



To: Meighan Alexander
Village Clerk

Date: September 11, 2012

From: Darby Delsalle, AICP
Director of Planning and Zoning
Code Compliance

Re: VPB-12-005
Paradise Point Drive, LLC

Pursuant to Section 30-30.12 of the Land Development Code, the applicant has timely submitted the attorney client disclosures and revised floor plans and elevations to the application for VPB-12-005, entitled Paradise Point Drive, LLC.

The Department notes that the applicant has meet with the neighbors and Architectural Design Review Board of Paradise Point, a gated community in which the project site is located, to address their additional concerns regarding the side elevations. As a result the applicant has modified the elevations and floor plans attached hereto. Please note the following changes:

- Sheet A104 dated 7/24/12 indicates a stairwell and elevator shaft with a perpendicular width along the western side of 44'-6" with a setback of 20'-8" from the southern edge of the structure. The adjacent neighbor to west raised an issue siting that the proposed stairwell and elevator would block their south eastern view of the bay.
- Revised Sheet A104 dated 9/10/12 address the neighbor concerns by reorienting the stairwell and increasing the setback from the southern edge of the structure from 20'-8" to 38'-3" to allow for additional view of the bay.
- Revised Sheet A201 dated 9/10/12 as a result of reorienting and modifying the design of the stairwell the combined height of all floor was increase from 34' to 35', the overall height remain the same at 45' as previously proposed.



SILVERGARVETT
ATTORNEYS AT LAW

September 10, 2012

RECEIVED
Zoning Department

Sept - 9 - 12

Village of Palmetto Bay
Building & Zoning Department

By: 

VIA HAND DELIVERY

Village of Palmetto Bay
Attn: Village Clerk

RE: Disclosures pursuant to Section 30-30.12 for PH VPB-12-005
Applicant Paradise Point Drive, LLC, 5863 Paradise Point Drive
Hearing Date 9/24/12, Item 1

Ladies and Gentlemen:

Please be advised that the undersigned represents the Applicant Paradise Point Drive, LLC, in the above referenced matter. In accordance with Section 30-30.12, I submit the following disclosures:

1. See attached documents in compliance with Sec. 30-30.12(a).
2. The Applicant shall rely on the expert testimony of:
 - a. Roney J. Mateu of Mateu Architecture Incorporated. 18001 Old Cutler Road, Suite 550, Palmetto Bay, Florida 33157, 305-233-3304. Mr. Mateu will testify about the overall design of the proposed structure, the compatibility and functionality of the proposed structure in context with the other surrounding properties and structures. Mr. Mateu is a professional architect and his opinion is based on his area of expertise. Mr. Mateu will testify that the proposed structure is compatible and in compliance with the existing neighborhood and existing structures.
 - b. Michael Garcia-Carrillo of GC3 Development, LLC, 13060 SW 64th Terrace, Suite 1211, Miami, Florida 33183. Mr. Garcia-Carrillo will testify about the overall design of the proposed structure, the compatibility and functionality of the proposed structure in context with the other surrounding properties and structures, as well as the actual construction issues faced. Mr. Garcia-Carrillo is a professional builder and his opinion is based on his area of expertise. Mr. Garcia-Carrillo will testify that the proposed structure is compatible and in compliance with the existing neighborhood and existing structures.
3. The Approximate amount of time needed for presentation, including presentation of position and rebuttal time for the Applicant shall be 15 minute per witness.

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Page 2

4. The Applicant will not require any physical resources from staff for the hearing.

5. Network Reporting, 44 West Flagler Street, Miami Florida 33130, 305-358-8188, shall be the court reporter used during the zoning hearing.

6. The witness will rely upon larger versions of the aerials, photographs and schematics submitted with this disclosure.

7. In compliance with the Village's Ethics Code, specifically, Section 17A, the Applicant has not paid or offered person(s) or entities any compensation for their support or non-objection to this matter, nor have any persons or entities requested compensation for their support or non-objection to this matter. Should there be any changes to this disclosure from the date this disclosure is submitted, then such changes shall be disclosed verbally, on the record at the public hearing in accordance with Section 17A.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Scott A. Silver", with a long horizontal flourish extending to the right.

Scott A. Silver, Esq.

MATEU ARCHITECTURE INCORPORATED | 18001 OLD CUTLER ROAD, SUITE 550, PALMETTO BAY, FLORIDA 33157
TEL 305.233.3304 FAX 305.233.3326 design@mateuarchitecture.com

September 10, 2012

AA26000522

**LETTER OF REQUEST TO SUBMIT REVISED DOCUMENTS IN SUPPORT OF:
REQUEST FOR NON-USE VARIANCE: HEIGHT LIMIT**

Village Council
Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, Florida 33157

**Re: Request for Non-Use Variance: Height Limit
5863 Paradise Point Drive
Palmetto Bay, Florida 33157
Folio No. 33-5025-009-0080**

Dear Members of The Village Council:

Please accept this letter on behalf of the applicants, Paradise Point Dr., LLC, along with some revised drawings that we are asking to be included in our submission package for the September 24, 2012 Public hearing.

These revisions are the result of several meetings the Owners have had over the last several days, with the Paradise Point Home Owners Association Architectural Review Board, since the notice of the Public Hearing was posted. As a result of those meetings with the Architectural Review Board, several revisions were suggested in the plans and have been incorporated in the design of the structure, but do not materially change the requested variance as applied for.

The City of Palmetto Bay Zoning Code Classification, R-1M, allows a maximum of 40 ft. to the top of any roof ridge, through Resolution No. 5-ZAB-243-97 and we are requesting a 5 ft. variance to 45 ft. height.

We respectfully request that the Village Council accept these revisions and incorporated them into our Non-Use Variance request application.

Respectfully submitted,

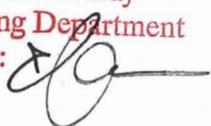


Roney J. Mateu, FAIA
RJM/rm

RECEIVED
Zoning Department

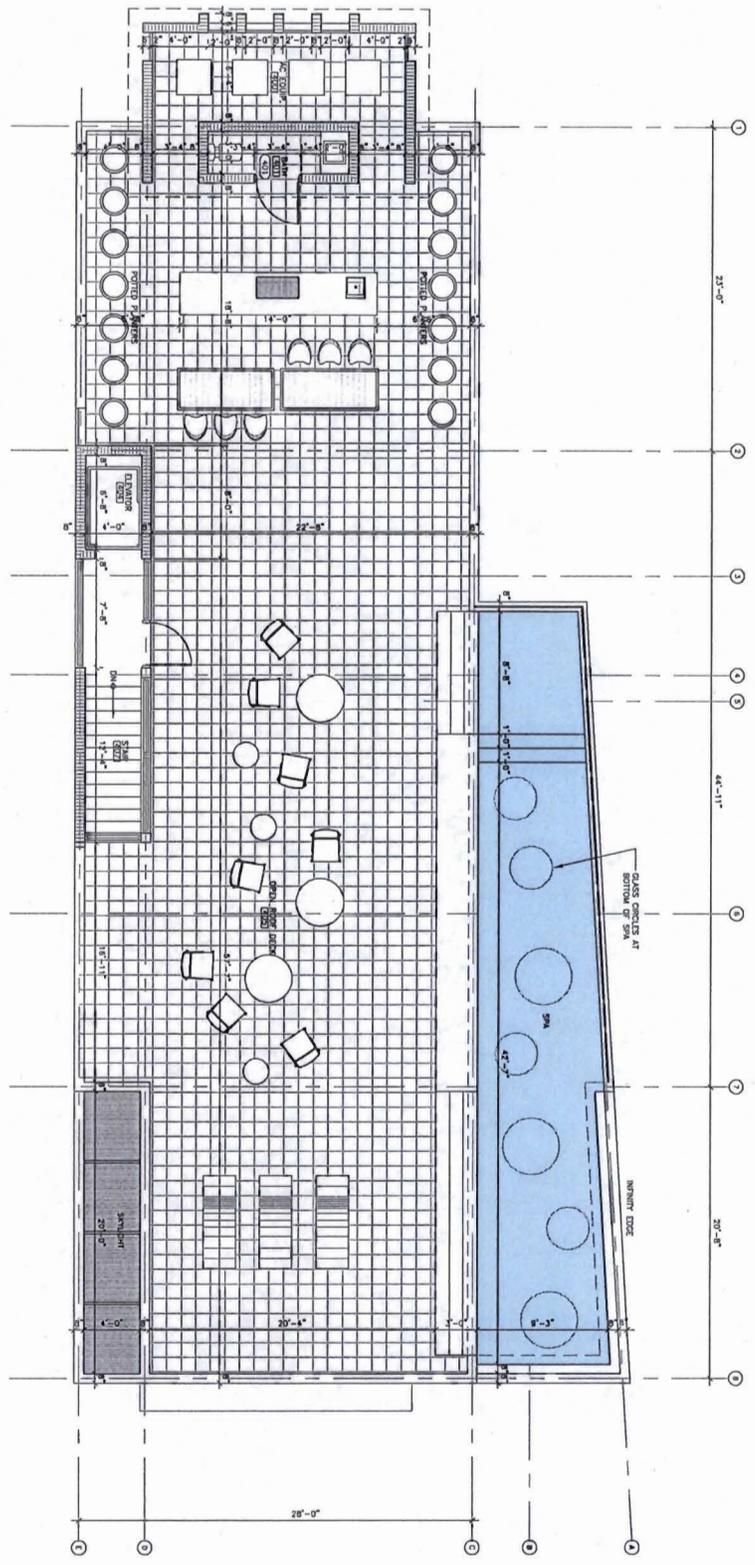
9/10/12

Village of Palmetto Bay
Building & Zoning Department

By: 



ROOF PLAN
1/4" = 1'-0"



A-104

ROOF PLAN

DATE: 11/11/11

PROJECT: CASA @ PARADISE POINT

ARCHITECT: MATEU

SCALE: 1/4" = 1'-0"

PROJECT NO.:

DATE: 11/11/11

PROJECT: CASA @ PARADISE POINT

ARCHITECT: MATEU

SCALE: 1/4" = 1'-0"

PROJECT NO.:

DATE: 11/11/11

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DATE: 11/11/11

PROJECT: CASA @ PARADISE POINT

ARCHITECT: MATEU

SCALE: 1/4" = 1'-0"

PROJECT NO.:

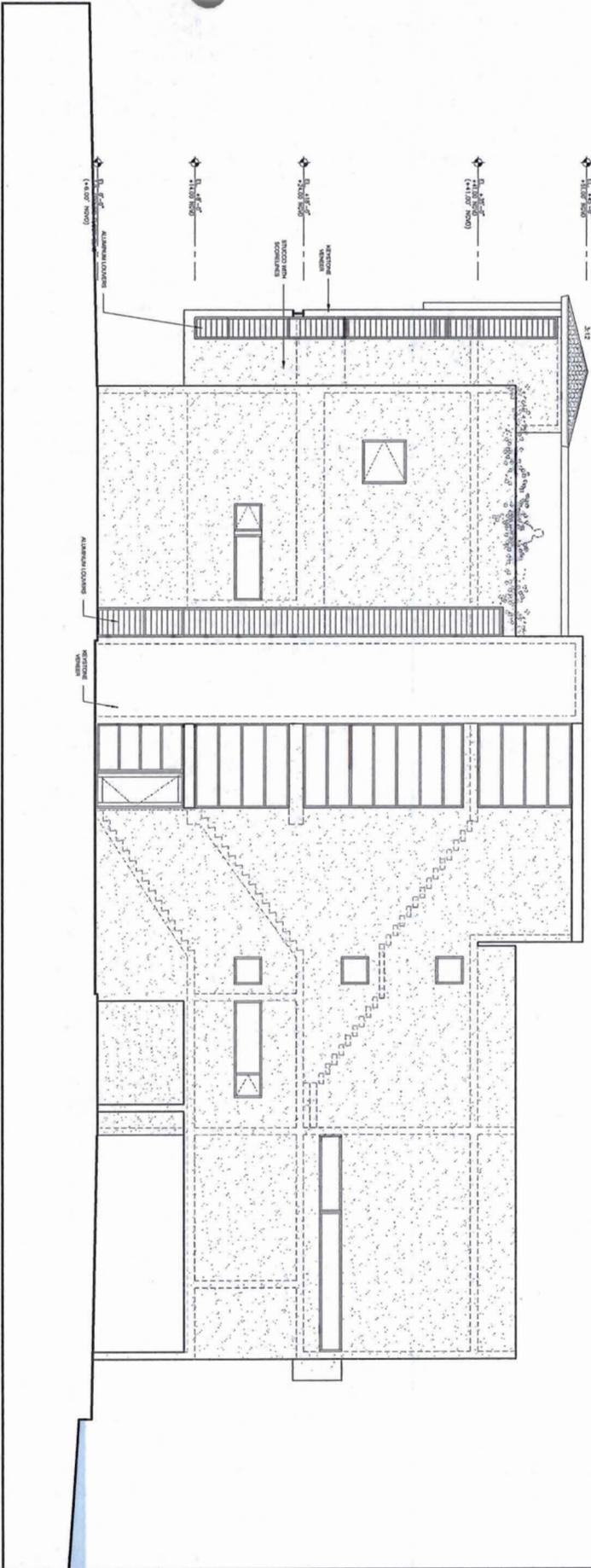
DATE: 11/11/11

PROJECT: CASA @ PARADISE POINT

ARCHITECT: MATEU

SCALE: 1/4" = 1'-0"

PROJECT NO.:



WEST EXTERIOR ELEVATION

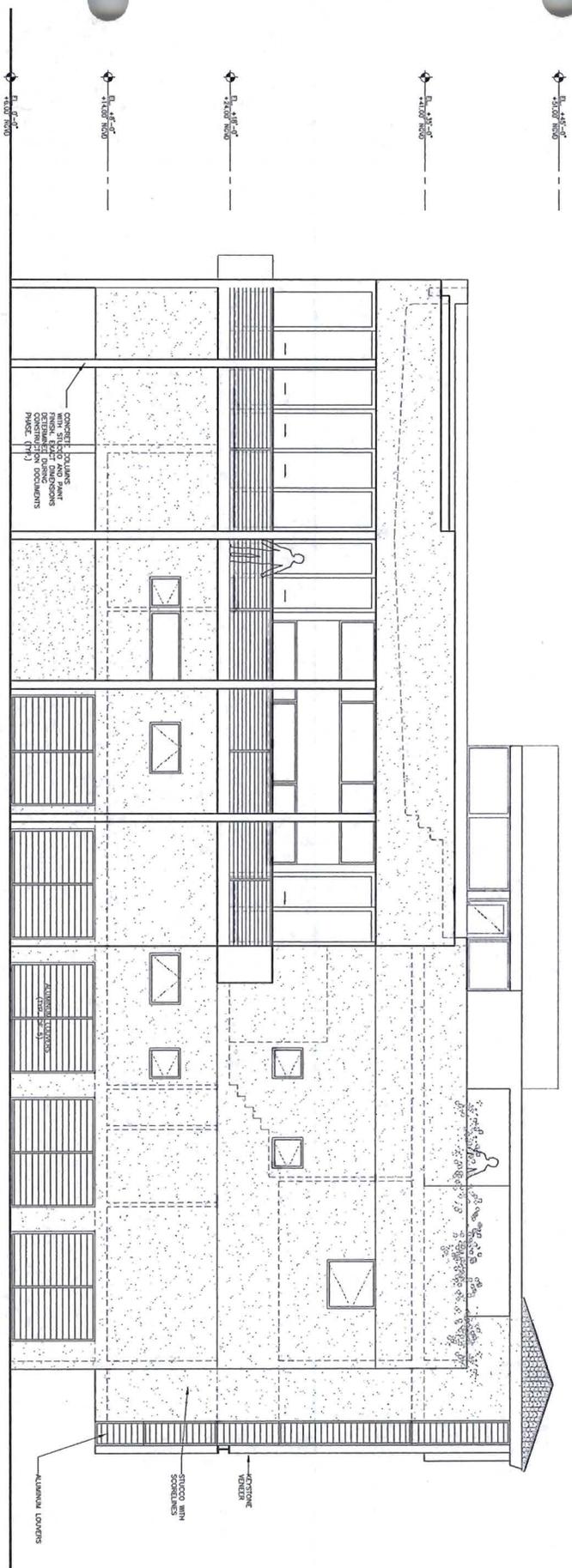
1/4" = 1'-0"

MATEU ARCHITECTURE & INTERIORS
 ARCHITECTS
 1000 S. GARDNER AVE. SUITE 100
 TAMPA, FL 33606
 TEL: 813.288.1111
 WWW.MATEUARCHITECTS.COM

CASA @ PARADISE POINT
 SINGLE FAMILY RESIDENCE
 3000 PARADISE POINT DRIVE
 PARADISE POINT, FLORIDA 33549
 PROJECT NO. 2018-001
 DATE: 08/15/2018

PROJECT: WEST EXTERIOR ELEVATION
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 08/15/2018

SHEET: WEST EXTERIOR ELEVATION
 DATE: 08/15/2018



EAST EXTERIOR ELEVATION
1/4" = 1'-0"

MATEU
ARCHITECTS
1000 S. GARDEN AVENUE, SUITE 100
DORSET, MA 01922
TEL: 508.261.1111
WWW.MATEUARCHITECTS.COM

PROJECT: CASA @ PARADISE POINT
DATE: 08/20/2018
DRAWN BY: [Signature]

CASA @ PARADISE POINT
SINGLE FAMILY RESIDENCE
DESIGNED BY: MATEU ARCHITECTS
CONSTRUCTION: [Name]
GENERAL CONTRACTOR: [Name]
ARCHITECT: MATEU ARCHITECTS
DATE: 08/20/2018
SCALE: 1/4" = 1'-0"

A-202
EAST EXTERIOR ELEVATION



DATE: 11/11/2015

MATEU ARCHITECTURE
 10001 BAYVIEW BLVD, SUITE 1000, MIAMI BEACH, FLORIDA 33154
 TEL: 305.222.2000 FAX: 305.222.2004

PROJECT: LINDSEY
 ARCHITECT: [Signature]
 DATE: 11/11/2015

3400 SW 15th Street, Suite 100
 Miami, FL 33135
 Tel: 305.222.2000
 Fax: 305.222.2004
 Email: info@mateu.com

CASA @ PARADISE POINT
 SINGLE FAMILY RESIDENCE

DATE: 11/11/2015
 PROJECT: LINDSEY
 ARCHITECT: [Signature]
 DATE: 11/11/2015

PROJECT CHAIRMAN:
 [Name]
 PROJECT ARCHITECT:
 [Name]
 PROJECT ENGINEER:
 [Name]
 PROJECT LANDSCAPE ARCHITECT:
 [Name]
 PROJECT INTERIOR ARCHITECT:
 [Name]
 PROJECT LIGHTING DESIGNER:
 [Name]
 PROJECT CURATOR:
 [Name]

DATE: 11/11/2015
 PROJECT: LINDSEY
 FRONT ELEVATION RENDERING
 TITLE: A-901