER	51 E DILIDO DR	MIAMI BEACH	FL	33139-1225	USA
ROBERT LAWRENCE ZANGRILLO	101 20 ST #2808	MIAMI BEACH	FL	33139	USA

SAN MARINO 109 LLC	995 N VENETIAN DR	MIAMI	FL	33139	USA
STEFAN KRAUSE CHRISTINA KRAUSE	110 3 DI LIDO TER	MIAMI BEACH	FL	33139	USA
SYLVAIN DOMINICI NATHALIE ACRA	120 EAST DILIDO DR	MIAMI BEACH	FL	33139	USA
TRAVEL CHARTER BUSINESS LTD	650 W AVE #1205 THE FLORIDIAN	MIAMI BEACH	FL	33139	USA
VIEW 28 LLC	700 E DANIA BEACH BLVD 202	DANIA	FL	33004	USA
WILLIAM GEORGE GREIG MARGARET GREIG	1 EAST DILIDO DRIVE	MIAMI BEACH	FL	33137	USA
ZLATAN LIPOVACA AMELA HADZIOSMANOVIC	210 E DILIDO DR	MIAMI BEACH	FL	33139	USA