

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 DRB 18-0323			
<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 checked="" type="radio"/> Design Review Board <input checked="" type="checkbox"/> Design review approval <input checked="" 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 type="radio"/> Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 4354 Alton Road - South			
FOLIO NUMBER(S) 02-3222-011-1430			
Property Owner Information			
PROPERTY OWNER NAME 4354 Alton Homes, LLC			
ADDRESS 418 Meridian Avenue	CITY Miami Beach	STATE FL	ZIPCODE 33139
BUSINESS PHONE (786) 543-2356	CELL PHONE	EMAIL ADDRESS dc@urbanica.us	
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 New 2-story single-family on south lot of vacant lot in association with lot split application PB18-0215. Variances for interior side yard and sum of side yards and one or more waivers. See letter of intent for more details.			

Project Information			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
Party responsible for project design			
NAME Jennifer McConney-Gayoso		<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 7580 NE 4th Court, Studio 100		CITY Miami	STATE FL
		ZIPCODE 33138	
BUSINESS PHONE (305) 606-4105	CELL PHONE	EMAIL ADDRESS jennifer@mccg-architecture.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael W. Larkin, Esq., Bercow Radell Fernandez & Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd, Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Matthew Amster, Esq., Bercow Radell Fernandez & Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd, Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mamster@brzoninglaw.com	
NAME Emily Balter, Esq., Bercow Radell Fernandez & Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd, Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com	

Please note the following information:

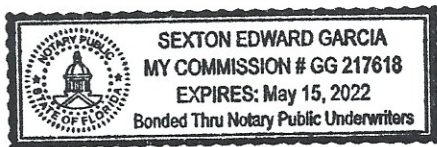
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the 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

Roberto Diego Colmenero, Manager of 4354 Alton
Homes, LLC

PRINT NAME

8/16/18

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

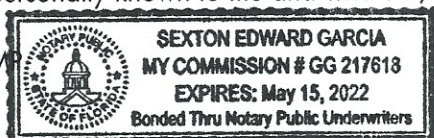
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami Dade

I, Roberto Diego Colmenero, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of 4354 Alton Homes, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 16 day of August, 2018. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

**NOTARY PUBLIC**My Commission Expires: 5/15/22**PRINT NAME**

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami DadeI, Roberto Diego Colmenero, Manager of 4354 Alton Homes, LLC

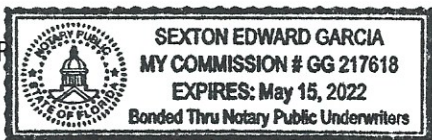
, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael Larkin, Matthew Amster & Emily Balter to be my representative before the Design Review Board. (3) I also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

Roberto Diego Colmenero, Manager of 4354 Alton Homes, LLC

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

Sworn to and subscribed before me this 16 day of August, 2018. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 5/15/22**NOTARY PUBLIC**Sexton Garcia**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.

4354 Alton Homes, LLC
NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Roberto D. Colmenero, 1617 S. Bayshore Drive, Miami, FL	50%
Carlos Porchetto, 4354 Alton Road, Miami Beach, FL	50%

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
Michael W. Larkin, Esq., Bercow Rade	200 S. Biscayne Blvd, Suite 850	(305) 374-5300
Matthew Amster, Esq. & Emily Balter, Esq.	200 S. Biscayne Blvd, Suite 850	(305) 374-5300
Jennifer McConney-Gayoso	7580 NE 4th Court, Studio 100	(305) 606-4105

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

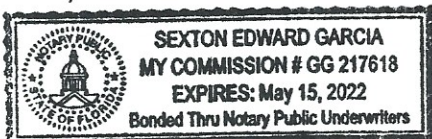
I, Roberto Diego Colmenero, Manager of 4354 Alton Homes, LLC, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.



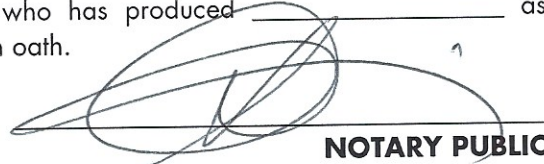
SIGNATURE

Sworn to and subscribed before me this 16 day of August, 20 18. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: 5/15/22



NOTARY PUBLIC

SEXTON GARCIA

PRINT NAME

Exhibit A
Legal Description

LEGAL DESCRIPTION:

Lot 20, Block 6, of "PLAT OF NAUTILUS SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 8, Page 95, of the Public Records of Miami-Dade County, Florida.

Containing 6,500 sq. ft. and/or 0.15 acres, more or less, by calculations.

Folio No.: 02-3222-011-1430

Property Address: 4354 ALTON ROAD Miami Beach, FL 33140-2800



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6236
E-Mail: MAmster@brzoninglaw.com

VIA ELECTRONIC SUBMITTAL AND HAND DELIVERY

August 20, 2018

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

Re: DRB18-0323 – Design Review, Waiver and Variance Requests for the South Lot
Located at 4354 Alton Road, Miami Beach, Florida

Dear James:

This law firm represents 4354 Alton Homes, LLC, (the “Applicant”), the owner of the above-referenced property (the “Property”). The Property is the subject of Planning Board application number PB18-0215 to split the Property into two lots – the “North Lot” and the “South Lot.” The lot split request will be heard by the Planning Board on September 25, 2018. Please allow this letter to serve as the required letter of intent in connection with a request to the Design Review Board (“DRB”) for design review, waiver and variances for a new single-family home on the Property.

The Property. The 6,500 square foot Property is a slightly pie-shaped lot with non-parallel property lines. It is currently a vacant lot fronting the high traffic volume, Alton Road. The Property is generally located just north of Mount Sinai Medical Center and west of Alton Road and within the RS-4, Single Family Residential Zoning District. The Property is identified by Miami-Dade County Folio No. 02-3222-011-1430.

Description of Proposed Development. The Applicant proposes to construct a modified Tropical Modern, two-story home. The first and second floor will feature different variations of a wood slat screens and wood siding, as well as a wrap-around first and second floor eyebrows that will pay homage to traditional Art Deco form. The home is centrally located between the non-parallel lot lines, and a pool and pool deck area will be located in the rear yard. The parking area for the residents is located in the front yard, parallel to Alton Road as preferred by the Code. The frontage will also feature

landscaping that complements the Tropical Modern design, with lush shrubbery and palm trees.

The proposed new home complies with the City of Miami Beach Code (the "Code") requirements for unit size, lot coverage and height. The size of the proposed home is approximately 3,249 square feet (50% of the lot size). The lot coverage is approximately 25%, which is significantly below the 30% permitted. Lastly, the height of the home is 24', which is within the maximum 24' height for a flat roof. In order to provide a modestly sized home on this particular Property requires certain minimal waiver and variance requests.

Waiver Request. The Applicant respectfully requests DRB approval of the following waiver:

1. Code Section 142-105(b)(4)(c), to permit 100.8% second floor volume where 70% maximum is permissible; and

The limitation on the second floor area volume is to reduce the scale and massing of the second-story portion of single family homes. The Applicant has effectively satisfied this limitation with the proposed design. The modestly-sized home complies with the lot coverage and unit size for this particular zoning district. Additionally, the first story is setback an additional 2'-11" from the front property line. The additional liberal front setback provided substantially reduces the scale and massing of the home, and permits a balcony area for additional enjoyment of the Property on the second story. The proposed second floor is centrally positioned on the lot and includes three balcony areas, one in the front and two in the rear. The numerous architectural articulations offered, including the variations in wood shutters and textured wood siding on the first- and second-story portions, reduce the impact of the size of the second story portion. In addition, landscaping will beautify and screen the home from the neighbors. Therefore, the intent of the Code will be accomplished in the proposed design.

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

1. A variance of Code Section 142-106(2)c., to permit the south interior side setback to be 7'-7" when 10' is required ("Variance 1");

2. A variance of Code Section 142-106(2)c., to permit the north interior side setback to be 7'-6" when 10' is required ("Variance 2");
3. A variance of Code Section 142-106(2)a., to permit the sum of the side yards to be approximately 15'-1" when the sum must be at least 25% of the lot width or 20' minimum ("Variance 3");

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

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

In order to conform to the original platted lot lines, the result is a narrow, slightly pie-shaped lot. The irregularly-shaped lot, combined with non-parallel side property lines, create a challenge in laying out the home evenly in the center of the Property. Further, the platted lot has a 60' lot frontage, which would otherwise allow 7.5' side setbacks. However, when taken at the 20' front setback, the lot width increases minimally to 63', which mandates 10' side setbacks that would be reasonable for lots much closer to 100' in width. Essentially, a 3' larger lot width at the 20' setback line requires 5' additional setback. This is a special condition that is peculiar to this lot. The slight encroachment into the north side setback does occur for the entire Property length, in fact a due to the pie-shape of the lot, a portion of the side setback exceeds the required minimum side setback by 1'-4". The minor encroachment into the south side setback does not result in a larger home, as mentioned, the home complies with the required lot coverage and unit size. Additionally, the portion of the home located within the south side setback occurs for less than 40% of the lot length, and is centrally located on lot with liberal front and rear setbacks. With regards to Variance 3, the Property width at the 20' setback is 63', which is only slightly above the threshold for the larger side setbacks. If the lot were 100' wide, the additional setbacks would not be as cumbersome as with this narrow lot. The design provides over 15' side setbacks, which is the required amount for 60' wide lots. Therefore, due to the irregular shape of the lot and narrow frontage, the modestly-sized home slightly encroaches into the side setbacks.

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

The Applicant is returning the Property to its original size as platted decades ago. The pie-shaped lot with a 60' lot frontage at Alton Road but 63' at the front setback line is an existing condition that does not result from the action of the Applicant. The neighborhood is comprised of a variety sized homes and lots. Specifically, the block South of West 44 Street and between North Bay Road and Alton Road is a large curved block. The irregular shaped block created the irregularity of this particular mid-block Property when the area was originally platted. The conditions are therefore not the result of the Applicant.

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

The Code allows other similarly situated property owners to seek similar variances to accommodate development and allow for the construction of certain features, especially on irregular lots that comply with the original platted condition. Due to the shape of the lot, at the 20' setback the lot is only slightly above the threshold for the larger setback requirements. If this lot were treated as a 60' wide lot, the setbacks on both sides would comply and eliminate the need for any variance requests. The homes and lots in this area of the City vary greatly. The home is centrally located on the pie-shaped lot and complies with the purpose and intent of the Code, as well as conforms to the variety of lots and homes in the neighborhood. Therefore, granting of this slight encroachment into an interior side setbacks 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. The variances are requested in order to effectuate the development of the proposed structure within the non-parallel property lines, while still maintaining the intent of the Code because overall the new home and landscaping minimizes the scale and massing from impacting the abutting neighbors. Additionally, a literal interpretation of the provisions of these land development regulations would force the Applicant to build a much smaller structure than what is allowed by the pertinent regulations. As proposed, the home complies with lot coverage and unit size, as well as provides liberal front and rear setbacks. As a result, the

Code would deprive the Applicant of the right to build what is enjoyed by other property owners.

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

The house is centrally positioned on the Property and the smaller width of the front and non-parallel side property lines forces a slight reduction of the interior side setbacks. At the 20' setback the home is only slightly above 60', which requires the more extensive side setbacks, but ones that are out of proportion with this minimal exceedance. On the north side setback the encroachment only occurs at the front more narrow portion of the Property, and on the south side setback the minimal encroachment of the home occurs for less than 40% of the lot length. The slivers of the home encroaching into the setbacks are the minimum necessary to make reasonable use of the land.

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

The residence will be in harmony with the variety of surrounding properties, and aims to further the intent and purpose of the land development regulations. The home will not be injurious to the area as it is a modestly-sized home and will provide lush landscaping.

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

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

Practical Difficulty. The irregular-shaped mid-block lot with non-parallel side property lines represents practical difficulties inhibiting the Applicant from meeting all Code requirements. The non-parallel side property lines, as platted, create a challenge in evenly laying out the home on the Property. The slight encroachments do not increase the scale of the home, and are necessary to effectuate the proposed design. The

Applicant's proposal satisfies the intent and purposes of the Code to provide a modestly-sized home centrally located on the lot.

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 home will provide be hurricane-impact windows.

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

Operable windows will be provided.

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

The Applicant's proposed lush landscape plan, with trees and shrubs, is resilient as it will serve to be comprised of native and Florida-friendly plants that are appropriate for the area.

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

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

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

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

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

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

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

Not applicable as the Property is vacant and the Applicant proposes a new home at BFE +1'.

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

No habitable space is located below BFE.

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

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

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

Sincerely,



Matthew Amster

cc: Michael W. Larkin, Esq.
Emily K. Balter, Esq.

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

Property address: 4354 Alton Road South Board: DRB Date: 7/18/18

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: FSL

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

Property address: 4354 Alton Road South

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	✓
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	✓
m	Demolition Plans (Floor Plans & Elevations with dimensions)	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks. Include entry portion of lounge, to show need for canopy	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	✓
p	Proposed Section Drawings	✓
q	Color Renderings (elevations and three dimensional perspective drawings).	✓
10	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 ***Division of land should not include any variance provision	✓
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.	

***Division of land should not include any variance provision

Indicate N/A If Not Applicable

Initials: 

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

Property address: 4354 Alton Road South

29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	✓
j	Preliminary on-street loading plan	✓
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	✓
a	Section 118-353 (d) of the City Code for each Variance.	✓
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

Indicate N/A If Not Applicable

Initials: PL

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

Property Address: 4354 Alton Road South

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

7/18/18

Date

Indicate N/A If Not Applicable

Initials: 

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

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

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.
- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.
- (10) Where feasible and appropriate, water retention systems shall be provided.

MIAMI BEACH

PLANNING DEPARTMENT

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

DESIGN REVIEW BOARD CAP SUBMITTAL FILE NAMING

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

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

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

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

2018 SCHEDULE OF LAND USE BOARD MEETINGS

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

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

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



Date: September 4th, 2018

To: **MIAMI BEACH PLANNING DEPARTMENT**

Project: **DRB18-0323 / 4354 Alton Road_SOUTH**

Responses to Staff First Submittal Review Comments issued on 08/31/18

DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a) Comment: Applicant is encouraged to provide rendered images of proposal to abutting properties.

Response:

b) Comment: Survey missing CMB Grade to be taken at cl of sidewalk along midpoint of front property.

Response: Revised grades at the center of the properties were added. Both properties are 3.9' ngvd

c) Comment: Et al pages: Add red dashed setback lines to all plans, elevations and sections.

Response: red lines showing required and provided setbacks were provided

d) Comment: Include survey of entire parcel before lot split.

Response: Survey of entire parcel before lot split is included in package.

e) Comment: A0.09 Separate LOT COVERAGE and put OPEN SPACE diagrams on separate page. Enlarge for legibility. Ensure font size is legible.

Response: Provided on sheets A0.09 – A0.12

f) Comment: A0.09 Separate UNIT SIZE diagrams on separate page. Enlarge for legibility. Ensure font size is legible.

Response: Provided on sheet A0.09

g) Comment: Lot Coverage to include portion of ground floor terrace at front that is covered by enclosed floor below.

Response: Provided

h) Comment: A2.01 Add red dashed setback line to all plans.

Response: Completed on all plans

i) Comment: A2.03 A/C equipment must be screened.

Response: AC was removed from the roof and brought down to grade

j) Comment: A2.04- A2.05 All Elevations: enlarge to one per page. Include a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks on BOTH sides of elevation (in NGVD: CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements;

include projection distances into required yards. Increase size of measurements. Ensure font size is legible. Maximum encroachment for eyebrow overhang is 1'-0".

Response: Completed on the A3.00 sheets

k) Comment: Missing elevation of two lot split homes adjacent to one another.

Response: Provided on sheet A3.05

l) Comment: Add grade calculations sheet when revised survey is completed.

Response: Provided on all elevations section marks

m) Comment: MISSING YARD SECTION DIAGRAMS: Enlarged Sections of all required yard setbacks that show all proposed elements, encroachments, projections, slabs and elevations of equipment in required yards to demonstrate compliance with 142-1132; include in yard diagrams/sections property lines, setback lines,, and setbacks and height of all elements within, measure from standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade).

Response: provided on sheets A4.00 – A4.01

n) Comment: Missing waiver diagram.

Response: Provided on sheet A0.09a

o) Comment: Missing variance diagram.

Response: Provided on sheet A0.09a

p) Comment: Missing contour plan.

Response: Provided on the site plan/ground floor A2.01

q) Comment: Add "FINAL SUBMITTAL: NOV DRB" to front cover title for heightened clarity of reference for next deadline.

Response: Provided on cover sheet

r) Comment: Add narrative response sheet.

Response: Provided

ZONING VARIANCE COMMENTS

a) Comment: V#1 Side (south) setback Proposed 7'-7" Required 10'

Response: Confirmed

b) Comment: V#2 Side (north) setback Proposed 7'-6" Required 10'

Response: Confirmed

c) Comment: V#3 Sum side setback Proposed 15'-1" Required 20'

Response: Confirmed

DESIGN APPROPRIATENESS COMMENTS

a) Comment: W#1 70%

Response:

b) Comment: Maximum encroachment for eyebrow overhang is 1'-10"

Response: Confirmed

c) Comment: Confirm if location of driveway is acceptable to Public Works and FDOT

Response: Yes, we met with Public works and they are find with the southern house curb cut. DOT is required to allow access to each lot along Alton Road, the proposed curb cut is in the location of the previous curb cut and we are following the rules of index 515 provided by FDOT.

d) Comment: Rear deck does not comply with rear setback requirement of 6'

Response: Modified to 6' min.

e) Comment: Rear deck does not comply with side (south) setback requirement of 7'-6"

Response: Modified to 7'-6"

f) Comment: Detail height of wall/fence along front of property

Response: see all side yard sections on sheets A4.00

g) Comment: Ground floor windows on front elevation rendering, and on cover sheet, specifically towards north, aren't coordinated with plans – different placement

Response: The elevations were modified to reflect the plan

DESIGN REVIEW BOARD COMMENT RESPONSES

Project	4354 Alton Road South	Job No.	
Municipality.	City of Miami Beach	Date	06 Sept., 2018
Process No	DRB18-0323	Review:	Aug., 2018

Response #1: DRB Review

Discipline	Comment	Response
Landscape Rev: R. Guzman	1. As per CMB 126-6(A)1, maximum average spacing for street trees is 20' o.c. Street trees not provided in the public ROW, shall be provided in private property as permitted by code. 2	Please refer to revised planting plan L401, additional street trees have been provided.
Landscape	2. Provide minimum required number of 6 'lot trees' as required by code. Palms trees may not be included to satisfy minimum required number of trees.	Please refer to revised planting plan L401, additional site trees have been provided. Also, additional information has been added to the Plant Schedule on L400 to identify canopy allocations as mitigation, street and site use.
Landscape	3. Coordinate landscape plans with the latest revised architectural site plan. Ensure compliance with minimum landscape area requirements within the rear required yard. Provide a shade diagram with calculation. BBQ is not an allowable encroachment within the required yard side yard facing the street	Plans are coordinated. Please refer to A0.11 for yard and open space diagrams. No permanent BBQ is proposed.
Landscape	4. Provide height and spread specification for trees and shrubs. Identify plant species being included to satisfy minimum code requirements related to small tree / large shrubs	Plant schedule has been updated to include spread. Plant schedule includes a small tree/ large shrub category.



RDR Miami | Rio Development Resources

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

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

July 6, 2018

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

Re: Property Owners List within 375 feet of:

SUBJECT: 4354 Alton Road, Miami Beach, FL 33140

FOLIO NUMBER: 02-3222-011-1430

LEGAL DESCRIPTION: 22-27 53 42 NAUTILUS SUB PB 8-95 LOTS 20 & 21 BLK 6

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **51, including 0 international**

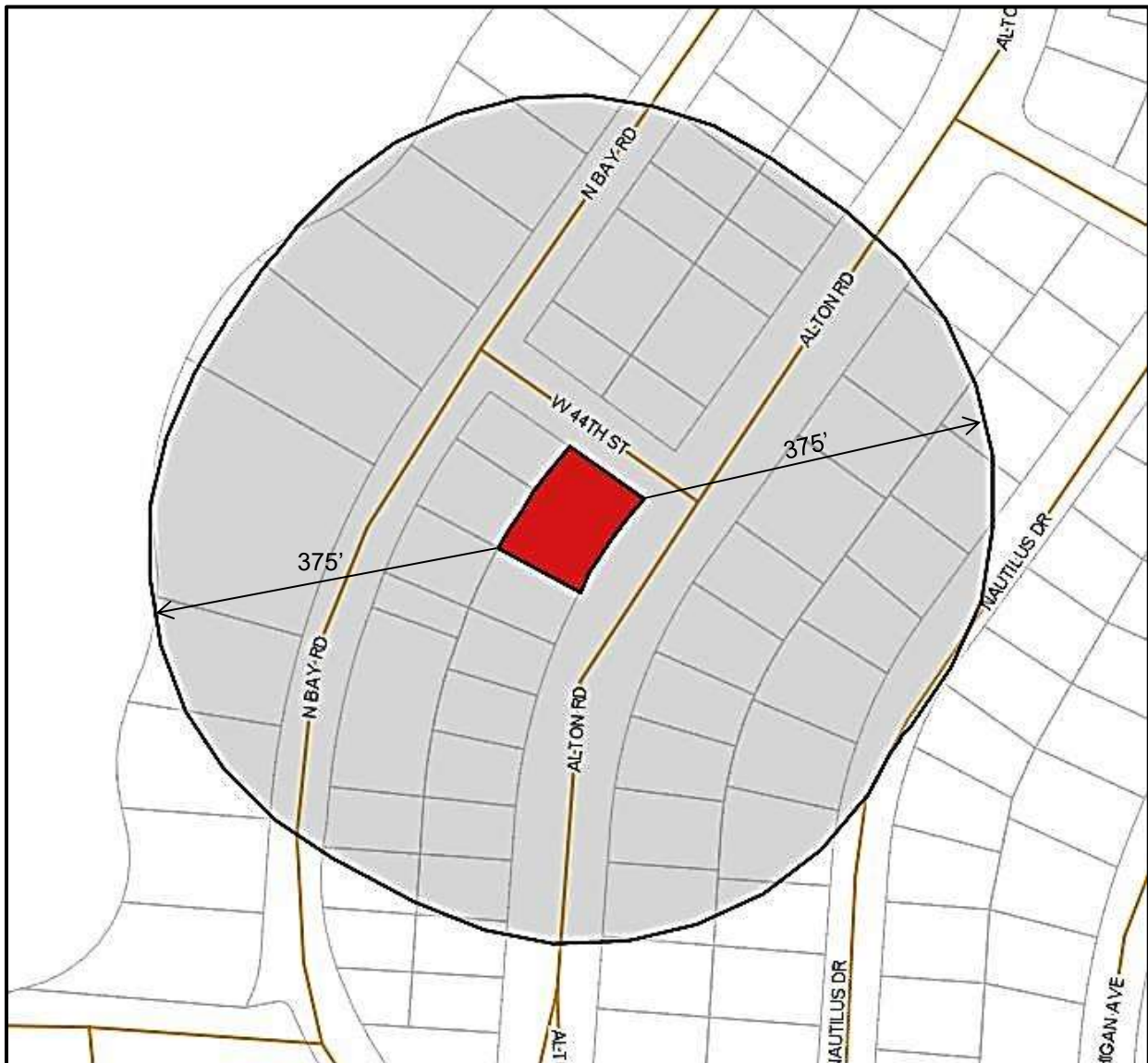


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mailouts + notice of public hearing site posting

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375' RADIUS MAP



SUBJECT: 4354 Alton Road, Miami Beach, FL 33140

FOLIO NUMBER: 02-3222-011-1430

LEGAL DESCRIPTION: 22-27 53 42 NAUTILUS SUB PB 8-95 LOTS 20 & 21 BLK 6

Name	Address	City	State	Zip	Country
4334 ALTON ROAD LLC	PO BOX 402249	MIAMI BEACH	FL	33140	USA
4344 ALTON ROAD LLC	44 COCOANUT ROW STE T 8	PALM BEACH	FL	33480	USA
ABRAHAM FRANCO TRS ABRAHAM FRANCO REV TRUST	4380 N BAY RD	MIAMI BEACH	FL	33140-2855	USA
ALBERT CANAS & STEWART STEIN	4373 N BAY RD	MIAMI BEACH	FL	33140-2856	USA
ALEXANDER SVERDLOV DINA SVERDLOV	4365 ALTON RD	MIAMI BEACH	FL	33139	USA
ANA O COWLEY & H RAUL G	4345 ALTON RD	MIAMI BEACH	FL	33140-2850	USA
ARTHUR CHOLODOFSKY & W SHARON	4340 NAUTILUS DR	MIAMI BEACH	FL	33140-2824	USA
CARLOS PORCHETTO MARIA JULIETA MARTEDI	4353 ALTON RD	MIAMI BEACH	FL	33140	USA
CARMEN GUERRERO	4420 ALTON RD	MIAMI BEACH	FL	33140-2851	USA
CASA UNITED HOLDING LLC	4322 NAUTILUS DR	MIAMI BEACH	FL	33140	USA
CLAUDIO M KOJUSNER & W ADRIANA B	4425 ALTON RD	MIAMI BEACH	FL	33140-2862	USA
DANIEL MOSKOVITZ & W SUSAN LEITNER	4416 NAUTILUS DR	MIAMI BEACH	FL	33140-2826	USA
DANIEL SIRLIN & W DOMINIQUE SIRLIN	1000 VENETIAN WAY APT 101	MIAMI BEACH	FL	33139-1010	USA
DOMIX LLC	900 BAY DR APT 904	MIAMI BEACH	FL	33141-5633	USA
DOV DUNAEVSKY & W CAROL S	4409 ALTON RD	MIAMI BEACH	FL	33140-2862	USA
EDWARD HARDYMAN GOMEZ RHIANON MARY PEDRO	400 ALTON RD #2001	MIAMI BEACH	FL	33139	USA
FEDERICO INTRIAGO ELISA INTRIAGO	4344 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
GARY HENNES	4400 ALTON RD	MIAMI BEACH	FL	33140-2851	USA
GLORIA BIERMAN	4376 N BAY RD	MIAMI BEACH	FL	33140-2855	USA
GUILLERMO CUETO & W NORMA L	4318 ALTON RD	MIAMI BEACH	FL	33140-2800	USA
ISAAC KODSI & W TERE M	4412 N BAY RD	MIAMI BEACH	FL	33140	USA
ISRAEL AMINOV DORIT AMINOV	4404 NAUTILUS DR	MIAMI BEACH	FL	33140	USA
JAMES SAKA FANCY SAKA	4330 NAUTILUS DR	MIAMI BEACH	FL	33140	USA
JARED MICHAEL LOPEZ VARIO AMANDA LOPEZ	4401 N BAY RD	MIAMI BEACH	FL	33140	USA
JORGE L SOSA JTRS REGINA S SUAREZ JTRS	4410 ALTON RD	MIAMI BEACH	FL	33140	USA
JOSEPH S STEEN LORRAINE COHEN STEEN	4331 ALTON RD	MIAMI BEACH	FL	33140	USA
KBG REAL ESTATE HOLDINGS LLC	3 GROVE ISLE DR #206	MIAMI	FL	33133	USA
KEVIN ABRAMS & W JUDITH	4410 NAUTILUS DR	MIAMI BEACH	FL	33140-2826	USA
LESLIE J ZIGEL & W ITA	4335 N BAY RD	MIAMI BEACH	FL	33140-2856	USA
LEWIS G GORDON & PAUL W KRESS	4370 NAUTILUS DR	MIAMI BEACH	FL	33140-2824	USA
LINDA BINDER (QRT) ELIZABETH BINDER TRUSTEE	4404 N BAY RD	MIAMI BEACH	FL	33140-2857	USA
MARCELLA KAUFER ROLNICK TRS JARON LEWIS KANFER MANAGEMENT TR PATRICK J WESCHLER TRS	4411 N BAY RD	MIAMI BEACH	FL	33140	USA
MARGARET GREENE & GERALDINE GREENE (TRUST)	4350 NAUTILUS DR	MIAMI BEACH	FL	33140-2824	USA
MARIA C LORENZO & HILDA L DOMINGUEZ	4326 ALTON RD	MIAMI BEACH	FL	33140-2800	USA
NEIL EISENBERG	4425 N BAY RD	MIAMI BEACH	FL	33140-2858	USA
PAUL C SCHILLER	4315 ALTON RD	MIAMI BEACH	FL	33140-2850	USA
PETER R RESTANI JTRS MARIA E DALMANIERAS JTRS	4321 ALTON RD	MIAMI BEACH	FL	33140	USA
PETER SCHILLE TRS PETER SCHILLE REVOCABLE TRUST	4365 N BAY RD	MIAMI BEACH	FL	33140	USA
PHALYN GEBER BENEDICT GEBER	4422 ALTON RD	MIAMI BEACH	FL	33140	USA
PHILIP J RYAN & W ANNE	4322 ALTON RD	MIAMI BEACH	FL	33140-2800	USA
RANDY BULLARD TRS RANDY BULLARD	4343 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
R CRISOSTOMO NIDA & W NINFA BUFFE	4342 ALTON RD	MIAMI BEACH	FL	33140-2800	USA
RICARDO M ALIETTI	4351 N BAY RD	MIAMI BEACH	FL	33140-2856	USA

RICHARD F DELISLE III &W MELISSA	4423 ALTON RD	MIAMI BEACH	FL	33140-2862	USA
ROBERT ADAM SIEGEL CORI HOPE SIEGEL	4328 ALTON RD	MIAMI BEACH	FL	33140	USA
ROBERT VINITSKY TRS ROBERT VINITSKY	4401 ALTON RD	MIAMI BEACH	FL	33140	USA
SPIRAL UNLIMITED CORP	2 10 50 AVE 25G	LONG ISLAND CITY	NY	11101	USA
STEPHEN A LEVIN PETRA LEVIN	4358 N BAY RD	MIAMI BEACH	FL	33140	USA
STEPHEN LEVIN PETRA LEVIN	4358 N BAY RD	MIAMI BEACH	FL	33140	USA
SUNLITE LLC	220 RIVERSIDE BLVD PH-1	NEW YORK	NY	10069	USA
TERRY EVANGELIOU TRS TERRY EVANGELIOU REVOCABLE TRUST	4416 ALTON RD	MIAMI BEACH	FL	33140	USA

4334 ALTON ROAD LLC
PO BOX 402249
MIAMI BEACH, FL 33140

4344 ALTON ROAD LLC
44 COCOANUT ROW STE T 8
PALM BEACH, FL 33480

ABRAHAM FRANCO TRS
ABRAHAM FRANCO REV TRUST
4380 N BAY RD
MIAMI BEACH, FL 33140-2855

ALBERT CANAS & STEWART STEIN
4373 N BAY RD
MIAMI BEACH, FL 33140-2856

ALEXANDER SVERDLOV
DINA SVERDLOV
4365 ALTON RD
MIAMI BEACH, FL 33139

ANA O COWLEY &H RAUL G
4345 ALTON RD
MIAMI BEACH, FL 33140-2850

ARTHUR CHOLODOFSKY &W SHARON
4340 NAUTILUS DR
MIAMI BEACH, FL 33140-2824

CARLOS PORCHETTO
MARIA JULIETA MARTEDI
4353 ALTON RD
MIAMI BEACH, FL 33140

CARMEN GUERRERO
4420 ALTON RD
MIAMI BEACH, FL 33140-2851

CASA UNITED HOLDING LLC
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MIAMI BEACH, FL 33140

CLAUDIO M KOJUSNER &W ADRIANA B
4425 ALTON RD
MIAMI BEACH, FL 33140-2862

DANIEL MOSKOVITZ &W SUSAN LEITNER
4416 NAUTILUS DR
MIAMI BEACH, FL 33140-2826

DANIEL SIRLIN &W DOMINIQUE SIRLIN
1000 VENETIAN WAY APT 101
MIAMI BEACH, FL 33139-1010

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MIAMI BEACH, FL 33140-2862

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FEDERICO INTRIAGO
ELISA INTRIAGO
4344 NORTH BAY RD
MIAMI BEACH, FL 33140

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4400 ALTON RD
MIAMI BEACH, FL 33140-2851

GLORIA BIERMAN
4376 N BAY RD
MIAMI BEACH, FL 33140-2855

GUILLERMO CUETO &W NORMA L
4318 ALTON RD
MIAMI BEACH, FL 33140-2800

ISAAC KODSI &W TERE M
4412 N BAY RD
MIAMI BEACH, FL 33140

ISRAEL AMINOV
DORIT AMINOV
4404 NAUTILUS DR
MIAMI BEACH, FL 33140

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FANCY SAKA
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JARED MICHAEL LOPEZ VARIO
AMANDA LOPEZ
4401 N BAY RD
MIAMI BEACH, FL 33140

JORGE L SOSA JTRS
REGINA S SUAREZ JTRS
4410 ALTON RD
MIAMI BEACH, FL 33140

JOSEPH S STEEN
LORRAINE COHEN STEEN
4331 ALTON RD
MIAMI BEACH, FL 33140

KBG REAL ESTATE HOLDINGS LLC
3 GROVE ISLE DR #206
MIAMI, FL 33133

KEVIN ABRAMS &W JUDITH
4410 NAUTILUS DR
MIAMI BEACH, FL 33140-2826

LESLIE J ZIGEL &W ITA
4335 N BAY RD
MIAMI BEACH, FL 33140-2856

LEWIS G GORDON & PAUL W KRESS
4370 NAUTILUS DR
MIAMI BEACH, FL 33140-2824

LINDA BINDER (QRT)
ELIZABETH BINDER TRUSTEE
4404 N BAY RD
MIAMI BEACH, FL 33140-2857

MARCELLA KAUFER ROLNICK TRS
JARON LEWIS KANFER MANAGEMENT TR
PATRICK J WESCHLER TRS
4411 N BAY RD
MIAMI BEACH, FL 33140

MARGARET GREENE &
GERALDINE GREENE (TRUST)
4350 NAUTILUS DR
MIAMI BEACH, FL 33140-2824

MARIA C LORENZO & HILDA L DOMINGUEZ
4326 ALTON RD
MIAMI BEACH, FL 33140-2800

NEIL EISENBERG
4425 N BAY RD
MIAMI BEACH, FL 33140-2858

PAUL C SCHILLER
4315 ALTON RD
MIAMI BEACH, FL 33140-2850

PETER R RESTANI JTRS
MARIA E DALMANIERAS JTRS
4321 ALTON RD
MIAMI BEACH, FL 33140

PETER SCHILLE TRS
PETER SCHILLE REVOCABLE TRUST
4365 N BAY RD
MIAMI BEACH, FL 33140

PHALYN GEBER
BENEDICT GEBER
4422 ALTON RD
MIAMI BEACH, FL 33140

PHILIP J RYAN &W ANNE
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RANDY BULLARD
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MIAMI BEACH, FL 33140

R CRISOSTOMO NIDA &W NINFA BUFFE
4342 ALTON RD
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RICARDO M ALIETTI
4351 N BAY RD
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CORI HOPE SIEGEL
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ROBERT VINITSKY TRS
ROBERT VINITSKY
4401 ALTON RD
MIAMI BEACH, FL 33140

SPIRAL UNLIMITED CORP
2 10 50 AVE 25G
LONG ISLAND CITY, NY 11101

STEPHEN A LEVIN
PETRA LEVIN
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MIAMI BEACH, FL 33140

STEPHEN LEVIN
PETRA LEVIN
4358 N BAY RD
MIAMI BEACH, FL 33140

SUNLITE LLC
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NEW YORK, NY 10069

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MIAMI BEACH, FL 33140