

MIAMI BEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

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

Application Information			
FILE NUMBER			
<input type="radio"/> Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<input type="radio"/> Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<input type="radio"/> Planning Board <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 checked="" type="radio"/> Historic Preservation Board <input checked="" type="checkbox"/> Certificate of Appropriateness for design <input checked="" type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY			
7925-7935 Crespi Boulevard, Miami Beach, FL 33141			
FOLIO NUMBER(S)			
02-3202-008-2350 and 02-3202-008-2340			
Property Owner Information			
PROPERTY OWNER NAME			
Rebond, LLC			
ADDRESS	CITY	STATE	ZIPCODE
700 E. Dania Beach, Suite 202	Dania	FL	33004
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
786-303-7255		pelmaleh@gmail.com	
Applicant Information (if different than owner)			
APPLICANT NAME			
-same as above-			
ADDRESS	CITY	STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST			
Applicant seeks approval of a Certificate of Appropriateness for demolition and design of a new four-story, fourteen dwelling unit multifamily building and related waivers and variances. Please see letter of intent for additional details.			

Project Information			
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.		14,370	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
Party responsible for project design			
NAME Eduardo Pado-Fernandez, AIA (CDS Architecture & Planning)		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 2103 Coral Way, Suite 722		CITY Miami	STATE FL ZIPCODE 33145
BUSINESS PHONE 305-300-7438	CELL PHONE	EMAIL ADDRESS eduardo@cds-ap.com	
Authorized Representative(s) Information (if applicable)			
NAME Monika Entin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Boulevard, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS MEntin@BRZoningLaw.com	
NAME Maritza H. Salgado		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Boulevard, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS MHaro@BRZoningLaw.com	
NAME Pierre Elmaleh		<input type="checkbox"/> Attorney <input checked="" type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 407 Lincoln Road, Suite 9D		CITY Miami Beach	STATE FL ZIPCODE 33139
BUSINESS PHONE 786-303-7255	CELL PHONE	EMAIL ADDRESS pelmaleh@gmail.com	

Please note the following information:

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

Please read the following and acknowledge below:

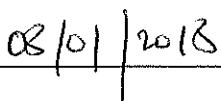
- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application 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

Pierre Elmaleh

PRINT NAME

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

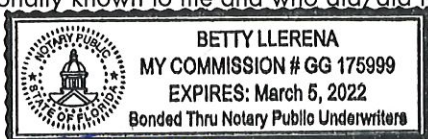
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

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

SIGNATURE

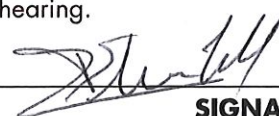
Sworn to and subscribed before me this 1st day of August, 2018. The foregoing instrument was acknowledged before me by Pierre Elmaleh, who has produced FL DL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

**NOTARY PUBLIC**My Commission Expires: 03-05-2022**PRINT NAME**

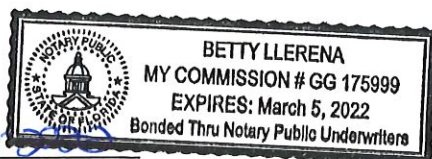
POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-Dade

I, Pierre Elmaleh, 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 Bercow Radell Fernandez & Larkin, PLLC to be my representative before the Historic Preservation 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.

Pierre Elmaleh, Manager**PRINT NAME (and Title, if applicable)**

SIGNATURE

Sworn to and subscribed before me this 1st day of August, 2018. The foregoing instrument was acknowledged before me by Pierre Elmaleh, who has produced FDN as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



NOTARY PUBLICMy Commission Expires: 03-05-2022Betty Llerena**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

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.

Rebond, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Michael Besner

100%

N/A

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.

N/A

TRUST NAME	
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
<u>Monika Entin</u>	<u>200 South Biscayne Boulevard, Suite 850, Miami, FL 33131</u>	<u>305-374-5300</u>
<u>Maritza H. Salgado</u>	<u>200 South Biscayne Boulevard, Suite 850, Miami, FL 33131</u>	<u>305-374-5300</u>
<u>Eduardo Pado-Fernandez</u>	<u>2103 Coral Way, Suite 722, Miami, FL 33145</u>	<u>305-300-7438</u>

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, Pierre Elmaleh, 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 1st day of August, 2018. The foregoing instrument was acknowledged before me by Pierre Elmaleh, who has produced R.D.C. as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: 03/05/2022

[Signature]
NOTARY PUBLIC
Betty Llerena
PRINT NAME

EXHIBIT A

Lots 20 and 21, Block 10, of BISCAYNE BEACH SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 44, at Page 67, of the Public Records of Miami-Dade County, Florida.



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6237
E-Mail: MEntin@BRZoningLaw.com

VIA ELECTRONIC SUBMISSION

October 30, 2018

Thomas Mooney, Planning Director
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Updated Letter of Intent for Certificate of Appropriateness for Demolition
and Design and Related Variance for the Property Located at 7925 and 7935
Crespi Boulevard in Miami Beach, Florida

Dear Tom:

As you may know, this law firm represents Rebond LLC (the "Applicant"), the owner of the above-referenced properties (the "Property"), which is located in the City of Miami Beach, Florida ("City"). See Exhibit A, Property Appraiser Summaries. Please allow the following to serve as the Applicant's updated letter of intent in connection with the Applicant's request for a Certificate of Appropriateness ("COA") for demolition and design as well as related variance to allow for the construction of a new four-story, fourteen-unit, multifamily building at the Property. The Historic Preservation Board (the "HPB") heard this application at the October 9th, 2018 hearing (the "HPB Hearing"). The Applicant heard the HPB's and staff's comments and recommendations and worked with the architect to revise the plans as outlined below.

Description of Property. The Property, which is identified by Miami-Dade County Property Appraiser Folio Nos. 02-3202-008-2350 and 02-3202-008-2340, is situated on Crespi Boulevard along the Tatum Waterway, within the RM-1, Residential Multifamily Low Intensity Zoning District and is also located within the Tatum Waterway Historic District. The Property consists of two lots, developed with two (2), one-story buildings. The simple symmetrical one-story buildings were constructed in 1947. The structures are loosely designed in the Miami Modern ("MiMo") style of architecture. Each building contains two (2), one-bedroom

apartments and two (2), two-bedroom apartments for a total of 8 apartments in the two buildings. Each building sits on a lot measuring 50'-0" x 111'-0."

The structures lack defining architectural characteristics which are commonly highlighted in more notable buildings in Miami Beach by the same Architect, Donald Smith, such as the Royal Palm and the Metropole Hotels. The design of these building, as further discussed in the Historic Resources Report, provided under separate cover, has unfortunately become so overly commonplace within the City, that it is now virtually invisible in the built environment. Lamentably, the structures also do not acknowledge their special waterfront location.

In addition, the structural condition of the buildings is alarming and potentially dangerous. The Structural Condition Assessment confirms that the structural members of the buildings need to be replaced due to the collapse of the joist system and missed alignment of the stem walls as a result of settlement. The only way to replace the structural members is to demolish the structures. Additionally, the Tatum Waterway neighborhood is one of the lowest lying in Miami Beach. During king tide, the sea laps onto properties and the streets flood significantly with water. Many of the buildings in the neighborhood, including the Property, are below FEMA base flood elevation because they were built before FEMA started making and distributing flood maps. The Property floods regularly and the "damaged seawall has led to the loss of soil and settlement of foundations, property walls, and terrace slabs." See Structural Condition Assessment prepared by Youssef Hachem Consulting Engineering as well as the report prepared by Forge Engineering, Inc. For these reasons, the Applicant is proposing to demolish the existing structures and build a resilient 4-story building that is sensitive to the historic district and compatible with the existing neighborhood

Description of the Development Program. The Applicant has worked with the architect and City staff to design a structure that is befitting to the Tatum Waterway Historic District and neighboring properties. The new proposed four-story building will house fourteen (14) apartment units (the "Project"). The Project replicates the iconic garden-style architecture, which is so central to Miami Beach, with a modern twist, to allow for sea level rise. As was probably the case when the existing structures were constructed, the centralized courtyard connects the two (2) residential structures and creates an active garden area for residents to enjoy. As a contribution to the art culture in Miami Beach, the Project will boast a new twist on the classic garden-style architecture. In accordance with staff and the Board's recommendation, the plans have been revised to eliminate the variances previously requested. For instance, the revised plans provide the required five (5) percent landscaped area at the ground level

and the handrails on the ramps accessing the rear ground floor units have been reduced in height to comply with the Code, with the exception of the railing outside of the garage to the north as a railing is required to meet Fire Code standards. However, that variance has been greatly reduced. The overall building height has also been reduced. Irrespective of these changes, the Project will be built with today's resiliency efforts in mind.

Requests. The Applicant is requesting a COA for the total demolition of the existing structures at the Property, approval of the new design, and the following variance:

Variance

1. A variance of up to one foot (1') from Section 142-1132 (h)(1)(b) of the Code limiting walls/railings on interior side yards to seven feet (7') from grade, when in this Project the railing immediately exiting the garage is eight feet (8') in height;
2. 130-64 of the Code, requiring two-way drive aisles to have a minimum width of twenty-two feet (22').

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

As was mentioned during the last hearing, parking is an issue within the neighborhood. On street parking is limited and since convenience stores, restaurants and similar amenities are not within walking distance, people within this neighborhood are more prone to use vehicles. As such, parking for any new construction is a critical component of the viability of any project. Although the Applicant was able to remove most of the accessibility railings throughout the Property, the need for a second means of egress from the garage results in the need for a railing along the second means of egress from the garage. The Fire Code requires the provision of a railing immediately adjacent to the access point in the ground floor garage. Due to resiliency and future grade of the street as well as current flooding issues all access points to the building have been raised, including garage access, resulting in the requested variance.

Accordingly, the Property's location in a historic district and future resiliency efforts are all hardships requiring the requested variance.

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

The need for the requested variance directly results from the Property's physical location in a historic district and the critical need for parking in the area where amenities and convenience stores are not located within walking distance to the Property. Additionally, the Property's physical location on the waterfront and the dire need for resilient architecture are also hardships not of the Applicant's making.

(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;

Other structures in the area have been and will continue to be renovated, restored and/or redeveloped as a result of flooding issues and sea level rise. These projects have and will continue to request similar variances because shortage of parking is a common problem in the area. Accordingly, the granting of this variance is in line with the purpose and intent of the Code and does not confer any special privilege on the Applicant.

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

A literal interpretation of the provisions of these land development regulations would work an unnecessary and undue hardship on the Applicant. This variance is requested in order to accommodate the pressing need for parking in the area.

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

This request is the minimum necessary to allow for the construction of the Project, to ensure the project's viability and are is consistent with the character of the neighborhood.

- (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**

This variance will not be injurious to the area or otherwise detrimental to the public welfare. Instead, this variance facilitates the enhanced utilization of the Property by providing the necessary parking and alleviating the existing parking shortage and hardship born by the neighborhood. Additionally, these requests are consistent with the purpose and intent of the Code and promote the public welfare in the promotion of redevelopment that is in harmony with the existing 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.**

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

As such, the Applicant requests a favorable recommendation for the abovementioned variance for the Property.

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.**

The Applicant is proposing to provide hurricane impact windows throughout the Property.

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

The proposed windows will be operable. The Project is composed of two narrow volumes with most rooms having operable fenestrations on two sides for cross ventilation. Additionally, tall ceilings inside the units allow for movement of warmer air in the upper part of the rooms, further increasing

comfort. The surrounding balconies provide ample shadow over windows and doors, while a smaller amount of window area on the East and West side facades reduce thermal gain at the most unfavorable orientations.

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

The Applicant has worked to provide a landscape plan that is appropriate for the Property. Most of the landscaping consists of salt-tolerant, draught-resistant, and native or Florida-friendly plants.

- (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.**

All habitable spaces will be above minimum freeboard (BFE + 1 Ft), and both the parking garage and lobby will be above FEMA's Base Flood Elevation, and adaptable to future increases in elevation, in response to future raising of public rights-of-way.

- (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 Project accounts for 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.**

All critical mechanical and electrical systems will be located above Base Flood Elevation of +8.00' NGVD, including elevator equipment remote control closet.

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

All habitable spaces will be above minimum freeboard (BFE + 1 Ft).

- (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.**

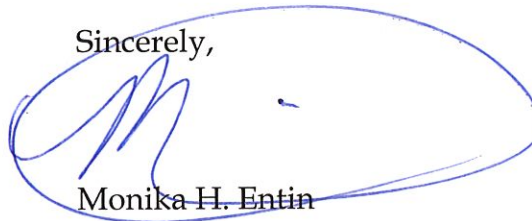
Proper precautions will be taken to protect the Property from potential floods.

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

Perimeter retention walls and adjoining swales will be provided as part of a more comprehensive water retention strategy on site.

Conclusion. The Applicant's proposal is consistent with the character of the neighborhood, as well as the intent of the Code. This Property will greatly benefit from the proposed Project as will the surrounding neighborhood. We respectfully request your recommendation of approval of the Applicant's requests. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6237.

Sincerely,



Monika H. Entin

cc: Ms. Debbie Tackett
Mr. Jake Seiberling
Mr. Michael Belush
Mrs. Irina Villegas



OFFICE OF THE PROPERTY APPRAISER

Summary Report

EXHIBIT A

Generated On : 7/16/2018

Property Information	
Folio:	02-3202-008-2350
Property Address:	7925 CRESPI BLVD Miami Beach, FL 33141-1806
Owner	REBOND LLC
Mailing Address	700 E DAUIA BEACH BLVD STE 202 DANIA, FL 33004 USA
PA Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	6 / 4 / 0
Floors	1
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,525 Sq.Ft
Lot Size	5,750 Sq.Ft
Year Built	1947



Assessment Information			
Year	2018	2017	2016
Land Value	\$488,750	\$488,750	\$488,750
Building Value	\$139,111	\$139,111	\$132,487
XF Value	\$11,179	\$11,301	\$11,424
Market Value	\$639,040	\$639,162	\$632,661
Assessed Value	\$639,040	\$639,162	\$632,661

Benefits Information				
Benefit	Type	2018	2017	2016
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
BISCAYNE BEACH SUB PB 44-67 LOT 21 BLK 10 LOT SIZE 50.000 X 115 OR 18556-4334 0499 1	

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$639,040	\$639,162	\$632,661
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$639,040	\$639,162	\$632,661
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$639,040	\$639,162	\$632,661
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$639,040	\$639,162	\$632,661

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/03/2017	\$818,300	30623-2080	Qual by exam of deed
09/14/2015	\$745,000	29784-1212	Qual by exam of deed
08/27/2014	\$0	29294-0504	Corrective, tax or QCD; min consideration
04/01/1999	\$195,000	18556-4334	Sales which are qualified

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

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/16/2018

Property Information	
Folio:	02-3202-008-2340
Property Address:	7935 CRESPI BLVD Miami Beach, FL 33141-1824
Owner	REBOND LLC
Mailing Address	700 E DANIA BEACH BLVD STE 202 DANIA, FL 33004 USA
PA Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	6 / 4 / 0
Floors	1
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,510 Sq.Ft
Lot Size	5,750 Sq.Ft
Year Built	1947



Assessment Information			
Year	2018	2017	2016
Land Value	\$488,750	\$488,750	\$488,750
Building Value	\$155,885	\$158,399	\$63,750
XF Value	\$2,458	\$2,482	\$0
Market Value	\$647,093	\$649,631	\$552,500
Assessed Value	\$647,093	\$649,631	\$552,500

Benefits Information				
Benefit	Type	2018	2017	2016
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
BISCAYNE BEACH SUB PB 44-67 LOT 20 BLK 10 LOT SIZE 50.000 X 115 OR 20452-3316 04 2002 1	

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$647,093	\$649,631	\$552,500
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$647,093	\$649,631	\$552,500
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$647,093	\$649,631	\$552,500
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$647,093	\$649,631	\$552,500

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/05/2017	\$873,000	30622-0046	Qual by exam of deed
03/06/2015	\$400,000	29528-0014	Corrective, tax or QCD; min consideration
02/09/2015	\$650,000	29504-1692	Qual by exam of deed
02/24/2010	\$100	27209-1374	Corrective, tax or QCD; min consideration

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Version:



August 2, 2018

City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

Re: 7925-7935 CRESPI BLVD, MIAMI BEACH, FL. 33141

Legal Description:

BISCAYNE BEACH SUB PB 44-67 LOT 21 BLK 10 LOT SIZE 50.000 X 115
AND
BISCAYNE BEACH SUB PB 44-67 LOT 20 BLK 10 LOT SIZE 50.000 X 115

Folio #: 02-3202-008-2350 and 02-3202-008-2340

To whom it may concern:

I hereby 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. This reflects the most current records on file in the Miami-Dade County Tax Assessor's Office.

The total number of Owners (including subject) is 104.

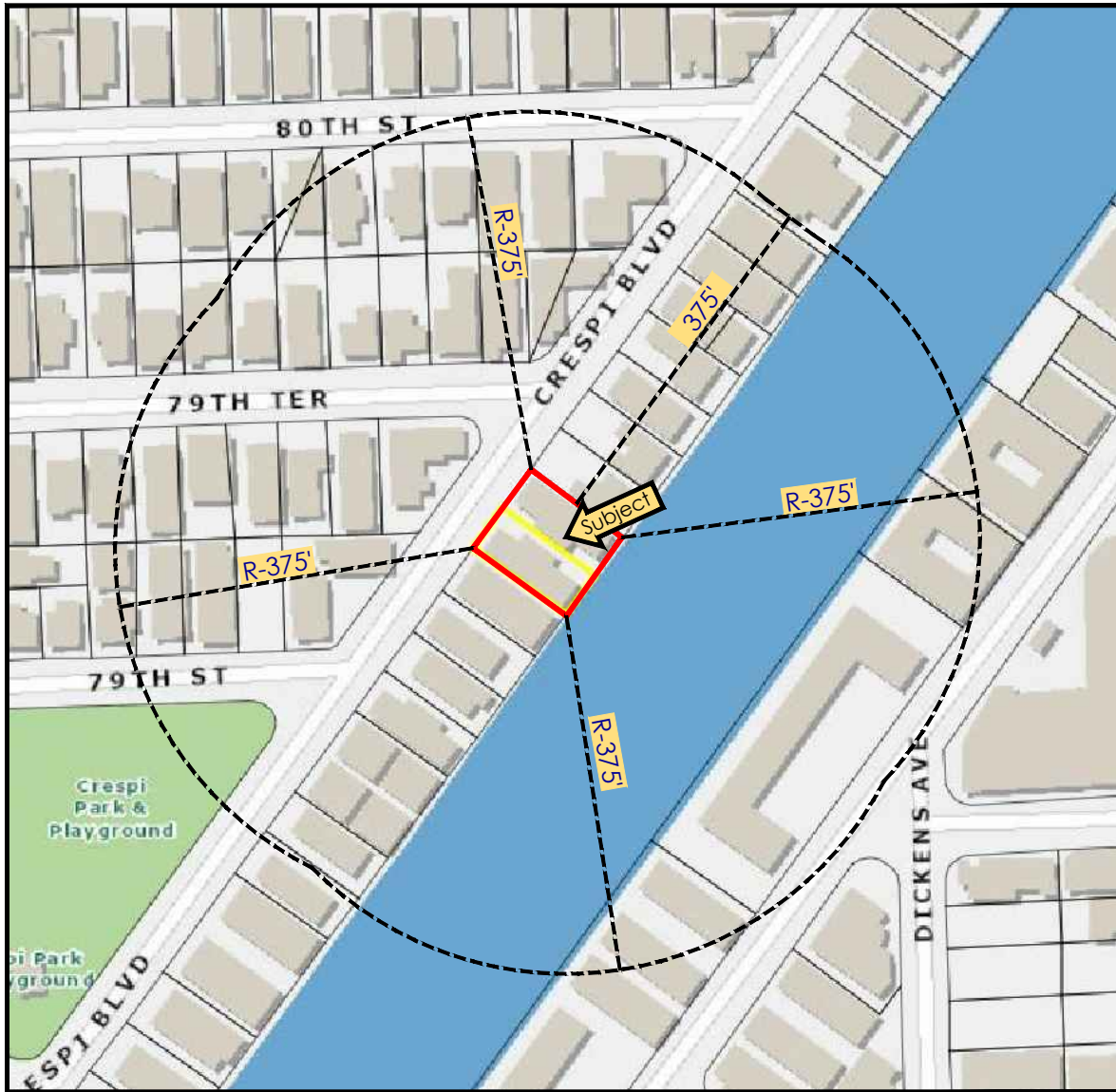
If you need additional information, please feel free to contact us.

Respectfully yours,

Manuela Mackenzie
Realtor Associate



375' FEET RADIUS MAP

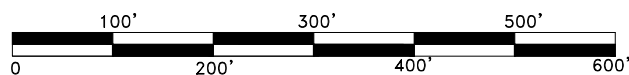


PROPERTY ADDRESS: 7925 - 7935 CRESPI BLVD, MIAMI BEACH, FL. 33141

PROPERTY FOLIO #: 02-3202-008-2350 & 02-3202-008-2340

LEGAL DESCRIPTION: BISCAYNE BEACH SUB PB 44-67 LOT 21 BLK 10 LOT SIZE 50.000 X 115
BISCAYNE BEACH SUB PB 44-67 LOT 20 BLK 10 LOT SIZE 50.000 X 115

GRAPHIC SCALE



NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
ELVIRA DI RE JTRS	6047 MERIEL ST	ST LEONARD		PQH1P2V9	CANADA
TATUM UNITS LLC	1000 BRICKELL AVE STE 215	MIAMI	FL	33131-3010	USA
JUAN C CABRERA LE	5825 COLLINS AVE #6H	MIAMI BEACH	FL	33140-2208	USA
MIGDALIA BORGES LE	950 79 TER #3	MIAMI BEACH	FL	33141-1832	USA
GERARDO GONZALEZ	360 MERIDIAN AVE #4D	MIAMI BEACH	FL	33139-8744	USA
ARIZA SWEET HOME PROPERTIES LLC	19380 COLLINS AVE PH 4	SUNNY ISLES BEACH	FL	33160-2239	USA
EXCLUSIVE 4 LLC	3370 MARY ST	MIAMI	FL	33133-5215	USA
NIURKA LONDONO	7930 CRESPI BLVD	MIAMI BEACH	FL	33141-1807	USA
MBCDC CRESPI PARK APARTMENTS INC	945 PENNSYLVANIA AVE #2 FLOOR	MIAMI BEACH	FL	33139-5482	USA
OSCAR URIBE	7430 BYRON AVE	MIAMI BEACH	FL	33141-2699	USA
JORGE LOPEZ & ADA	1535 BIARRITZ DR	MIAMI BEACH	FL	33141-4721	USA
GLORIA LOAYZA	870 80 ST	MIAMI BEACH	FL	33141-1502	USA
4AM INVESTMENTS LLC	500 BRICKELL AVE 3304	MIAMI	FL	33131-2587	USA
RIZWAN ZAIDI	856 80 ST	MIAMI BEACH	FL	33141-1502	USA
KHALILUR RAHMAN	850 80 ST	MIAMI BEACH	FL	33141-1502	USA
PALMS POINTE 1033 LLC	4581 WESTON RD # 330	WESTON	FL	33331-3141	USA
JUAN C GONZALEZ LLERENA	4420 ALTON RD	MIAMI BEACH	FL	33140-2851	USA
JULIE MIMRAN	7960 CRESPI BLVD	MIAMI BEACH	FL	33141-1807	USA
MARIA URIBE	48-38 45 ST	WOODSIDE	NY	11377-7036	USA
U S BANK TRUST N A	3701 REGENT BLVD	IRVING	TX	75063-2312	USA
JOSE CARLOS TORRES LOPEZ	921 79 TER	MIAMI BEACH	FL	33141-1802	USA
LEAH C HOUSTON	931 79 TER	MIAMI BEACH	FL	33141-1802	USA
MONTRI PUTLEK	935 79 TER	MIAMI BEACH	FL	33141-1834	USA
ADLER REAL ESTATE HOLDINGS 2 LLC	PO BOX 893	HALLANDALE	FL	33008-0893	USA
BENNY ARGOTA	955 79 ST	MIAMI BEACH	FL	33141-1802	USA
MEXICO 86 LLC	1395 BRICKELL AVE 650	MIAMI	FL	33131-3317	USA
LEVEL 9 INVESTMENTS LLC	901 PENNSYLVANIA AVE	MIAMI BEACH	FL	33139-5431	USA
GLORIA RODRIGUEZ	7975 CRESPI BLVD #2	MIAMI BEACH	FL	33141-1825	USA
DELLYS MARICHAL	1241 SW 17 TERR	MIAMI	FL	33145-1627	USA
JOSE J SARDINAS	3001 SUNRISE LAKES DR E #19-303	SUNRISE	FL	33322-1765	USA
SPRING ONE LLC	PO BOX 820	HALLANDALE	FL	33008-0820	USA
VIVIAN LOPEZ	7959 CRESPI BLVD	MIAMI BEACH	FL	33141-1878	USA
VIVIAN P LOPEZ	7955 CRESPI BLVD	MIAMI BEACH	FL	33141-1806	USA

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
SALOMON F GUERRA & ESTHER	7945 CRESPI BLVD	MIAMI BEACH	FL	33141-1806	USA
REBOND LLC	700 E DANIA BEACH BLVD STE 202	DANIA	FL	33004-3039	USA
DELUXE ASSOCIATES LTD	1836 W 23 ST	MIAMI BEACH	FL	33140-4521	USA
P KIRK PASKAL	7915 CRESPI BLVD #4	MIAMI BEACH	FL	33141-1813	USA
DIVERSIBLE INVESTMENTS LLC	5787-B NW 151 ST	MIAMI LAKES	FL	33014-2490	USA
UNDERLINE INVESTMENTS LLC	5787 B NW 151 ST	MIAMI LAKES	FL	33014	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR 4FL	MIAMI BEACH	FL	33139-1819	USA
CRESPI INVESTMENTS LLC	C/O JOEL PIOTRKOWSKI ESQ	MIAMI BEACH	FL	33141-0318	USA
CLAUDINE HOUDAILLE	7990 CRESPI BLVD #1	MIAMI BEACH	FL	33141-1807	USA
MIRTA DE JESUS	7992 CRESPI BLVD #2	MIAMI BEACH	FL	33141-1807	USA
MARIO MUNETON	PO BOX 415376	MIAMI BEACH	FL	33141-9376	USA
JORGE NESPEREIRA	1170 98 ST	BAY HARBOR ISLANDS	FL	33154-1717	USA
EDUARDO ANDRADE	7135 COLLINS AVE #1016	MIAMI BEACH	FL	33141-3256	USA
MOSHE CANDIOTTI	7900 TATUM WATERWAY DR 108	MIAMI BEACH	FL	33141-1935	USA
ZALMAN WEBERMAN	7900 TATUM WATERWAY DR 109	MIAMI BEACH	FL	33141-1935	USA
MOSHE CANDIOTTI	7900 TATUM WATERWAY DR 108	MIAMI BEACH	FL	33141-1935	USA
WANDA I RUMMELHOFF COLLAZO	7900 TATUM WATERWAY DR 111		FL	33141-1935	USA
ALIZA LLC	790 TATUM WATERWAY DR #201	MIAMI BEACH	FL	33141	USA
TATUM CONDO LLC	300 71 ST STE 430	MIAMI BEACH	FL	33141-3075	USA
DAVID P LIVINGHOUSE	1527 N NEW JERSEY ST # 1	INDIANAPOLIS	IN	46202	USA
EILEEN VARGAS	118 HOTEL STREET	MELROSE	FL	32666-3017	USA
FEDERAL NATIONAL MORTGAGE ASSN	PO BOX 650043	DALLAS	TX	75265-0043	USA
SHLOMO WEBERMAN	7900 TATUM WATERWAY DR #206	MIAMI BEACH	FL	33141-1937	USA
KARINA LOPEZ & MIRIAM BEJAR	7900 TATUM WATERWAY DR #207	MIAMI BEACH	FL	33141-1937	USA
MARTIN ACKERMAN	7900 TATUM WATERWAY DR #208	MIAMI BEACH	FL	33141-1937	USA
MARIA P AGUILA	601 NE 36 ST 2410	MIAMI	FL	33137-3970	USA
PEDRO RIVAS & ANGEL ACHON	7900 TATUM WATERWAY DR #210	MIAMI BEACH	FL	33141-1939	USA
ASAF YEMINY	7900 TATUM WATERWAY DR APT 211	MIAMI BEACH	FL	33141-1939	USA
GIUSEPPE ROTONDO &	7900 TATUM WATERWAY DR #212	MIAMI BEACH	FL	33141-1939	USA
JOAO DEGOIS-FERNANDES	7900 TATUM WATERWAY DR #213	MIAMI BEACH	FL	33141-1939	USA
CHERYL DENISSE GARCIA	7900 TATUM WATERWAY DR # 214	MIAMI BEACH	FL	33141-1939	USA
LUCAS J A LLC	7900 TATUM WATERWAY DR #301	MIAMI BEACH	FL	33141-1939	USA
MARCOS HERNANDEZ	790 BOWMAN CT	WESTON	FL	33326-2915	USA

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
HIMAT PATEL	10256 FOX TRACE	ZIONSVILLE	IN	46077-9792	USA
POINT RED INC	10501 NE 3 AVE	MIAMI SHORES	FL	33138-2007	USA
MARIO ARREAGA	7900 TATUM WATERWAY DR #305	MIAMI BEACH	FL	33141-1941	USA
ROSEMARY TAYLOR	7900 TATUM WATERWAY DR APT 307	MIAMI BEACH	FL	33141-1941	USA
ALAN ANDAI	7900 TATUM WATERWAY DR #308	MIAMI BEACH	FL	33141-1941	USA
MICHAEL G PERKINS	7900 TATUM WATERWAY DR # 309	MIAMI BEACH	FL	33141-1994	USA
LEYDA FIDALGO FERGUSON	4140 SW 108 AVE	MIAMI	FL	33165-4824	USA
CHARLOTTE MARIE CALLEJO	3120 NW 65 DR	FT LAUDERDALE	FL	33309-1622	USA
AIDA MAZZARO LE	7900 TATUM WATERWAY DR 312	MIAMI BEACH	FL	33141-1994	USA
ANIKA BEMBANASTE	7900 TATUM WATERWAY DR #313	MIAMI BEACH	FL	33141-1936	USA
JOSE L DIAZ	4142 SW 102 CT	MIAMI	FL	33165-4944	USA
MARLON ZUNIGA & JEANNIE PIAZZA	11340 SW 176 ST	MIAMI	FL	33157-4943	USA
BARBARA EPSTEIN	599 COLUMBIA ST	NEW MILFORD	NJ	07646-2838	USA
JULIAN & MARCELINA D CUEVA	3440 NE 192 ST STE 4E-A	AVENTURA	FL	33180-2400	USA
SALATHIER TORRES	7900 TATUM WATERWAY # 404	MIAMI BEACH	FL	33141-1936	USA
ALEXANDER SERAPHIN JTRS	7900 TATUM WATERWAY #405	MIAMI BEACH	FL	33141-1936	USA
HECTOR R MALDONADO	1570 NE 132 ND RD	NORTH MIAMI	FL	33161	USA
BE BAY HARBOR LLC	927 LINCOLN RD #200	MIAMI BEACH	FL	33139-2618	USA
RENE GARCIA	7900 TATUM WATERWAY DR #408	MIAMI BEACH	FL	33141-1938	USA
BARBARA SANTIAGO	7900 TATUM WATERWAY DR #409	MIAMI BEACH	FL	33141-1938	USA
OKSANA FABRI	1315 NW 104 DR	CORAL SPRINGS	FL	33071-3901	USA
GISSELLE METAUTEN	7900 TATUM WATERWAY DR APT 411	MIAMI BEACH	FL	33141-1938	USA
ABRAHAM O ZIJERDI	816 SPRINGVALE RD	GREAT FALLS	VA	22066-2902	USA
ERNESTO A ROCES	14821 SW 69 ST	MIAMI BEACH	FL	33139	USA
NICOLAS CUEVA & JULIA	501 79 ST #3	MIAMI BEACH	FL	33141-1964	USA
EDWIN DAVID ZAVALETA &	711 JEFFERSON #8	MIAMI BEACH	FL	33139-8500	USA
NANCY GAGGINO	7900 TATUM WATERWAY DR # 502	MIAMI BEACH	FL	33141-1940	USA
ALAN ANDAI	8877 COLLINS AVE STE 605	SURFSIDE	FL	33154-3500	USA
ALAN ANDAI	9341 COLLINS AVE #907	SURFSIDE	FL	33154-2662	USA
RENATA GOMES ROSEMBLIT	7900 TATUM WATERWAY DR APT 506	MIAMI BEACH	FL	33141	USA
MELISSA JUDITH GABRIEL	7900 TATUM WATERWAY DR 507	MIAMI BEACH	FL	33141-1942	USA
JOSE C MARTINEZ	1701 S Ocean Dr Apt 805	HOLLYWOOD	FL	33019-2438	USA
HILICK SCHULMAN	7900 TATUM WATERWAY DR UNIT 509	MIAMI BEACH	FL	33141-1942	USA

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
BAILA GOLDSTEIN JTRS	7900 TATUM WATERWAY DR 510	MIAMI BEACH	FL	33141-1942	USA
HERMAN E GAVIRIA	7900 TATUM WATERWAY DR #511	MIAMI BEACH	FL	33141-1942	USA
MANOEL A SILVA	7900 TATUM WATERWAY DR #512	MIAMI BEACH	FL	33141-1942	USA
LUIS PARRA	7900 TATUM WATERWAY DR #513	MIAMI BEACH	FL	33141-1995	USA
BRENDA TORRES	7900 TATUM WATERWAY DR #514	MIAMI BEACH	FL	33141-1995	USA

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

Property address: 7925-7935 Crespi Blvd Board: HPB Date: 02/05/18

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.
Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL (VIA CAP) ** To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✓
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	✓
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	✓
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	✓
9	Architectural Plans and Exhibits (must be 11"x 17")	✓
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	✓
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	✓
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	✓
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✓

* 60 day lead time for projects including traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.

Indicate N/A If Not Applicable


Initials: 

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i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	✓
m	Demolition Plans (Floor Plans & Elevations with dimensions)	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	✓
p	Proposed Section Drawings	✓
q	Color Renderings (elevations and three dimensional perspective drawings).	✓
10	Landscape Plans and Exhibits (must be 11"x 17")	✓
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	✓
b	Hardscape Plan, i.e. paving materials, pattern, etc.	✓
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	✓
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	

Indicate N/A If Not Applicable

Initials: 

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Property address: 7925-7935 Crespi Blvd

29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	✓
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
42	The Letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

Indicate N/A If Not Applicable

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Property Address: 7925-7935 Crespi Blvd

f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>	

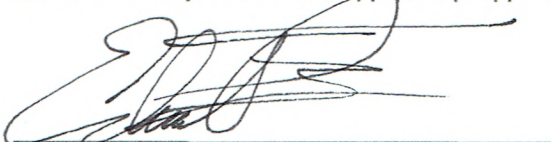
****ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING**

ITEM #	FINAL SUBMITTAL (via CAP)	
	Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Upload documents online (via CAP) before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.	
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).	✓

ITEM #	PAPER FINAL SUBMITTAL:	Required
46	Original application with all signed and notarized applicable affidavits and disclosures.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"x17" bound, collated set of all the required documents.	✓
49	14 collated copies of all required documents	✓
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	✓
51	Traffic Study (Hard copy)	✓
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	✓

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. All documents required for Board applications must be submitted in an electronic 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

Date 02/05/18

Indicate N/A If Not Applicable

Initials: 

MIAMI BEACH

PLANNING DEPARTMENT

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

HISTORIC PRESERVATION 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
HRR	Historic Resources Report
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

PLAN CORRECTIONS REPORT (HPB18-0195)

PLAN ADDRESS:	7925 Crespi Blvd Miami Beach, FL -331411806	PARCEL:	0232020082350
APPLICATION DATE:	03/01/2018	SQUARE FEET:	26,544
EXPIRATION DATE:		VALUATION:	\$0.00
		DESCRIPTION:	New four-story multifamily building featuring 14 dwelling units plus parking and amenities.

CONTACTS	Name	Company	Address
Applicant	Maritza Haro	Bercow Radell and Fernandez	200 S. Biscayne Blvd. 850 Miami, FL 33131
	EDUARDO ANTONIO FERNAN	CDS 96482 Architecture and Planning	2103 Coral Way, Suite 722 Miami, Florida 33145
	MONIKA ENTIN		
	MONIKA ENTIN	Bercow Radell & Fernandez	200 S Biscayne Blvd 850 Miami, FL 33131

Submittal Intake	Version: 2	Date Received: 07/18/2018	Date Completed:
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- HPB Admin Review - Fail Victor Nunez Ph: [email: VictorNunez@miamibeachfl.gov](mailto:VictorNunez@miamibeachfl.gov)

Comments: Comments Issued: July 27, 2018

Must provide new set of mailing labels. The previous set is outdated. **Updated mailing labels have been provided along with the Final Submission.**

Must use new Land Use Board Hearing Application form. **Refer to the updated application.**

Must provide full legal description of subject property and attach to application form as "Exhibit A". **Refer to the updated application.**

The following fees are outstanding (tentative) and will be invoiced by May 14.

 - Advertisement - \$1,500
 - Board Order Recording - \$100
 - Posting - \$100
 - Courier - \$70
 - Mail Label Fee (\$4 per mailing label) \$?

Total Outstanding Balance = \$?

NOTE: All fees MUST BE PAID by August 15 or the application will not move forward. **Payment will be submitted upon receipt of City invoice.**

Comments Issued: July 27, 2018

In addition to the fees and AFTER receiving approval/confirmation to proceed, the following shall be provided to the Department no later than August 3rd 12pm Final Paper submittal deadline:

 - 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.
 - Any additional information/documents provided
 - 14 collated sets including copies of all the above: application form, letter of intent, plans, and any additional information/documents provided (plans and survey should be 11x17).
 - 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.
 - 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).

A complete, final, submission package has been uploaded and provided to the City, adhering to all of the requirements set forth herein.

NOTE: Please make sure you identify the final submittal by the file number -when dropping it. **Refer to the Final Submission Plan Set**
- Transportation - LUB Review - Not Reviewed Josiel Ferrer Ph: [email: JosielFerrer@miamibeachfl.gov](mailto:JosielFerrer@miamibeachfl.gov)
- HPB Zoning Review - Fail Irina Villegas Ph: [email: ivillegas@miamibeachfl.gov](mailto:ivillegas@miamibeachfl.gov)

Comments: Comments on July 27.

 - Survey is incomplete on page 1. **Refer to the Final Submission Plan Set.**
 - A variance to not provide 5% of the additional landscape at the ground floor is required. Diagram provided needs to be revised. The grass-crete areas on driveways and fore court do not count as part of this requirement. **Variance requested. Refer to the LOI and page A-105 of the Final Submission Plan Set**
 - Provide a floor plan showing calculations for landscape area provided at the second floor. **Refer to page A-103 and A-104 of the Final Submission Plan Set.**
 - The maximum building height of 32'-0" at the front applies to the 25'-0" from the front setback of 10'-0". A waiver from the HPB is required. **Proposed plans comply with the Code requirements. Refer to pages A-101, A-105, and A-304 of the Final Submission Plan Set.**
 - Grading plan shall be provided. **Refer to page C-1 of the Final Submission Plan Set.**
 - Planters at the rear are not allowable projections in required yards. **Planters in the rear have been removed. Refer to pages A-302 through A-304 of the Final Submission Plan Set.**

7. Railing/Guard for the entrance stairs cannot exceed 7'-0" from grade elevation of 3.8' NGVD. **Variance requested. Refer to the LOI and page A-105 of the Final Submission Plan Set.**
8. The top of retaining walls/railings on the sides cannot exceed 7'-0" from grade elevation, 5'-0" from grade within the rear yard. **Variance requested. Refer to the LOI and page A-105 of the Final Submission Plan Set.**
9. The height of the garage shall be indicated on section drawing, page A-502. Minimum 12' to the bottom of the planters. **Refer to page A-502 of the Final Submission Plan Set.**

Comments issued on April 27

1. Survey is deficient. Provide an original, dated, signed and sealed survey (dated no more than 6 months old at the time of application) including lot area and grade.
2. The project exceeds the maximum FAR allowed. Balconies attached to columns count in the FAR. Portions of corridor covered areas at the 4th floor count in the FAR.
3. Indicate all setbacks on floor plans.
4. Building height is measured from 9.0' NGVD. The project exceeds the maximum height allowed.
5. Indicate width of main driveway at the center of parking spaces.
6. Both entry driveways shall be minimum 10'-0" in width clear from columns.
8. Parking shall be screened from view from the side properties. Provide a diagram and calculations showing compliance with the additional 5% of landscape in addition to the minimum setback area.
9. Provide cross section of the yards showing height of retaining walls or fences.
6. Provide a grading plan.
7. Substantiate that at least one of the stairs provided is not an emergency stair and comply with section 142-884(e) of the North Beach Overlay district.

4. Planning Landscape Review - Fail

Ricardo Guzman Ph: [email: RicardoGuzman@miamibeachfl.gov](mailto:RicardoGuzman@miamibeachfl.gov)

Comments: General Correction#2

- 1- Refer to CMB 126-6(a) for the minimum required size of shade trees in the street and lot. Trees as specified are undersized. **Tree information has been revised. Refer to page L1.0 of the Final Submission Plan Set.**
- 2- Required street trees were not accounted nor provided. Refer to CMB Chapter 126 for alternate options when planting in the ROW is not feasible. Required street trees may be provided in private property in addition to the minimum required number of 'lot trees'. **Refer to page L1.0 of the Final Submission Plan Set. (Six street trees proposed, whereas only 5 are required).**
- 3- Address CMB Large Shrub / Small Tree requirements. Include on Landscape Legend. **Refer to page L1.0 of the Final Submission Plan Set.**
- 4- Include the use of Silva Cells or approved equal for shade trees planted in areas with limited rooting space. A minimum 1,000 cuft of rooting volume is required per shade tree or 500 cuft per tree when trees are planted side by side or in close proximity. **Refer to pages L1.0 and L2.0 of the Final Submission Plan Set.**
- 5- A minimum 50% of the multilevel roof / terrace areas which are open to the sky should consist of a greenroof system. Please provide a shaded diagram highlighting areas being included in the greenroof calculation. Portions of the greenroof may be designed to have sufficient rooting volume and depth to sustain up to 25% of the required shade trees. **The Applicant will take this under advisement, as a green roof is not required under the Tatum Waterway Historic District regulations.**
- 6- Provide a property survey inclusive of any existing trees with a DBH of 3" or greater. **Refer to the Final Submission Plan Set, including tree survey.**
- 7- Provide a Tree Disposition Plan and include tree mitigation calculations based on CMB Code Chapter 46. **Refer to the Final Submission Plan Set, including tree disposition plan.**
- 8- Landscape Plan shall be prepared, signed and sealed by a Landscape Architect licensed in the State of Florida. **Refer to pages L1.0 and L2.0 of the Final Submission Plan Set.**
- 9- Landscape plan shall be updated with the latest revised architectural site plan and include plans per level. **Refer to pages L1.0 and L2.0 of the Final Submission Plan Set**
- 10- Landscape on architectural renderings should be consistent with the proposed landscape plans. **Refer to pages L1.0, A-013, and A-901 through 903 of the Final Submission Plan Set**

MIAMIBEACH

Ricardo Guzman, Senior Planner

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, FL 33139

Tel: 305-673-7000 x 6113 / Fax: 305-673-7559/ www.miamibeachfl.gov

5. HPB Plan Review - Fail

Deborah Tackett Ph: [email: DeborahTackett@miamibeachfl.gov](mailto:DeborahTackett@miamibeachfl.gov)

Comments: First submittal: July 16, 2018

Comments issued: July 27, 2018

Final submittal (CAP & Paper): August 3, 2018

Notice to proceed issued: August 13, 2018

Agenda finalized & all fees paid by: August 15, 2018

Tentative HPB meeting agenda date: October 9, 2018

SUBJECT: HPB18-0195, 7925 Crespi Boulevard

1. APPLICATION

- a. LOI is requesting a waiver for the 5% landscape requirement. Waiver cannot be requested as there are no waiver provisions identified in the Code for Section 142-884(d). A variance will be required in order not to provide this additional 5% landscape area. A variance has not been requested. **The LOI has been revised to include a variance for this request.**
- b. LOI references a structural conditions report prepared by Youssef Hachem. This report was NOT submitted with revised documents. Staff strongly recommends that the structural engineering report be supplemented to include more detailed information regarding the overall structural integrity of the building and include a feasibility study regarding the ability to elevate the current structure to the required Base Flood Elevation. The currently submitted report only provides detailed information regarding the existing floor framing system which was damaged and could be replaced. Additionally, it is likely that a new floor at the current elevation would be required to be a hydrostatic slab, engineering information as to whether or not the existing walls could sustain the pressure of the new slab would be helpful to determine in any of the building could be retained. **Refer to the Final Submission Package, including Mr. Hachem's report.**

c. A waiver will be required to be requested for Section 142-882(c)4. of the City Code; Elevator and stairwell bulkheads extending above the main roofline of a building shall be required to meet the line-of-sight requirements set forth in section 142-1161 herein and such line-of-sight requirement, unless waived by either the historic preservation board or design review board, as may be applicable. Provide a line of sight drawing for the elevation bulkhead and request waiver in LOI. **The LOI has been revised to include a variance for this request.**

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Provide a narrative response to all comments with the revised plans submittal. **Responses contained herein.**
- b. Zoning data table is not complete and contains information that is not accurate. **Refer to the revised Zoning Data Legend.**
- c. Location and areas for FPL transformer(s), required back-flow preventers have not been provide. Provide this information on site plan/floor plan including setbacks. Should be located within envelop of new building. **At this time, it is not anticipated that a new transformer will be required for the site. The existing pole has capacity for three available transformers, which should suffice for the proposed electrical output of this project. Please see backflow preventer on page A-101 of the Final Submission Plan Set.**
- d. Provide correspondence from the City's Fire Department confirming that the two open stair design may be approved. **The Applicant has verbally communicated with the City of Miami Beach Fire Department. Attached as Exhibit B, please find the email from Inspector Jorge Clavijo.**
- e. Section 142-884(g); Landscaping within view corridors, with the exception of canopy trees, shall be maintained at a height not to exceed three (3) feet from sidewalk elevation. Proposed landscape plan includes landscape material within the view corridors which exceeds 3' in height from the sidewalk. Any landscape material in these areas shall be limited to canopy trees and sod, or a variance will be required. **Refer to page L1.0 of the Final Submission Plan Set.**
- f. Section 142-884(h); In all instances where the existing elevation of a site is modified, a site shall be designed with adequate infrastructure to retain all stormwater on site in accordance with all applicable state and local regulations. Provide note on plans that the project will comply with this Code provision. **Refer to page C-101 of the Final Submission Plan Set.**
- g. Provide additional architectural details for all railing systems. The majority of the railings will require guardrails. Guardrails are not shown for ramping systems. The proposed retaining walls (north and south property lines) will require a guardrail to the introduced on top, not shown. **Refer to page A-601 of the Final Submission Plan Set.**
- h. Provide additional architectural details for planter features, elevator screening element and garage gates. **Refer to page A-601 of the Final Submission Plan Set.**
- i. Renderings are required to include context, current renderings do not show surroundings. **Refer to the revised renderings, pages A-013 and A-901 through A-902 of the Final Submission Plan Set.**
- j. Renderings should be taken from human eye level; currently submitted birds eye renderings to not provide an accurate depiction of project as it will be viewed. **Refer to the revised renderings, page A-903 of the Final Submission Plan Set.**
- k. Provide all height dimensions for retaining walls and show details and height for the grading of the property. Section 142-884(f); for raised yards requiring a retaining wall, the exterior of such wall, on all sides shall be designed and finished in a manner that result in a high quality appearance when seen from adjoining properties. Sufficient information has NOT been provided in order for staff to evaluate if the section of the Code has been satisfied in the current design. **Refer to pages A-401 through A-404 of the Final Submission Plan Set.**
- l. Any railing required to be placed on top of retaining wall will be subject to regulations within allowable yard encroachments; the addition of a railing may require a variance, but we will need to see details and heights on plan drawings prior to determining. **Variance has been requested. Refer to the revised LOI and page A-105 of the Final Submission Plan Set.**
- m. Sheet A-401, shows two pedestrian gates along at the side entrances to the property. These gates are not shown on any other sheet; please clarify and if the gates are proposed, provide additional details including setbacks and height measured from grade. **The greyed-out images on the plans are not gates, rather they are the walkways to the rear. The plans have been revised to provide clearer images. Refer to page A-401 of the Final Submission Plan Set.**

3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

- a. Staff strongly recommends that a separate section drawing be provided showing the entire existing street and building section including height dimensions for crown of road, including sidewalk through existing private property and existing structure to existing sea wall, with dashed in lines showing future crown of road, future edge of pavement/sidewalk, required BFE, and future required sea wall heights. **Refer to page A-007 of the Final Submission Plan Set.**
- b. Staff recommends the elevated yard and required retaining wall be further developed in order to be more compatible with the surrounding neighborhood. **The Applicant will take this into consideration.**
- c. Design for the balcony railings should be further developed. **Refer to page A-601 of the Final Submission Plan Set.**
- d. Design for the decorative screen along the elevator should be further developed. **Refer to page A-601 of the Final Submission Plan Set.**
- e. Explore ways in which the overall height and perceived massing can be reduced. This could include lowering the ceiling above the car park area in order to reduce the overall building height. The height as currently proposed appears inconsistent with the scale of the neighborhood. **The Applicant will further evaluate and take staff's comment into consideration.**
- f. Staff would recommend that the height of the garage gates/doors along Crespi Boulevard be reduced in order to be more compatible with the street level scale. **Refer to page A-601 of the Final Submission Plan Set.**

File Naming

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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
HRRHistoric Resources Report
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.

The Applicant has submitted the Final Submission Package according to the regulations identified above.

The comments contained on the following pages, are for prior submissions and inapplicable to the Final HPB Submission of August 3, 2018.

First submittal: April 16, 2018

Comments issued: April 27, 2018

Due to the number of deficiencies noted below and the lack of detail provided, this application cannot be placed on the July 10, 2018 HPB agenda. The first submittal deadline for the September 17, 2018 meeting is June 18, 2018.

SUBJECT: HPB18-0195, 7925 Crespi Boulevard

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Provide an Historic Resources Report
- b. Provide current color photographs of existing buildings/property; no photos or any documentation other than structural report has been submitted
- c. Provide demolition plans and elevations, drawings of existing structure were not submitted
- d. Provide responses to the sea level rise and resiliency review criteria in the Letter of Intent
- e. Provide evaluation study for raising the existing buildings (Sea level rise and resiliency review criteria 8) Structural report did not address this, the report focus almost entirely on the damage to floor joists
- f. Provide context elevation drawings
- g. Provide more realistic 3-dimensional perspective drawings in context (one from the street perspective and one from the waterway perspective)
- h. All dimensions must be legible
- i. The zoning legend does not reference the existing buildings in all of the fields (states existing building height at 6') Other inaccuracies and missing information in Zoning legend
- j. Provide a unit size breakdown for the residential units
- k. Show the FPL vault/transformer and backflow preventer in the site plan, not permitted in required yards.
- l. Dimension parking space length and drive aisle width.
- m. Provide a letter from the Fire Department stating that the proposed two unenclosed stairs satisfy egress requirements.
- n. Provide area for new gross square footage including parking, pool deck, balconies, etc.
- o. Provide section drawings for property; showing existing elevations of finish floor, crown of road, edge of sidewalk, sea wall, etc, and for proposed conditions including FEMA required finish floor, future crown of road, future edge of sidewalk, sea wall
- p. Provide a narrative response to all comments.
- q. NOTE: Additional comments may be issued at a time when all required plans/ documentation is submitted and can be fully reviewed and evaluated by Planning staff.

2. ZONING COMMENTS

- a. Height is measured from 9' NGVD in this instance at that is the lowest level with habitable units.
- b. Only cantilevered balconies are exempt from FAR, some of the balconies are attached to the columns.
- c. CMB 142-882(c)(4), Elevator and stairwell bulkheads extending above the main roofline of a building shall be required to meet the line-of-sight requirements set forth in section 142-1161 herein and such line-of-sight requirement, unless waived by either the historic preservation board or design review board, as may be applicable. Provide a line of sight drawing for the elevation bulkhead and request waiver in LOI.
- d. CMB 142-884 (d), new construction shall be designed to incorporate naturally landscaped areas at the ground level, in addition to the minimum setback requirements, which is equal to or greater than five (5) percent of the total lot area. Show compliance.
- e. The requested variance is not a variance, it is a waiver. Please revise LOI.

3. DESIGN/APPROPRIATENESS COMMENTS

- a. Staff strongly recommends including design inspiration images and diagrams of how the proposed contemporary design has been informed by its surrounding, existing contributing buildings and the Post War modern style of architecture.
- b. Staff recommends that the lobby be redesigned to create a better transition from the street.
- c. Staff recommends that the pedestrian ramp be internalized or partially internalized within the lobby.
- d. Staff recommends exploring internalizing the stairs and shifting the elevator/trash chute core to one side and enclosing the lobby.
- e. Staff cannot fully evaluate the project until the abovementioned deficiencies has been submitted.

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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
 HRR Historic Resources Report
 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.

Submittal Intake

Version: 1

Date Received: 04/17/2018

Date Completed: 04/30/2018

6. Transportation - LUB Review - Not Reviewed

Josiel Ferrer Ph: [email: JosielFerrer@miamibeachfl.gov](mailto:JosielFerrer@miamibeachfl.gov)

7. HPB Zoning Review - Fail

Irina Villegas Ph: [email: ivillegas@miamibeachfl.gov](mailto:ivillegas@miamibeachfl.gov)

Comments: Comments issued on April 27

1. Survey is deficient. Provide an original, dated, signed and sealed survey (dated no more than 6 months old at the time of application) including lot area and grade.
2. The project exceeds the maximum FAR allowed. Balconies attached to columns count in the FAR. Portions of corridor covered areas at the 4th floor count in the FAR.
3. Indicate all setbacks on floor plans.
4. Building height is measured from 9.0' NGVD. The project exceeds the maximum height allowed.
5. Indicate width of main driveway at the center of parking spaces.
6. Both entry driveways shall be minimum 10'-0" in width clear from columns.
7. Parking shall be screened from view from the side properties.
8. Provide a diagram and calculations showing compliance with the additional 5% of landscape in addition to the minimum setback area.
9. Provide cross section of the yards showing height of retaining walls or fences.
8. Provide a grading plan.
10. Substantiate that at least one of the stairs provided is not an emergency stair and comply with section 142-884(e) of the North Beach Overlay district.

8. HPB Admin Review - Fail

Victor Nunez Ph: [email: VictorNunez@miamibeachfl.gov](mailto:VictorNunez@miamibeachfl.gov)

Comments: Comments Issued: April 27, 2018

Page 7 of the application form must have address of the owner.
 Must provide full legal description of subject property and attach to application form as "Exhibit A"
 The following fees are outstanding (tentative) and will be invoiced by May 14.

1. Advertisement - \$1,500
2. Board Order Recording - \$100
3. Posting - \$100
4. Courier - \$70
5. Mail Label Fee (\$4 per mailing label) \$ 436

Total Outstanding Balance = \$ 2,206

NOTE: All fees MUST BE PAID by May 16 or the application will not move forward.

Comments Issued: April 27, 2018

In addition to the fees and AFTER receiving approval/confirmation to proceed, the following shall be provided to the Department no later than May 4th Final Paper submittal deadline:

- 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.
 - Any additional information/documents provided
 - 14 collated sets including copies of all the above: application form, letter of intent, plans, and any additional information/documents provided (plans and survey should be 11x17).
 - 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.
 - 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 -when dropping it.

9. HPB Plan Review - Fail

James Seiberling Ph: [email: JamesSeiberling@miamibeachfl.gov](mailto:JamesSeiberling@miamibeachfl.gov)

Comments: First submittal: April 16, 2018

Comments issued: April 27, 2018

Due to the number of deficiencies noted below and the lack of detail provided, this application cannot be placed on the July 10, 2018 HPB agenda. The first submittal deadline for the September 17, 2018 meeting is June 18, 2018.

SUBJECT: HPB18-0195, 7925 Crespi Boulevard

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Provide an Historic Resources Report
- b. Provide current color photographs of existing buildings/property; no photos or any documentation other than structural report has been submitted
- c. Provide demolition plans and elevations, drawings of existing structure were not submitted

- d. Provide responses to the sea level rise and resiliency review criteria in the Letter of Intent
- e. Provide evaluation study for raising the existing buildings (Sea level rise and resiliency review criteria 8) Structural report did not address this, the report focus almost entirely on the damage to floor joists
- f. Provide context elevation drawings
- g. Provide more realistic 3-dimensional perspective drawings in context (one from the street perspective and one from the waterway perspective)
- h. All dimensions must be legible
- i. The zoning legend does not reference the existing buildings in all of the fields (states existing building height at 6') Other inaccuracies and missing information in Zoning legend
- j. Provide a unit size breakdown for the residential units
- k. Show the FPL vault/transformer and backflow preventer in the site plan, not permitted in required yards.
- l. Dimension parking space length and drive aisle width.
- m. Provide a letter from the Fire Department stating that the proposed two unenclosed stairs satisfy egress requirements.
- n. Provide area for new gross square footage including parking, pool deck, balconies, etc.
- o. Provide section drawings for property; showing existing elevations of finish floor, crown of road, edge of sidewalk, sea wall, etc, and for proposed conditions including FEMA required finish floor, future crown of road, future edge of sidewalk, sea wall
- p. Provide a narrative response to all comments.
- q. NOTE: Additional comments may be issued at a time when all required plans/ documentation is submitted and can be fully reviewed and evaluated by Planning staff.

2. ZONING COMMENTS

- a. Height is measured from 9' NGVD in this instance at that is the lowest level with habitable units.
- b. Only cantilevered balconies are exempt from FAR, some of the balconies are attached to the columns.
- c. CMB 142-882(c)(4), Elevator and stairwell bulkheads extending above the main roofline of a building shall be required to meet the line-of-sight requirements set forth in section 142-1161 herein and such line-of-sight requirement, unless waived by either the historic preservation board or design review board, as may be applicable. Provide a line of sight drawing for the elevation bulkhead and request waiver in LOI.
- d. CMB 142-884 (d), new construction shall be designed to incorporate naturally landscaped areas at the ground level, in addition to the minimum setback requirements, which is equal to or greater than five (5) percent of the total lot area. Show compliance.
- e. The requested variance is not a variance, it is a waiver. Please revise LOI.

3. DESIGN/APPROPRIATENESS COMMENTS

- a. Staff strongly recommends including design inspiration images and diagrams of how the proposed contemporary design has been informed by its surrounding, existing contributing buildings and the Post War modern style of architecture.
- b. Staff recommends that the lobby be redesigned to create a better transition from the street.
- c. Staff recommends that the pedestrian ramp be internalized or partially internalized within the lobby.
- d. Staff recommends exploring internalizing the stairs and shifting the elevator/trash chute core to one side and enclosing the lobby.
- e. Staff cannot fully evaluate the project until the abovementioned deficiencies has been submitted.

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.

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 Traffic Traffic Study
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10. Planning Landscape Review - Fail

Ricardo Guzman Ph: [email: RicardoGuzman@miamibeachfl.gov](mailto:RicardoGuzman@miamibeachfl.gov)

Comments:

General Landscape Correction: Review #1

Landscape plans are insufficient and applicant has not submitted the required information required on the checklist. Further comments to be issued once required documentation plans have been provided.

Comments: General Correction

Landscape plans are insufficient and applicant has not submitted the required information required on the checklist. Further comments to be issued once required documentation plans have been provided.

Betty Llerena

From: Eduardo Pardo-Fernandez <eduardo@cds-ap.com>
Sent: Thursday, August 2, 2018 8:49 AM
To: JorgeClavijo@miamibeachfl.gov; jclavijo@miamibeachfl.gov
Cc: Monika Entin; PIERRE ELMALEH
Subject: Re: Request

Hi Chief,

Do you think you might have a chance to get back to me on this today? We are due to submit tomorrow, so I would really appreciate it.

Thanks in advance,

Eduardo

Sent from my iPhone

> On Jul 27, 2018, at 7:20 PM, eduardo@cds-ap.com wrote:

>

> Hi Chief,

>

> As you might remember, we met back in early April to go over the North Beach Yard and a couple other projects of ours, with regards to life safety and fire separation issues. Among those was the new proposed multifamily building at 7925-7935 Crespi Boulevard, which the Owner has named "NoBe Island". I took some brief notes, or minutes of our meeting, which you may find attached, together with the most recent floor plans and some perspective images of the design, as proposed. At the time you had no objection to the proposed configuration we have for means of egress, using exterior stairways.

>

> Today we received the comments issued by Planning and Zoning staff, to our preliminary design. As part of the information to be provided, they are requesting that the Fire Department provide some written confirmation that indeed you have no objection to our using exterior stairways, as part of the means of egress for the proposed parti. Specifically, they are asking us to:

>

> 2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

>

> d. Provide correspondence from the City's Fire Department confirming that the two open stair design may be approved.

>

> I will appreciate your sending us an e-mail in which you state your preliminary approval to this proposed layout, as far as the two open stairways being part of the means of egress are concerned. We need to provide the complete documentation for the final submittal by the end of next week, so we will be thankful for your prompt attention to this matter. Please, feel free to reach back if you have any question.

>

> Thanks in advance,

>

>

> Eduardo Pardo-Fernandez AIA NCARB CNU-A CDS | Architecture and

> Planning

> 2103 Coral Way, Suite 722, Miami FL 33145 | 305.300.7438
> eduardo@cds-ap.com <18002-02-A-301_50.pdf> <18002-02-A-302_50.pdf>
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> <18002-02-A-IMG-ILLU001_80.jpg> <18002-02-A-MIN001_00.pdf>

EXHIBIT B

From: "Clavijo, Jorge" <JorgeClavijo@miamibeachfl.gov>

Date: August 3, 2018 at 10:49:13 AM EDT

To: Eduardo Pardo-Fernandez <eduardo@cds-ap.com>

Subject: Re: Request

Eduardo,

I apologize for the delayed response. I was under the impression this had been resolved.

The exterior stairways are permitted, as long as they meet all of the requirements for exterior stairs, as defined by NFPA 101 - Chapter 7.

(specifically - 2 hour fire separation from the remainder of the building)

Please pass this along to the Zoning reviewer as my preliminary approval.

I can be reached at (786) 229-7636. If you need anything further.

Sent from my iPhone

On Aug 2, 2018, at 8:48 AM, Eduardo Pardo-Fernandez <eduardo@cds-ap.com> wrote:

Hi Chief,

Do you think you might have a chance to get back to me on this today? We are due to submit tomorrow, so I would really appreciate it.

Thanks in advance,

Eduardo

Sent from my iPhone

On Jul 27, 2018, at 7:20 PM, eduardo@cds-ap.com wrote:

Hi Chief,

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Thanks in advance,

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CDS | Architecture and Planning
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