

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 DRB18-0309			
<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 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 5860 North Bay Road, Miami Beach, Florida 33140			
FOLIO NUMBER(S) 02-3215-003-0220			
Property Owner Information			
PROPERTY OWNER NAME Ambassa Holdings, Inc. c/o Christian De Berdouare			
ADDRESS 10800 Biscayne Blvd., #820		CITY North Miami	STATE Florida
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS chickenlogist@gmail.com
Applicant Information (if different than owner)			
APPLICANT NAME			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Design Review Approval for new single-family home to replace pre-1942 home.			

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		<input type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Authorized Representative(s) Information (if applicable)			
NAME Michael J. Marrero		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Blvd., Suite 850		CITY Miami	STATE Florida ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mmarrero@brzoninglaw.com	
NAME Emily Balter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Blvd., Suite 850		CITY Miami	STATE Florida ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

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

Please read the following and acknowledge below:

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

The aforementioned is acknowledged by:

☐ Owner of the subject property ☒ Authorized representative

SIGNATURE

Michael J. Marrero

PRINT NAME

7/13/18

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: _____

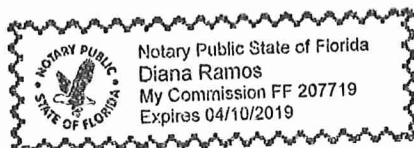
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami Dade

I, Christian de Berdouare, being first duly sworn, depose and certify as follows: (1) I am the owner (print title) of Ambassa Holdings, Inc. (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 13 day of July, 2018. The foregoing instrument was acknowledged before me by C. de Berdouare, 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: 4/10/19Diana Ramos**PRINT NAME**

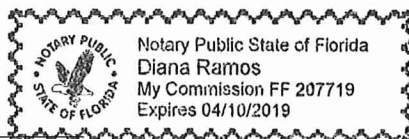
POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami Dade

I, Christian de Berdouare, 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 J. Marrero 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.

Christian de Berdouare**PRINT NAME (and Title, if applicable)****SIGNATURE**

Sworn to and subscribed before me this 13 day of July, 2018. The foregoing instrument was acknowledged before me by C. de Berdouare, 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: 4/10/19**NOTARY PUBLIC**Diana Ramos**PRINT NAME****CONTRACT FOR PURCHASE**

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

NAME**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

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

Ambassa Holdings, Inc.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Christian de Berdouare	50%
5750 N. Bay Road	
Miami Beach, FL 33140	
Jennifer Valoppi	50%
5750 N. Bay Road	
Miami Beach, FL 33140	

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.

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 J. Marrero, Esq.	200 South Biscayne Blvd., Suite 850, Miami, FL :	(305) 374-5300
Emily Balter, Esq.	200 South Biscayne Blvd., Suite 850, Miami, FL :	(305) 374-5300
David Mahoney	319 Clematis Street Suite 914 West Palm Beach, FL 33401	(561) 653-8279

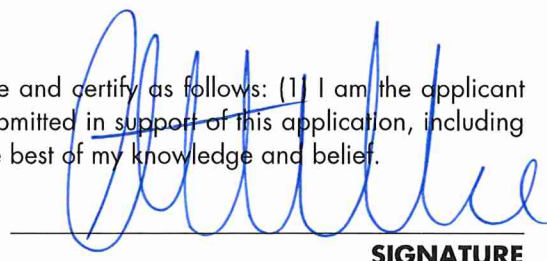
Additional names can be placed on a separate page attached to this application.

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

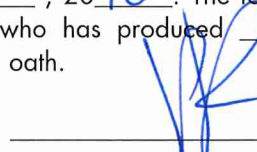
STATE OF Florida
COUNTY OF Miami Dade

I, Christian de Berdouare, 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.

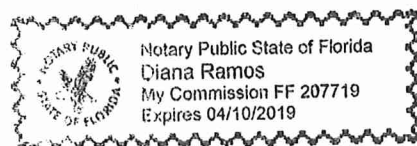

SIGNATURE

Sworn to and subscribed before me this 13 day of July, 2018. The foregoing instrument was acknowledged before me by C. de Berdouare, 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
Diana Ramos
PRINT NAME

My Commission Expires: 4/10/19



Legal Description

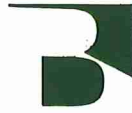
Exhibit "A"

Parcel A:

Lot 25, in Block 1-A or LA GORCE GOLF SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County, Florida.

Parcel B:

Commence at the Northeast corner of Lot 25, Block 1-A, LA GORCE GOLF SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, at Page 43, or the Public Records of Miami-Dade County, Florida; thence Northwesterly along the Northeasterly line of the aforesaid Lot 25, a distance of 193.5 feet to a point of beginning of tract of land hereinafter described; thence Northerly 54.9 feet more or less to a point on the Southwesterly line of Tract A of Subdivision of Lot 24, Block 1, LA GORCE GOLF SUBDIVISION, according to the Plat thereof recorded in Plat Book 38, at Page 67 of the Public Records of Miami-Dade County, Florida, said point being 215.1 feet Northwesterly from the Southeast corner of the aforesaid Tract A; thence Northwesterly along the Southwesterly line of aforesaid Tract A, a distance of 30 feet more or less to the water's edge of Biscayne Bay; thence Southerly meandering the water's edge of Biscayne 54.9 feet more or less to point of intersection with the Northeasterly line of Lot 25, Block 1-A, LA GORCE GOLF SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County, Florida; thence Southeasterly along the Northeasterly line of aforesaid Lot 25, a distance of 30 feet more or less to the point of beginning.



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6238
E-Mail: MMarrero@brzoninglaw.com

VIA ELECTRONIC SUBMITTAL AND HAND DELIVERY

November 3, 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: Design Review Approval, Variances and Waivers for the Property Located at
5860 North Bay Road, Miami Beach, Florida

Dear Mr. Murphy:

This law firm represents Ambassa Holdings, Inc., (the "Applicant") the owner of the property located at 5860 North Bay Road (the "Property") in Miami Beach (the "City"). Please allow this letter to serve as the required letter of intent in connection with a request to the Design Review Board ("DRB") for design approval, three (3) design waivers and two (2) variances of a single-family home on the Property.

Property Description. The Property is located west of North Bay Road and fronts Biscayne Bay. Miami-Dade County Property Appraiser identifies the Property with Folio No. 02-3215-003-0220. The irregularly-shaped, waterfront lot is comprised of approximately 28,687 square feet in size. The Property is in the RS-2, Single-Family Residential Zoning District and is currently vacant.

Proposed Development. The Applicant proposes to construct an intricately-designed two-story residence. The front façade will feature a custom black granite entry way between two water features. The visually impressive front entrance is setback front the front façade, creating a courtyard area that is open to the sky and surrounded on three (3) sides. The front yard is designed with spaced pavers and pervious landscaping between and an enclosed garage space. The garage entrance will be perpendicular to the right of way. A pool and barbeque area will be located in the rear yard. The massing

and scale of the home will be softened with lush landscaping, a green wall, and garden areas in the north and south side yards.

The proposed new home complies with the City of Miami Beach Code (the "Code") requirement for unit size. The total unit size of the proposed home is approximately 13,188 square feet approximately 45% of the lot size, which is significantly below the allowable 50% unit size limit. The interior of the home is also well within the maximum lot coverage permitted at approximately 25.77%, where 30% is permitted. Lastly, the height of the home is 28', which is the maximum permitted height for a flat roof in the RS-2 zoning district. The home also complies with all the required setbacks. The intent of the Code is substantially addressed with the proposed design. It is due to the Property's sloped elevation and irregular shape of the dual-frontage lot that certain design waivers and variances are necessary.

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

1. Code Section 142-106(2)(d), to waive the open to sky from grade requirement for additional open space of a two-story north and south side elevations located parallel to a side property line exceeding 50% of the lot depth or 60 feet.
2. Code Section 142-105(b)(4)c., to permit 105% second floor volume where 70% maximum is permissible.

The intent of the Code is to reduce the scale and massing of the second story portion of homes against the neighboring properties. The proposed design, within an irregular waterfront lot, adequately addresses the intent of the Code. The slightly larger rear yard and the liberal setbacks reduce the scale and massing of the home along the property lines.

Both side yards contain garden areas and lush landscaping, and the north side yard will break up the massing of the home with an intricate water feature that is approximately 25'-4" wide. However, due to the water feature, it does not satisfy the Code's requirement that the open space be from grade. Additionally, the south side yard contains a 7' separation between the main home and the garage portion. Within the separation is a staircase to the wrap around second floor balcony. The staircase on the south and water feature on the north are extremely unique design features that address the intent of the Code and still provide a break in the massing of the home. Therefore, there are a number of architectural articulations that serve as breaks in the elevations along the abutting property lines.

With regards to the second waiver request, the enclosed area of the home is marginally over the 24% lot coverage to require the 70% second story limitation. Additionally, the main home complies with unit size and height. Therefore, the entire design significantly reduces the size of the home and matches the character of the neighborhood. 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 unit size. 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 Sec. 142-1132(a)(2)f., to permit one-story accessory structure in the rear yard at 15' when 12' is permitted;
2. A variance of Code Section 142-105(b)(1), to permit a lot coverage of approximately 31.2% when 30% is permitted.

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

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

The Property is located on an irregularly-shaped lot that, as a waterfront lot, essentially has dual frontages. This creates a challenge in laying out the home. The design of the home must take into consideration view from the waterway, as well as provide an evenly laid out home. The existing elevations of the Property vary greatly from the front to the rear. Accommodating for sea level rise and providing a unified home, there is an approximately 2' difference between the front and rear of the home. This change in height results in the accessory structure located in the rear of the home also requiring the minimal additional 3' of height. Pursuant to the Code, a 20' two-story accessory structure is permitted. However, the Applicant is not proposing such an onerous structure in the rear yard. The minimal additional height is necessary to be consistent with the elevation of main home due to the dual frontages and change in elevations.

The main home is well within with the 30% maximum permitted lot coverage at 25.77%. The slight additional lot coverage, of 1.2%, is the result of the intricate front entrance, which is open to the sky and further setback from front

property line. This results in it being enclosed on three sides and considered in the calculation of lot coverage.

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

The Property's irregularly-shaped lot, dual frontages, and sloped elevations are existing conditions and do not result from the action of the Applicant.

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

Most of the surrounding waterfront lots are irregularly-shaped with varying elevations. Granting the requested variances will enable the Applicant to construct the proposed accessory structure while allowing for the addition of certain associated amenities, such as the one-story accessory structure and setback front entrance. 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 with dual frontages. Further, the Code permits a 20' two-story accessory structure. This would permit be an additional 5' than what is proposed for the 15' one-story structure. It is also due to difference between calculation of unit size and lot coverage that results in the need for the lot coverage variance, but compliance with permitted unit size. Neither of the proposed variances confers a 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 force the Applicant to build a much smaller structure than what is allowed by the pertinent regulations and/or force the design to feature flat elevations, lacking architectural articulations. As a result, the Code would deprive the Applicant of the right to build what is enjoyed by other properties.

Further, a literal interpretation of the provisions of these land development regulations would work an unnecessary and undue hardship on the Applicant. Per the Code, two-story accessory structures can be constructed at a height of 20'. The Applicant is proposing a much lower structure at 15'. The variances are

requested in order to effectuate the development of the proposed structure. The certain integral design elements, such as the one-story accessory structure in the rear and the front entrance feature, still maintain the intent of the Code. The overall the new home minimizes the scale and massing from impacting the abutting neighbors.

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

The variances requested are the minimum required necessary to accommodate reasonable use of the home. The additional 3' of the one-story accessory structure is necessary to conform with the height of the main home and changes in elevation. The marginal 1.2% increase in lot coverage is due only to the cut out portion of the home to provide a front entrance that is open to the sky.

(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 surrounding properties, and aims to further the intent and purpose of the land development regulations. The modest variance requests do not increase the scale and massing of the home. The home will be centrally located and the architectural design is sensitive to the neighbors.

(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, and waterfront lot with varying elevations represent practical difficulties inhibiting the Applicant from meeting all Code requirements. Further, the Code otherwise allows for a 20' high accessory structures. The proposed accessory structure is 5' lower than what would be permitted. The additional 3' ensure that the accessory structure is in line with the first-floor of the

main home for a cohesive waterfront rear yard. Additionally, the lot coverage of the main home complies with the Code. The 1.2% marginal increase in lot coverage is due to the grand front entrance, which is open to the sky and father setback from the front property line. The variance requests are necessary, modest requests due to the characterizes of the lot. The Applicant's proposal satisfies the intent and purposes of the Code to provide a well-designed home that is centrally located on the lot and sensitive to the dual-frontages as well as the neighbors.

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.**

Windows will be hurricane-impact.

- (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 landscape plan 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' NGVD, 1' 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' 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 Applicant proposes a new replacement 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.

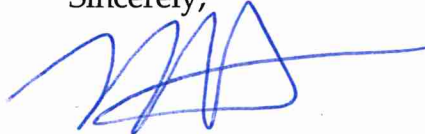
- (10) Where feasible and appropriate, water retention systems shall be provided.**

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.

James G. Murphy, Chief of Urban Design
November 3, 2018
Page 8 of 8

Conclusion. Granting this design review application with the related waivers and variances will permit the development of a beautifully-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 in the interim, please give me a call at 305-377-6238.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mickey Marrero', with a stylized, flowing script.

Mickey Marrero

cc: Emily K. Balter

MIAMI BEACH

Page 1 of 4

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

Property address: 5860 N Bay Road Board: DRB Date: 12/4/17
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.	X
2	Copy of signed and dated check list issued at Pre-Application meeting.	X
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
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).	X
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.	X
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.	X
9	Architectural Plans and Exhibits (must be 11"x 17")	X
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.	X
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	X
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	X
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	X
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	X
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	X
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	X

* 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: IV

MIAMI BEACH

Page 2 of 4

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

Property address: **5860 N. Bay Road**

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	X
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)	X
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	X
m	Demolition Plans (Floor Plans & Elevations with dimensions)	X
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	X
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X
p	Proposed Section Drawings	X
q	Color Renderings (elevations and three dimensional perspective drawings).	X
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.	X
b	Hardscape Plan, i.e. paving materials, pattern, etc.	X
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).	X
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).	X
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	X
22	Required yards open space calculations and shaded diagrams.	X
23	Required yards section drawings.	X
24	Variance and/or Waiver Diagram	X
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: **IV**

MIAMI BEACH

Page 3 of 4

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

Property address: **5860 N. Bay Road**

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.	X
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	X
a	Section 118-353(d) of the City Code for each Variance.	X
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: **IV**

MIAMI BEACH

Page 4 of 4

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

Property Address: 5860 N. Bay Road

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

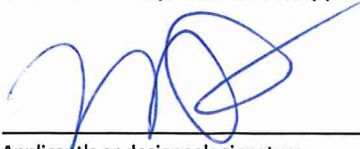
**ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING

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.	X
47	Original of all applicable items.	X
48	One (1) signed and sealed 11"x17" bound, collated set of all the required documents.	X
49	14 collated copies of all required documents	X
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.	X
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.	X

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- 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.
- Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- 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.
- 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

12/4/2017
Date

Indicate N/A If Not Applicable

Initials: IV



rdr miami | public hearing notification services

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

July 7, 2018

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

Re: Property Owners List within 375 feet of:

SUBJECT: 5860 N Bay Road, Miami Beach, FL 33140

FOLIO NUMBER: 02-3215-003-0220

LEGAL DESCRIPTION: 10-22-11 53 42 LA GORCE GOLF SUB PB 14-43 LOT 25 & END OF WEST 59 ST AT BISC BAY BLK 1 A

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: **27, including 0 international**



rdr miami | public hearing notification services

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

375' RADIUS MAP



SUBJECT: 5860 N Bay Road, Miami Beach, FL 33140

FOLIO NUMBER: 02-3215-003-0220

LEGAL DESCRIPTION: 10-22-11 53 42 LA GORCE GOLF SUB PB 14-43 LOT 25 & END OF WEST 59 ST AT BISC BAY BLK 1 A

AMBASSA HOLDINGS INC
C/O CHRISTIAN DE BERDOUARE
10800 BISCAYNE BLVD #820
NORTH MIAMI, FL 33161

BARRY GIBB &W LINDA
5820 NORTH BAY ROAD
MIAMI BEACH, FL 33140-2043

CURT DYER & BRUCE BENDER
5900 ALTON RD
MIAMI BEACH, FL 33140-2025

DOS DEVELOPMENT LLC
6000 COLLINS AVE # 334
MIAMI BEACH, FL 33140

EA DEVELOPMENT AND SALES LLC
C/O JEFFREY WEISS
2121 PONCE DE LEON BLVD 1100
CORAL GABLES, FL 33134

ELLIOT R BASNER &W JULIE A BASNER
5931 N BAY RD
MIAMI BEACH, FL 33140-2037

ERWIN SREDNI
5848 N BAY ROAD
MIAMI BEACH, FL 33140

FERNANDO CANADA
5930 ALTON RD
MIAMI BEACH, FL 33140-2025

FRANCESCO SEMERARO
5839 N BAY RD
MIAMI BEACH, FL 33140-2036

GERMAN M VALENCIA
YOLANDA VALENCIA
5835 NORTH BAY ROAD
MIAMI BEACH, FL 33140

GUILLERMO L FONT &W ISELA
5828 ALTON RD
MIAMI BEACH, FL 33140-2023

HSBC BANK USA NATL ASSOC TRS
C/O OCWEN LOAN SERVICING LLC
FREMONT HOME LOAN TR
1661 WORTHINGTON RD STE 100
WEST PALM BEACH, FL 33409

IGOR COK
5940 ALTON RD
MIAMI BEACH, FL 33140-2025

JAMES W MOORE &W KATHY M KASSNER
5905 NO BAY RD
MIAMI BEACH, FL 33140-2037

JOEL M ELLISON
TRACEY S ELLISON
5832 ALTON RD
MIAMI BEACH, FL 33140

JOSE B ALEMAN & JOHN WORMWOOD
5824 ALTON RD
MIAMI BEACH, FL 33140-2023

JUSTIN B ELEGANT &W JENNIFER
5925 N BAY RD
MIAMI BEACH, FL 33140-2037

MARTIN P LABROSSE &W KAREN LEA
5842 ALTON RD
MIAMI BEACH, FL 33140-2023

MERCEDES NATIVIDAD CAPOTE
5924 ALTON RD
MIAMI BEACH, FL 33140

NORTH REALTY LLC
40304 FISHER ISLAND DR #40304
FISHER ISLAND, FL 33109-1225

RACHEL L POLLOCK LE
REM W MAE SINGERMANN
5941 N BAY RD
MIAMI BEACH, FL 33140

SCOTT BENNETT
5845 N BAY RD
MIAMI BEACH, FL 33140-2036

SCOTT WAGNER &W SHOSHANNA WAGNER
5945 N BAY ROAD
MIAMI BEACH, FL 33140

SONNY KAHN &W SUZANNE
5940 N BAY RD
MIAMI BEACH, FL 33140-2044

STEVEN J GREEN TRS
KIMBERLY GREEN 2014 TRUST
5855 N BAY RD
MIAMI BEACH, FL 33140

WILLIAM FARKAS &W BETH
5851 N BAY RD
MIAMI BEACH, FL 33140-2036

WILLIAM THOMAS HARRIS III TR &
C/O SPIELMAN KOENIGSBERG & PARKER
RICHARD L KOENIGSBERG TR
1745 BROADWAY 18 FL
NEW YORK, NY 10019

Name	Address	City	State	Zip	Country
AMBASSA HOLDINGS INC C/O CHRISTIAN DE BERDOUARE	10800 BISCAYNE BLVD #820	NORTH MIAMI	FL	33161	USA
BARRY GIBB &W LINDA	5820 NORTH BAY ROAD	MIAMI BEACH	FL	33140-2043	USA
CURT DYER & BRUCE BENDER	5900 ALTON RD	MIAMI BEACH	FL	33140-2025	USA
DOS DEVELOPMENT LLC	6000 COLLINS AVE # 334	MIAMI BEACH	FL	33140	USA
EA DEVELOPMENT AND SALES LLC C/O JEFFREY WEISS	2121 PONCE DE LEON BLVD 1100	CORAL GABLES	FL	33134	USA
ELLIOT R BASNER &W JULIE A BASNER	5931 N BAY RD	MIAMI BEACH	FL	33140-2037	USA
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WILLIAM THOMAS HARRIS III TR & C/O SPIELMAN KOENIGSBERG & PARKER RICHARD L KOENIGSBERG TR	1745 BROADWAY 18 FL	NEW YORK	NY	10019	USA

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WILLIAM THOMAS HARRIS III TR & C/O SPIELMAN KOENIGSBERG & PARKER RICHARD L KOENIGSBERG TR	1745 BROADWAY 18 FL	NEW YORK	NY	10019	USA



City of Miami Beach
Planning Department
201 W Palmetto Park Rd
Boca Raton, Florida 33432

Application #: DRB 18-0309
Project: 5860 North Bay Road

We have reviewed the Design Review Board Comments issued by the City of Miami Beach and offer the following responses applicable to this office:

Comment: *Lot Coverage must correct value. $8,640 + 1,580 = 10,220$ SF; Lot coverage exceeds 30% proposal at + 36%.*

Response: Revised as noted.

Comment: *A-301-A-306: add dimension lengths of elevation elements.*

Response: Elements on the elevations have been dimensioned as requested.

Comment: *Adjusted Grade is 5.54' NGVD. All drawings depict adjusted grade incorrectly at 6.04. Including variance request.*

Response: Adjusted grade has been updated as requested on all drawings.

Comment: *Plans and Site plan include Meets and Bounds, which are inaccurate, along property lines - Remove from all sheets.*

Response: Meets and bounds have been removed.

Comment: *The lot width is to be measured as the length of the front property line setback 20' and intersecting the side property lines. Provide lot width in the site plan.*

Response: Lot width has been updated as noted.

Comment: *Provide roof plan of the accessory structure showing dimensions.*

Response: Accessory structure roof plan provided.

Comment: *The existing dock is not located in the same location as the survey.*

Response: Location of existing dock now matches survey.

Comment: *Lot coverage diagram.*

Response: Updated to graphically be clearer.

Comment: *Unit size Diagram.*

Response: Updated to include the bathroom, and cooking area.

Comment: Maximum elevation of the deck on the north side yard is 6.56' NGVD. Plans indicate 8.66' NGVD.



YATES + associates architecture inc.

architecture • planning • interior design

State License # aa-26001673

Response: The decking area has been revised to be located within the side setback.

Respectfully submitted,



Kelly D. Yates, R.A.

Yates + Associates Architecture Inc.

State of Florida Registered Architect #AR-13706