

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 DRB20-0514		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the Property Appraiser Summary Report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		Design Review Board <input checked="" type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
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		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 250 E Rivo Alto Drive and 110 3 Rivo Alto Terrace			
FOLIO NUMBER(S) 02-3233-001-0920 and 02-0233-001-0930			
Property Owner Information			
PROPERTY OWNER NAME Alex Shack			
ADDRESS 250 E Rivo Alto Drive		CITY Miami Beach	STATE FL
ZIP CODE 33139			
BUSINESS PHONE 305-576-1889	CELL PHONE	EMAIL ADDRESS ashack@bramanmiami.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST New 1-story single-family home with understory, replacing two non-architecturally significant single-family homes. See letter of intent for more details.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.			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 Sofia Salvat Mere, Strang Design		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Engineer	<input type="checkbox"/> Contractor <input type="checkbox"/> Tenant
		<input type="checkbox"/> Landscape Architect	<input type="checkbox"/> Other _____
ADDRESS 2900 SW 28th Terrace		CITY Miami	STATE FL
		ZIPCODE 33133	
BUSINESS PHONE 305-373-4990 xt 127	CELL PHONE	EMAIL ADDRESS sofia@strangdesign	
Authorized Representative(s) Information (if applicable)			
NAME Michael Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Agent	<input type="checkbox"/> Contact <input type="checkbox"/> Other _____
ADDRESS 200 S. Biscayne Boulevard, Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Matthew Amster		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Agent	<input type="checkbox"/> Contact <input type="checkbox"/> Other _____
ADDRESS 200 S. Biscayne Boulevard, Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS mamster@brzoninglaw.com	
NAME Emily Balter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Agent	<input type="checkbox"/> Contact <input type="checkbox"/> Other _____
ADDRESS 200 S. Biscayne Boulevard, 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).

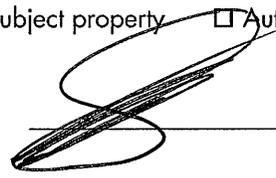
Please read the following and acknowledge below:

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

- 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".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- 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

Alex Shack

PRINT NAME

2-12-2020

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

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

[Signature]
SIGNATURE

Sworn to and subscribed before me this 12 day of February, 2020. The foregoing instrument was acknowledged before me by Alex Shack, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Signature]
NOTARY PUBLIC
Teresa Encalada
PRINT NAME

My Commission Expires: Jan. 15, 2021

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF N/A

COUNTY OF _____

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

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

N/A

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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 Larkin	200 S. Biscayne Boulevard, Suite 850	305-374-5300
Matthew Amster	200 S. Biscayne Boulevard, Suite 850	305-374-5300
Emily Balter	200 S. Biscayne Boulevard, Suite 850	305-374-5300
Sofia Salvat Mere	2900 SW 28 Terrace	305-373-4990 xt 127

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, Alex Shack, 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 12 day of February, 2020. The foregoing instrument was acknowledged before me by Alex Shack, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Jed

NOTARY PUBLIC

My Commission Expires: Jan. 15, 2021

Teresa Encalada

PRINT NAME

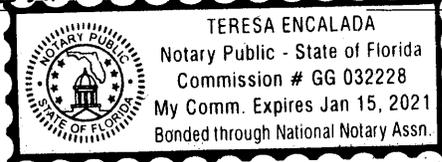


EXHIBIT A

LEGAL DESCRIPTION:

LOTS 3 AND 4, BLOCK 8 OF RIVO ALTO ISLAND ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 74 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



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

March 9, 2020

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

Re: DRB20-0514 - Design Review Approval for the Property Located at
250 E. Rivo Alto Drive and 110 3rd Rivo Alto Terrace, Miami Beach, Florida

Dear Mr. Murphy:

This law firm represents Alex Shack (the "Applicant"), the owner of the properties located at 250 E. Rivo Alto Drive and 110 3rd Rivo Alto Terrace (collectively the "Property"). 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 approval of a new single-family home on the Property.

Property Description. The Property is located at the southwest corner of 3rd Rivo Alto Terrace and E. Rivo Alto Drive, north of the Venetian Causeway. The Miami-Dade County Property Appraiser's Office identifies the Property with tax Folio Nos. 02-3233-001-0930 and 02-3233-001-0920.¹ The Property consists of two (2) separately platted lots and is approximately 14,866 square feet in size. Currently, the Property contains two (2) separate single-family homes, built post-1942. The Property is within the RS-4, Single Family Residential Zoning District. This residential area contains a mix of 1- and 2-story single-family homes.

Proposed Development. The Applicant proposes to construct a contemporary style home for his family. The home will contain an understory for parking and the living

¹ We have submitted a request to the Miami-Dade County Property Appraiser's Office to combine the two Folio numbers.

space will be on a single level. The innovative new design will address sea-level rise head on by providing a spacious understory and a higher first floor level. It will also be compatible with the surrounding neighborhood at only one-story. The primary entrance will be from 3rd Rivo Alto Terrace, and a second vehicle entrance will be from Rivo Alto Drive. The double access allows proper vehicle circulation within the understory. The surrounding perimeter wall will contain solid and decorative breeze block portions to break up the massing of the wall and provide an interesting element that allows light and air to flow through. The stairs leading up to the main living floor and portions surround the understory will feature different variations of a wood clad powder coated aluminum louvers and wood siding. This will add natural warmth to the home, and further screen understory without adding solid massing.

The home is centrally located on the double-lot, with a pool and pool deck in west side yard. The pool and pool deck are in-line with the proposed single level living space. The home will also feature a roof deck amenity accessible from center of the home. The roof deck is oriented towards the intersection, purposefully away from the abutting neighbors for added privacy. The frontages will provide landscaping that complements the contemporary design, with lush shrubbery and trees. Many of the trees that exist on the Property today will be purposefully relocated to shade and frame the new home.

The proposed new home complies in all respects with the City of Miami Beach Code of Ordinances ("City Code") land development regulations, including unit size, lot coverage, height, and setbacks. The size of the proposed home is approximately 5,526 square feet (37.2% of the lot size), and the lot coverage is approximately 41.8%, both of which are significantly below the 50% permitted for a single-story home in the RS-4 zoning district. The height of the home is 18', which is the maximum permitted for a flat roof for a 1-story structure. Notably, the Applicant does not request any waivers or variances from the City Code in order to develop the proposed design. As a result, the modestly sized home will be compatible with the scale and design of the neighboring homes.

Sea Level Rise and Resiliency Criteria. The new home advances the sea level rise and resiliency criteria in Section 133-50(a) of the City Code, as follows:

1. A recycling or salvage plan for partial or total demolition shall be provided.

A recycling and salvage plan for the partial demolition proposed will be provided at permitting.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

Hurricane proof impact windows will be provided.

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

The Applicant will provide, where feasible, passive cooling systems.

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

Landscaping will be Florida friendly and resilient.

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.

Sea level rise projections are being considered with the proposed understory for parking. The Applicant is proactively addressing sea level rise projections by incorporating an understory and raising the first floor to 17.67' NGVD.

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

The raised first-floor ensures that the home is adaptable to the raising of public rights-of-ways and adjacent land in the future.

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

All mechanical and electrical systems will be located above base flood elevation.

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

The proposed home is entirely new construction located well-above base flood elevation.

James G. Murphy, Chief of Urban Design
March 9, 2020
Page 4 of 4

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 base floor elevation.

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

Where feasible, water retention systems will be provided.

11. Cool pavement materials or porous pavement materials shall be utilized.

These materials will be utilized.

12. The design of each project shall minimize the potential for heat island effects on-site.

The proposed design provides wide, grassed open spaces, non-air-conditioned understory with louvers to regulate direct sunlight, and large shade trees, to strategically minimize the potential for heat island effects on site.

Conclusion. The Applicant's goal is to proactively address sea-level rise with the innovative design the provides a well-protected first floor above max freeboard and utilizes the understory below for parking, without additional massing. The breeze block, louvers, and wood siding add warmth and interest to the proposed contemporary design. Granting this design review application 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
Emily K. Balter



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

February 12, 2020

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

Re: Property owners within 375 feet of:

SUBJECT: 250 E Rivo Alto Drive, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-001-0930

LEGAL DESCRIPTION: RIVO ALTO AMD PB 7-74 LOT 4 BLK 8 AND PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC

SUBJECT: 110 3rd Rivo Alto Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-001-0920

LEGAL DESCRIPTION: 33 53 42 RIVO ALTO AMD PB 7-74 LOT 3 BLK 8 AND PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC

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 file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **45, including 0 international**

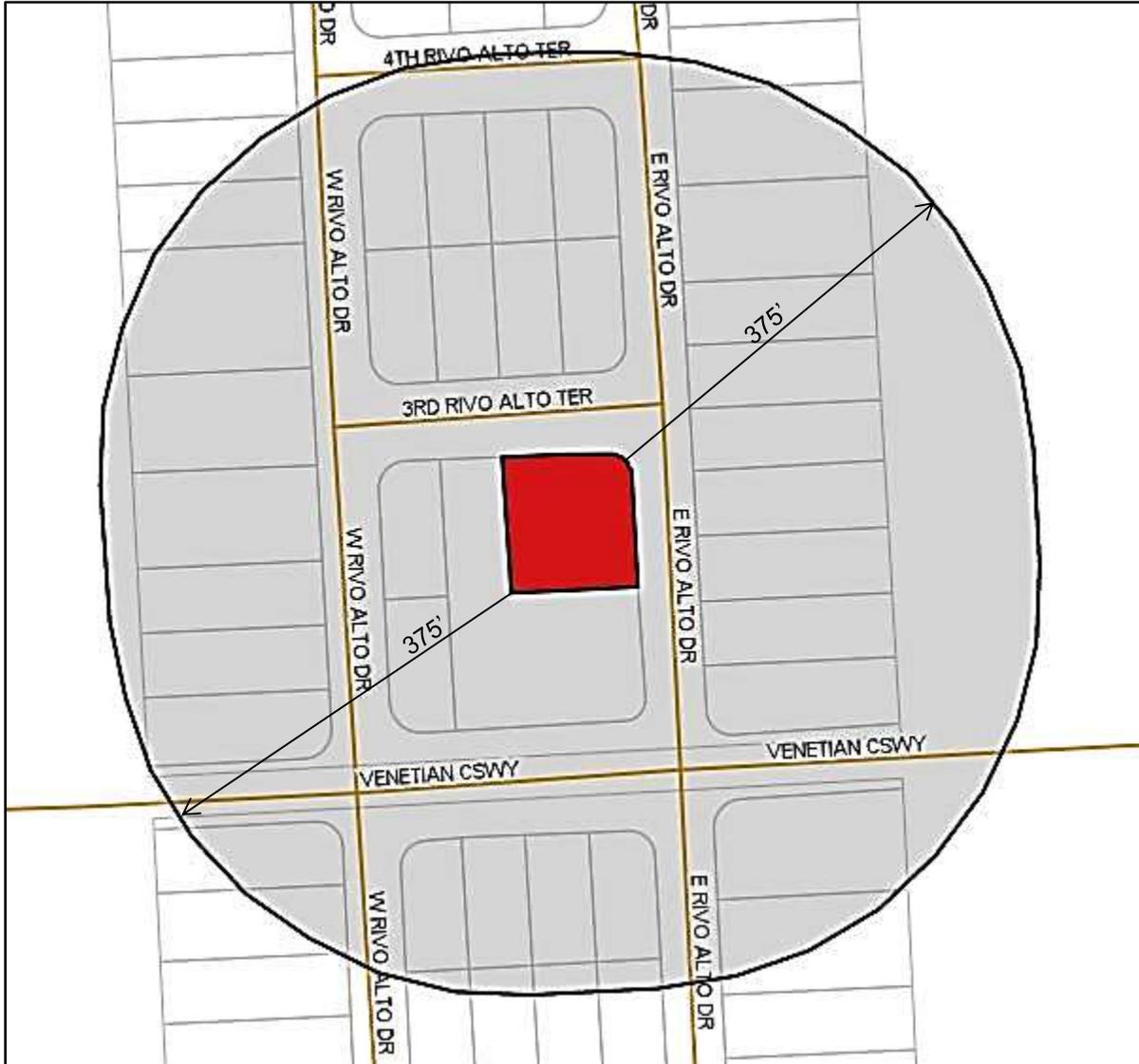


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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdmiami.com | diana@rdmiami.com | 305.498.1614



375' RADIUS MAP



SUBJECT: 250 E Rivo Alto Drive, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-001-0930

LEGAL DESCRIPTION: RIVO ALTO AMD PB 7-74 LOT 4 BLK 8 AND PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC

SUBJECT: 110 3rd Rivo Alto Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-001-0920

LEGAL DESCRIPTION: 33 53 42 RIVO ALTO AMD PB 7-74 LOT 3 BLK 8 AND PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC

Name	Address	City	State	Zip	Country
247 INVESTMENTS LLC	247 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
ALEJANDRO BOUCHEZ	310 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
ALEX SHACK	110 VENETIAN WAY SAN MARINO IS	MIAMI BEACH	FL	33139	USA
ALEXIS BOUTHILLIER DE BEAUMONT	240 W RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
ALFRED FEOLA	220 W RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
ARTHUR LEIBELL &W BARBARA	330 W RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
CHRISTOPH MADISON LLC	995 N VENETIAN DR	MIAMI	FL	33139	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAUDIO FEUERMANN &W MERCEDES	248 W RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
DANI GORDON	239 EAST RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
DAVID A SIEGEL TRS DAVID A SIEGEL REVOCABLE TRUST	333 RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
DERRIK A COKL &W CONSUELO	211W RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
DORA PUIG TRS	308 W RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
E SCOTT BEATTIE	230 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
EDWARD J NICOLL HELEN KENT NICOLL	303 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
EDWARD POLLNER	214 W RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
EDWIN VERDEZOTO TRS EDWIN VERDEZOTO REV TRUST	2020 NW 89 PL	DORAL	FL	33172	USA
ELSA M URQUIZA TRS ELSA M URQUIZA REVOCABLE TRUST	227 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
ERNIA INC	225 WEST RIVO ALTO DRIVE	MIAMI BEACH	FL	33139	USA
FRANK CHATBURN ANNIE DOLORES DE LA ROSA	321 W RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
HARTOG HOLDINGS	301 W RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
JONATHON COHEN &W ELIZABETH	245 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
KEITH JOHNSON CHRISTELLE M LANDEROIN	115 RIVO ALTO TER	MIAMI BEACH	FL	33139	USA
MANFRED PUFFER &W ESTELA M	109 3 RIVO ALTO TERR	MIAMI BEACH	FL	33139	USA
MARILYN BLANCO REYES	109 2 EAST RIVO ALTO TER	MIAMI BEACH	FL	33139	USA
MARK PICKARD & KRISTINA BRENNAN JTRS	300 W RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
MARY ANN VON GLINOW TRS MARY ANN VON GLINOW	257 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
NABILA MRABET ROMMEY BAHUR	110 VENETIAN WAY	MIAMI BEACH	FL	33139	USA
NICHOLAS GORDON-SMITH	315 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
NORTHERN RX INC	235 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
PALM SOUTH LLC	7512 DR PHILLIPS BLVD #50-24	ORLANDO	FL	32819	USA
PAUL A POLIQUIN TRS PAUL A POLIQUIN REV TRUST	324 W RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
PETER G WARNER	241 W RIVO ALTO DR	MIAMI BEACH	FL	33139	USA

REED ZAROFF	100 JERICHO QUADRANGLE STE 333	JERICHO	NY	11753	USA
RICHARD D PARSONS LAURA A PARSONS	166 DUANE STREET PH B	NEW YORK	NY	10013	USA
RIVO ALTO RESIDENTIAL LLC	116 4 RIVO ALTO TER	MIAMI BEACH	FL	33139	USA
ROBERT L GARNER II	327 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
ROBERTO LEME JTRS MAXIMILIANO PICCININI JTRS	324 E RIVO ALTO DRIVE	MIAMI BEACH	FL	33139	USA
SALI PROPERTY LLC	230 W RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
SAUMUR LLC	320 W RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
STEVEN D D AGOSTINO EMILY M D AGOSTINO	120 VENETIAN WAY	MIAMI BEACH	FL	33139	USA
THOMAS A HEDGES & JOSE L GARCIA	309 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
TOM LORD ALGE C/O FASBENDER & ASSOCIATES	530 WILSHIRE BLVD #308	SANTA MONICA	CA	90401	USA
TROY CLOWDUS	114 4TH RIVO ALTO TERRACE	MIAMI BEACH	FL	33139	USA
WILLIAM VALDES ZUAZO	222 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA

247 INVESTMENTS LLC
247 E RIVO ALTO DR
MIAMI BEACH, FL 33139

ALEJANDRO BOUCHEZ
310 E RIVO ALTO DR
MIAMI BEACH, FL 33139

ALEX SHACK
110 VENETIAN WAY SAN MARINO IS
MIAMI BEACH, FL 33139

ALEXIS BOUTHILLIER DE BEAUMONT
240 W RIVO ALTO DR
MIAMI BEACH, FL 33139

ALFRED FEOLA
220 W RIVO ALTO DR
MIAMI BEACH, FL 33139

ARTHUR LEIBELL &W BARBARA
330 W RIVO ALTO DR
MIAMI BEACH, FL 33139

CHRISTOPH MADISON LLC
995 N VENETIAN DR
MIAMI, FL 33139

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

CLAUDIO FEUERMANN &W MERCEDES
248 W RIVO ALTO DR
MIAMI BEACH, FL 33139

DANI GORDON
239 EAST RIVO ALTO DR
MIAMI BEACH, FL 33139

DAVID A SIEGEL TRS
DAVID A SIEGEL REVOCABLE TRUST
333 RIVO ALTO DR
MIAMI BEACH, FL 33139

DERRIK A COKL &W CONSUELO
211W RIVO ALTO DR
MIAMI BEACH, FL 33139

DORA PUIG TRS
308 W RIVO ALTO DR
MIAMI BEACH, FL 33139

E SCOTT BEATTIE
230 E RIVO ALTO DR
MIAMI BEACH, FL 33139

EDWARD J NICOLL
HELEN KENT NICOLL
303 E RIVO ALTO DR
MIAMI BEACH, FL 33139

EDWARD POLLNER
214 W RIVO ALTO DR
MIAMI BEACH, FL 33139

EDWIN VERDEZOTO TRS
EDWIN VERDEZOTO REV TRUST
2020 NW 89 PL
DORAL, FL 33172

ELSA M URQUIZA TRS
ELSA M URQUIZA REVOCABLE TRUST
227 E RIVO ALTO DR
MIAMI BEACH, FL 33139

ERNIA INC
225 WEST RIVO ALTO DRIVE
MIAMI BEACH, FL 33139

FRANK CHATBURN
ANNIE DOLORES DE LA ROSA
321 W RIVO ALTO DR
MIAMI BEACH, FL 33139

HARTOG HOLDINGS
301 W RIVO ALTO DR
MIAMI BEACH, FL 33139

JONATHON COHEN &W ELIZABETH
245 E RIVO ALTO DR
MIAMI BEACH, FL 33139

KEITH JOHNSON
CHRISTELLE M LANDEROIN
115 RIVO ALTO TER
MIAMI BEACH, FL 33139

MANFRED PUFFER &W ESTELA M
109 3 RIVO ALTO TERR
MIAMI BEACH, FL 33139

MARILYN BLANCO REYES
109 2 EAST RIVO ALTO TER
MIAMI BEACH, FL 33139

MARK PICKARD &
KRISTINA BRENNAN JTRS
300 W RIVO ALTO DR
MIAMI BEACH, FL 33139

MARY ANN VON GLINOW TRS
MARY ANN VON GLINOW
257 E RIVO ALTO DR
MIAMI BEACH, FL 33139

NABILA MRABET
ROMMEY BAHUR
110 VENETIAN WAY
MIAMI BEACH, FL 33139

NICHOLAS GORDON-SMITH
315 E RIVO ALTO DR
MIAMI BEACH, FL 33139

NORTHERN RX INC
235 E RIVO ALTO DR
MIAMI BEACH, FL 33139

PALM SOUTH LLC
7512 DR PHILLIPS BLVD #50-24
ORLANDO, FL 32819

PAUL A POLIQUIN TRS
PAUL A POLIQUIN REV TRUST
324 W RIVO ALTO DR
MIAMI BEACH, FL 33139

PETER G WARNER
241 W RIVO ALTO DR
MIAMI BEACH, FL 33139

REED ZAROFF
100 JERICO QUADRANGLE STE 333
JERICO, NY 11753

RICHARD D PARSONS
LAURA A PARSONS
166 DUANE STREET PH B
NEW YORK, NY 10013

RIVO ALTO RESIDENTIAL LLC
116 4 RIVO ALTO TER
MIAMI BEACH, FL 33139

ROBERT L GARNER II
327 E RIVO ALTO DR
MIAMI BEACH, FL 33139

ROBERTO LEME JTRS
MAXIMILIANO PICCININI JTRS
324 E RIVO ALTO DRIVE
MIAMI BEACH, FL 33139

SALI PROPERTY LLC
230 W RIVO ALTO DR
MIAMI BEACH, FL 33139

SAUMUR LLC
320 W RIVO ALTO DR
MIAMI BEACH, FL 33139

STEVEN D D AGOSTINO
EMILY M D AGOSTINO
120 VENETIAN WAY
MIAMI BEACH, FL 33139

THOMAS A HEDGES &
JOSE L GARCIA
309 E RIVO ALTO DR
MIAMI BEACH, FL 33139

TOM LORD ALGE
C/O FASBENDER & ASSOCIATES
530 WILSHIRE BLVD #308
SANTA MONICA, CA 90401

TROY CLOWDUS
114 4TH RIVO ALTO TERRACE
MIAMI BEACH, FL 33139

WILLIAM VALDES ZUAZO
222 E RIVO ALTO DR
MIAMI BEACH, FL 33139

BOARD APPLICATION CHECKLIST

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 the Transportation Department and peer reviewer thirty (30) calendar days prior to the CAP First Submittal deadline to determine the methodology for the traffic impact study and obtain the Transportation Department's checklist. Fifteen (15) days prior to the First submittal the applicant must submit the traffic study via CAP. Seven (7) days prior to First submittal the Transportation Department/Peer Reviewer will provide first round of comments to the applicant. The applicant must address the comments and submit revised traffic study/plans by the CAP First Submittal deadline including a narrative responding to Transportation/Peer Reviewer comments.

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

Property address: 250 E Rivo Alto Drive Board: DRB Date: 02/07/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
CAP FIRST SUBMITTAL		
To be uploaded online (CAP) by the applicant before 12:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.		
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.	✓
a	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	
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.	✓



Property address: 250 E Rivo Alto Drive Board: DRB Date: 02/07/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
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).	✓
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	✓
m	Demolition Plans (Floor Plans & Elevations with dimensions)	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	✓
p	Proposed Section Drawings	✓
q	Color Renderings (elevations and three dimensional perspective drawings).	✓
10	Landscape Plans and Exhibits (must be 11"x 17")	
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	✓
b	Hardscape Plan, i.e. paving materials, pattern, etc.	✓
11	Copy of original Building Permit Card, & Microfilm, if available.	✓
12	Copy of previously approved building permits (provide building permit number) and/or Board Orders.	✓
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.	



Property address: 250 E Rivo Alto Drive Board: DRB Date: 02/07/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	✓
23	Required yards section drawings.	✓
24	Variance and/or Waiver Diagram	
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	
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 and narrative addressing first round of comments from Transportation Department and peer review, provide a narrative. (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 _____	

Property address: 250 E Rivo Alto Drive Board: DRB Date: 02/07/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
b	# parking spaces & dimensions_____ Loading spaces locations & dimensions_____	
c	# of bicycle parking spaces_____	
d	Interior and loading area location & dimensions_____	
e	Street level trash room location and dimensions_____	
f	Delivery route_____ Sanitation operation_____ Valet drop-off & pick-up_____ Valet route in and out_____	
g	Valet route to and from_____ auto-turn analysis for delivery and sanitation vehicles_____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors_____ outdoors_____ seating in public right of way_____ Total_____	
c	Occupancy load indoors and outdoors per venue_____ Total when applicable_____	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU - NIE and or outdoor 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)	
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	
Other		
Other		
Other		

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



Property address: 250 E Rivo Alto Drive Board: DRB Date: 02/07/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
FINAL SUBMITTAL (CAP & PAPER)		
Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Final Submittal Documents must be uploaded to the CAP and hard copies must be submitted to the Planning Department prior to 12:00 P.M. on final submittal deadline. Staff will review and issue a notice to proceed 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).	
	PAPER FINAL SUBMITTAL:	
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)

Matthew Amster

Applicant or Designee's Name



Applicant or Designee's Signature

2/7/20

Date



Project: 250 E RIVO ALTO DRIVE + 110 3RD RIVO ALTO TERRACE, MIAMI BEACH, FL, 33139, USA.
Permit Number: DRB 20-0514
Re: Comments Responses from Architect
Date: MARCH 9, 2020

250 E RIVO ALTO DRIVE + 110 3RD RIVO ALTO TERRACE RESIDENCE
FIRST SUBMITTAL REVIEW COMMENTS & RESPONSES

PLAN ADDRESS: 250 E RIVO ALTO Drive + 110 3rd Rivo Alto Terrace, Miami Beach, FL 33139

PARCEL: 02-3233-001-0920 + 02-0233-001-0930

SQUARE FEET: 5,018

DESCRIPTION: Design review approval for a new, one-story single-family home with an understory, replacing two non-architecturally significant single-family homes.

CONTACTS Name Company Address: Matthew Amster

Bercow Radell Fernandez Larkin & Tapanes

200 South Biscayne Boulevard, Suite 850

Miami, FL 33131

APPLICANT: Alex Shack

Submittal Intake Version: 1 Date Received: 2/28/2020 Date Completed: 3/9/2020

Comments: Comments issued on February 27, 2020

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Survey to include lot area
Lot area is included in survey as 14,866 SF.
- b. A-003 – note the total A/C area of building access square footage and its percentage at understory to demonstrate it is not greater than 3% lot area
Please see updated calculations on Sheet A-003
- c. A-004 FIRST FLOOR UNIT SIZE – At rear deck – a sliver of SF extending beyond the roof line should not be counted. Revise calculations
Please see revised sheet A-004.
- d. A-006 LOT COVERAGE DIAGRAM – The outdoor portion of deck abutting pool is not substantially enclosed on three sides and should not be calculated in Lot Coverage – Revise calculations
This has been adjusted. Please see revised Lot Coverage Diagram, Sheet A-006
- e. A-103 – Staff recommends relocating the rooftop utility pad and mechanical equipment facing 3rd Rivo Alto Terrace further away from the street and more central within rooftop
This has been adjusted. Please see revised floorplans and elevations showing new utility pad location, Sheets A-100, A-103, A-200, and A-203
- f. Elevations and Sections – Air Conditioners shall not exceed 5' from main roof line and shall be screened. Screens shown in elevations are 3' high. Ensure design and elevation take into account the required screening height for the rooftop mechanical equipment
This has been adjusted. Please see revised elevations, Sheets A-200 – A-203,
- g. Missing Yard Diagrams
Please see added Sheets A-302 and A-303
- h. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated
This has been adjusted please see revised cover sheet
- i. Add narrative response sheet
This serves as the narrative response.

2. ZONING/VARIANCE COMMENTS

- a. Provide a narrative responding to staff comments
This serves as the narrative response.
- b. Revise survey. Location sketch-Colored aerial view of the property is inaccurate
Please see adjusted survey attached.
- c. Indicate elevation of the lowest finish floor on the understory level
This has been adjusted. Please see revised plans, sections and elevations (Datums adjusted accordingly) Sheets A-101, A-200 – A203Aa, and A300 - A303
- d. Although it appears that the project complies with the required open space, these diagrams and calculations shall be revised to indicate that the required open space within the front and street side yards shall be 70% landscaped when understory is proposed. In addition, the calculations of the street side yards overlap the front and rear yards.
Please see updated calculations on Sheet A-007

- e. Note that the fences within the interior side (not including front yard or a street side yard) and rear yards can be measured from adjusted grade instead of grade (when the site complies with the minimum and maximum yard elevations). In order to apply this condition, the top 4'-0" of the fence shall be picket type of fence with minimum 3" spacing. The height of a fence located within the street side yard and the front yard is measured from grade elevation, not from adjusted grade, and can be up to 7'-0" in height when setback 4'-0" from the property line. Revise fence height on front and street side yards and provide
This has been adjusted. Please see revised plans, sections and elevations, Sheets A-100, A-200 - A-203a, A-300 and A-301. Also see added Yard Sections, Sheets A-302 and A-303
- f. The understory area shall have a continuous 2'-0" soffit to conceal all pipes and conduits
We intend to conceal all subsystems pips and conduits upon engineering of the plans. Please see note on A-300 and A-301.
- g. Provide a grading plan showing finish elevations in required yards including section details
Please see landscape plans for schematic grading plan.
- h. Revise lot coverage. The courtyard area counted in lot coverage shall not include the portion containing the stair on the west side, as it does not go to the roof
Please see updates calculations on Sheets A-002 and A-006

3. DESIGN/APPROPRIATENESS COMMENTS

- a. Relocate roof mechanical equipment/utility area facing 3rd Rivo Alto Terrace further into the site to ensure it isn't visible from street
This has been adjusted. Please see revised floorplans and elevations showing new utility pad location, Sheets A-100, A-103, A-200, and A-203

REVISION NARRATIVE / 250 EAST RIVO ALTO DRIVE / DRB FINAL SUBMITTAL

March 3, 2020

TO City of Miami Beach Urban Forestry, P+Z and Building Dept Officials
RE 250 East Rivo Alto Drive / Urban Forestry, P+Z Comments

Dear Ricardo, Urban Forestry and Public Works Officials:

Included please find a **Revision Narrative for 250 East Rivo Alto Drive** in response to the comments received on 03.03.20. Please note that the revised landscape plans have been clouded with a **Revision Tag L1 dated 03.03.20**. As always thank you very much for your assistance and please contact us with any questions or comments

C.M.B Public Works Comments

1. Provide a grading plan showing finish elevations in required yards including section details.

RESPONSE: Please note that a Grading Plan has been provided. Please See Sheet L-300 Ground Floor Grading Plan.

2. Show corner clearance triangle on plans. Use the C.M.B. Detail Drawing RS-17 or RS-18. (A-100) Sec. 142-1135. – Corner visibility. On a corner lot, there shall be no structure or planting which obstructs traffic visibility between the height of two feet and ten feet above the street corner grade, within triangular space bounded by the two intersecting right-of-way lines and straight line connecting the right of way lines 15 feet from their intersection.

RESPONSE: Please note that a 55' Visibility Triangle has been provided as per City of Miami Beach Public Works guidelines. Please see Sheet L-200 Ground Floor Landscape Plan and Sheet L-201 First Floor Landscape Plan for additional information.

C.M.B Urban Forestry Comments

1. Tree evaluation required. This needs to be prepared by an ISA Certified Arborist and or and ASCA Registered Consulting Arborist within good standing.

RESPONSE: An Arborist Report **dated 02.05.20** has been provided by Mr. Jeff Shimonski ISA Certified Arborist FL1052AM of Tropical Designs of Florida, Inc. The Landscape Plans provided support the findings as documented in the Arborist Report.

2. Proposed Landscape shall incorporate more native trees as primary tree canopy.

RESPONSE: Please note that additional native wild tamarind trees have been provided to increase diversity on site. Please see Sheet L-200 Ground Floor Landscape Plan, Sheet L-201 First Floor Landscape Plan, and Sheet L-400 Plant List, Landscape Code, and Notes + Details for additional information.

3. All Palms on ROW Shall be replaced with Street trees to maximize street tree canopy.

RESPONSE: Please note that all Palms in the R.O.W. have been proposed for removal as per DRB Urban Forestry Comment. Additional large canopy street trees have been provided in the ROW to maximize street tree canopy. See Sheet L-200 Ground Floor Landscape Plan, Sheet L-201 First Floor Landscape Plan and Sheet L-400 Plant List, Landscape Code, Notes + Details for additional information.

REVISION NARRATIVE / 250 EAST RIVO ALTO DRIVE / DRB FINAL SUBMITTAL

4. Driveway shall be designed to preserve existing Ficus Tree.

RESPONSE: Please note that we are proposing the removal of the Ficus benjamina #5, because it is in poor condition, is very prone to failure in a wind event as documented in the Arborist Report, and is growing on top and immediately adjacent to a wall on the property line that is being removed as part of the new site design. Please note that we are providing new native canopy trees that exceeds the required mitigation for this tree and any other vegetation slated for removal on the property. Please refer to the Arborist report and Sheet L-101 Existing Tree Chart, Mitigation Summary, Notes + Details for additional information.

5. Relocation plan needed for specimen trees.

RESPONSE: Please note that a specimen tree Relocation Plan will be provided at the time of permitting.

6. Please provide another alternative for street trees. We prefer the use of a large canopy tree with Sidewalks that have structural soils underneath if pervious surfaces exist on other side of sidewalk.

RESPONSE: Please note that native Green Buttonwood Trees have been provided along the landscape area located between the sidewalk and the street. Please see Sheet L-200 Ground Floor Landscape Plan, Sheet L-201 First Floor Landscape Plan and Sheet L-400 Plant List, Landscape Code, Notes + Details for additional information.