

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, www.MIAMIBeachFL.GOV
305-673-7550

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.

- ☐ BOARD OF ADJUSTMENT
 - ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
- ☐ DESIGN REVIEW BOARD
 - ☐ DESIGN REVIEW APPROVAL
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
- ☐ HISTORIC PRESERVATION BOARD
 - ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - ☐ HISTORIC DISTRICT / SITE DESIGNATION
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
- ☒ PLANNING BOARD
 - ☐ CONDITIONAL USE PERMIT
 - ☒ LOT SPLIT APPROVAL
 - ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- ☐ FLOOD PLAIN MANAGEMENT BOARD
 - ☐ FLOOD PLAIN WAIVER
- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 5370 North Bay Road and 5380 North Bay Road

LEGAL DESCRIPTION: Please refer to "Exhibit A" attached hereto

FOLIO NUMBER (5) 02-3215-003-1840 and 02-3215-003-1830

1. APPLICANT: ☒ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER

NAME *Rex & Carolyn Runzheimer c/o Bart Reines*

ADDRESS *5370-80 North Bay Road*

BUSINESS PHONE *(305) 534-9099*

CELL PHONE *N/A*

E-MAIL ADDRESS *bartreines@mac.com*

OWNER IF DIFFERENT THAN APPLICANT:

NAME

ADDRESS

BUSINESS PHONE

CELL PHONE

E-MAIL ADDRESS

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME *Michael Larkin, Esq.*

ADDRESS *200 S. Biscayne Blvd., #850 Miami, FL 33131*

BUSINESS PHONE *(305) 377-6231*

CELL PHONE *N/A*

E-MAIL ADDRESS *MLarkin@BRZoningLaw.com*

☐ AGENT:

NAME

ADDRESS

BUSINESS PHONE

CELL PHONE

E-MAIL ADDRESS

☐ CONTACT:

NAME

ADDRESS

BUSINESS PHONE

CELL PHONE

E-MAIL ADDRESS

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER

ARCHITECT NAME *Kobi Karp*

ADDRESS *2915 Biscayne Blvd, Suite*

BUSINESS PHONE *(305) 573-1818*

CELL PHONE *N/A*

E-MAIL ADDRESS *kobikarp@kobikarp.com*

FILE NO.

4. SUMMARY OF APPLICATION - PROVIDE BRIEF SCOPE OF PROJECT:

In order to construct a new single-family home on 5350 and 5370 North Bay Road, the Applicant requests a lot split of 5370 and 5380 North Bay Road. The existing single-family home at 5380 North Bay Road will be retained. See letter of intent for further details.

4A IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO

4B DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☐ YES ☒ NO

4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) SQ. FT.

4D PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$

- 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 FEE. 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 A PROJECT 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, LANDSCAPE ARCHITECTS, ENGINEERS, 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.

FILE NO.

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT 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 SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL; (I) BE IN WRITING, (H) 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 FROM 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: _____

PRINT NAME: Rex Runzheimer

SIGNATURE: _____

PRINT NAME: Carolyn Runzheimer

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Rex Runzheimer, 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 removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 18th day of March, 2016. The foregoing instrument was acknowledged before me by Rex Runzheimer, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.



NOTARY PUBLIC

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

(Circle one)

STATE OF

COUNTY OF

N/A, being 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 or tenant 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 the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 2016. The foregoing instrument was acknowledged before me by _____ of _____, on behalf of such entity, 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

FILE NO.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**STATE OF FLORIDA****COUNTY OF MIAMI-DADE**

Carolyn Runzheimer, 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 removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 18th day of March, 2016. The foregoing instrument was acknowledged before me by Carolyn Runzheimer, 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:

NOTARY PUBLIC

PRINT NAME

**ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**

(Circle one)

STATE OF FLORIDA**COUNTY OF MIAMI-DADE**

N/A, being 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 or tenant 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 the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this ___ day of _____, 2016. The foregoing instrument was acknowledged before me by _____ of _____, on behalf of such entity, 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

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Rex Runzheimer, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael Larkin, Esq., Matthew Amster, Esq. and Bercow Radell and Fernandez, PLLC to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Rex Runzheimer
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 18th day of March, 2016. The foregoing instrument was acknowledged before me by Rex Runzheimer who has produced as identification and/or is personally known to me and who did/did not take an oath.



[Signature]
NOTARY PUBLIC

Cynthia Martindale
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 contract purchasers are corporations, partnerships, limited liability companies, trusts, 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. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.*

N/A

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

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

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Carolyn Runzheimer, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael Larkin, Esq., Matthew Amster, Esq. and Bercow Radell and Fernandez, PLLC to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Carolyn Runzheimer
PRINT NAME (and Title, if applicable)


SIGNATURE

Sworn to and subscribed before me this 18th day of March, 2016. The foregoing instrument was acknowledged before me by Carolyn Runzheimer who has produced as identification and/or is personally known to me and who did/did not take an oath.




NOTARY PUBLIC

Cynthia Martindale
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 contract purchasers are corporations, partnerships, limited liability companies, trusts, 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. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.*

N/A

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. 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 ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

If the property that is the subject of this 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

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

NOTE: Notarized signature required on page 9

FILE NO. _____

3. 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.

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

	NAME	ADDRESS	PHONE #
a.	<u>Michael Larkin, Esq.</u>	<u>200 S. Biscayne Blvd., #850</u>	<u>(305) 377-6231</u>
b.	<u>Matthew Amster, Esq.</u>	<u>200 S. Biscayne Blvd., #850</u>	<u>(305) 377-6236</u>
c.	<u>Kobi Karp</u>	<u>2915 Biscayne Blvd., #200</u>	<u>(305) 573-1818</u>

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY 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

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

[Signature]
SIGNATURE

Sworn to and subscribed before me this 18th day of March, 2016. 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.



[Signature]
NOTARY PUBLIC STATE OF FLORIDA

Cynthia Martindale
PRINT NAME

FILE NO. _____

3. COMPENSATED LOBBYIST:

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

	NAME	ADDRESS	PHONE #
d.	<u>Michael Larkin, Esq.</u>	<u>200 S. Biscayne Blvd., #850</u>	<u>(305) 377-6231</u>
e.	<u>Matthew Amster, Esq.</u>	<u>200 S. Biscayne Blvd., #850</u>	<u>(305) 377-6236</u>
f.	<u>Kobi Karp</u>	<u>2915 Biscayne Blvd., #200</u>	<u>(305) 573-1818</u>

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

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APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

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

[Signature]
SIGNATURE

Sworn to and subscribed before me this 16th day of March, 2016. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires



[Signature]
NOTARY PUBLIC STATE OF FLORIDA

Cynthia Martindale
PRINT NAME

FILE NO. _____

Exhibit A

Lots 8 and 9 in Block 14 of "LAGORCE—GOLF SUBDIVISION", according to the plat thereof, as recorded in Plat Book 14, at Page 43, of the Public Records of Miami—Dade County Florida.

(Warranty Deed, dated April 27, 2011 recorded in Official Records Book 27670, Page 3883, Miami—Dade County Records) and (Warranty Deed, dated June 11, 2014 recorded in Official Records Book 29226, Pages 0294, Miami—Dade County Records).

Containing 25,555.2 Square Feet or 0.6 Acres, more or less, by calculations.

Property Address: 5370 & 5380 North Bay Road, Miami Beach, Florida, 33140.

Folio No.: 02—3215—003—1830

Folio No.: 02—3215—003—1840



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

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

VIA HAND-DELIVERY

April 6, 2016

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

Re: Request for a Lot Split of the Property Located at 5370-80 North Bay Road,
in Miami Beach, Florida

Dear Tom:

This law firm represents Rex and Carolyn Runzheimer (collectively, the "Applicant"), the owner of the above-referenced property (the "Property"). Please consider this letter as the Applicant's required letter of intent in support of a lot split application to divide the existing building site, comprised of two (2) lots, into two (2) individual building sites.

Property. The Property is identified by Miami-Dade County Folio Nos. 02-3215-003-1830 and 02-3215-003-1840, and is located within the "RS-3, Single-Family Residential" zoning district. See Exhibit A, Property Appraiser Summary Reports. The Property is a 25,555 square foot waterfront lot located on the west side of North Bay Road. The Property currently contains a 6,432 square foot single family residence that was constructed in 1934 and recently renovated.

The Property consisted of two (2) separate lots, 5380 North Bay Road (individually, the "North Parcel") and 5370 North Bay Road (individually, the "Middle Parcel") as originally platted in 1925, until 2014, when the Applicant purchased the Middle Parcel to create a double-lot. Through DRB Order No. 23105, the Applicant joined the two lots for landscaping purposes and formally unified them via the Unity of Title recorded in Official Records Book 29411, at Page

859 in the Public Records of Miami-Dade County, Florida. See Exhibit B, Unity of Title and Exhibit C, DRB Order No. 23105, respectively. In doing so, the Applicant extensively renovated the existing pre-1942 home, located on the North Parcel. The Middle Parcel is currently vacant, as the previously existing home was demolished, pursuant to Permit No. BD150304. The Middle Parcel presently contains landscaping for the double-lot.

Lot Split Request. The Applicant recently purchased a separate parcel directly south of the Property, located at 5350 North Bay Road (individually, the "South Parcel"), and in conjunction with the lot split, proposes to combine the Middle and South Parcels to construct a single family residence ("Project"), which will be the subject of a separate Design Review Board application. In other words, the Applicant seeks a lot split of the currently joined Property, and will subsequently join the Middle and South Parcels via its Design Review application, which was filed on April 1, 2016. Essentially, the Applicant plans to relocate the current double-lot from North and Middle Parcels to Middle and South Parcels, which will return the North Parcel to its originally platted status.

The dimensions of the resulting lots (North and Middle Parcels) will be in compliance with the City's land development regulations. These resulting lots would each be approximately 12,777 square feet in size. Moreover, the resulting lots are close to 3,000 square feet larger the required minimum lot size of 10,000 square feet for the RS-3 zoning district. The fully-renovated pre-1942 residence will remain on the North Parcel. The proposed residence to be located on the South Parcel must obtain approval from the Design Review Board. Therefore, approval of this request will merely return the Property to its status prior to the 2014 unification.

The proposed modern private residence, which is not directly the subject of this application, will be a great enhancement to the neighborhood. The home is distinguished by its unique architectural features in a beautifully modern style. Unique architectural features include the orientation of the home, the design of the architectural elements, and the distinct materials. The proposed home will comply with all Code requirements and have greater than required side setbacks. Finally, the new home will be substantially landscaped to maximize the home's aesthetic value and privacy, while also ensuring compatibility with the neighborhood.

Lot Split Review Criteria. The Applicant's proposal satisfies the review criteria in Section 118-321(B) as follows:

(1) Whether the lots that would be created are divided in such a manner that they are in compliance with the regulations of these land development regulations.

According to Section 142-105(b)(1), the minimum lot size in the RS-3 zoning district is 10,000 square feet. As previously indicated, the proposed resulting lots will each be approximately 12,777 square feet in size, approximately 2,777 square feet larger than the required minimum. The split returns the North and Middle Parcels to their originally platted conditions.

(2) Whether the building site that would be created would be equal to or larger than the majority of the existing building sites, or the most common existing lot size, and of the same character as the surrounding area.

The nearby waterfront lots from approximately W 52 and 57 Streets range from 12,522 to 44,965 square feet in size, with an average of 21,128 square feet and a median of 13,606 square feet. Both building sites at approximately 12,777 square feet each will be compatible with the lots in this surrounding area. Notably, the Applicant is dividing a double lot (North and Middle Parcels) and will immediately create a new double lot (Middle and South Parcels), and thus preserve the status quo of lot sizes in the area.

(3) Whether the scale of any proposed new construction is compatible with the as-built character of the surrounding area, or creates adverse impacts on the surrounding area; and if so, how the adverse impacts will be mitigated. To determine whether this criterion is satisfied, the applicant shall submit massing and scale studies reflecting structures and uses that would be permitted under the land development regulations as a result of the proposed lot split, even if the applicant presently has no specific plans for construction.

The pre-1942 residence, containing approximately 6,432 square feet, on the North Parcel will remain as exists today. The Middle Parcel will subsequently be joined with the South Parcel in order for the Applicant to construct a single family home containing 10,772 square feet, which must be submitted to and approved by the Design Review Board. Both homes are within the scale of the surrounding area. The waterfront homes range from 4,149 to 15,363 square feet with an average of 8,044 square feet. The existing and

proposed home sizes are well within this range and their average of 8,602 square feet is compatible. Further, the proposed home complies with Code requirements and will have larger side setbacks.

(4) Whether the building site that would be created would result in existing structures becoming nonconforming as they relate to setbacks and other applicable regulations of these land development regulations, and how the resulting nonconformities will be mitigated.

The Applicant proposes to retain the existing, recently-renovated pre-1942 residence. The Property will simply be returned to its originally platted condition prior to the 2014 unification. Although the North Parcel building site will be non-conforming with respect to side setbacks and sum of sides, it was nonconforming at the time of unification. Specifically, the North Parcel will be nonconforming in the following respects:

- Side 1: 4'-2" side setback provided where 10'-0" required.
- Side 2: 5'-1" side setback provided where 10'-0" required.
- Sum of Side Yard: 9'-3" sum of side yard provided where 20'-0" (or 25.2% of 79.25') required.

There are existing walls and landscaping on both sides of the North Parcel that will help to mitigate for that existing structure, and the Applicant proposes larger than required side setbacks for the new building that will further mitigate. Should it be necessary, the Applicant will file a variance application to permit the southern side yard nonconformity, which will result on the North Parcel as previously existed as a consequence of this application.

(5) Whether the building site that would be created would be free of encroachments from abutting buildable sites.

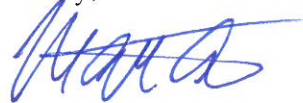
The building sites created by the lot split will be free of encroachments from abutting buildable lots. There are no existing or proposed encroachments.

(6) Whether the proposed lot split adversely affects architecturally significant or historic homes, and if so, how the adverse effects will be mitigated. The board shall have the authority to require the full or partial retention of structures constructed prior to 1942 and determined by the planning director or designee to be architecturally significant under subsection 142-108(a).

The Applicant plans to retain the recently-renovated 1934 home on the North Parcel of the Property. There is no home on the Middle Parcel. As a result, the proposed lot split will not adversely affect architecturally significant homes.

Conclusion. Granting this lot split application will have many positive benefits. It will: (1) retain the existing, recently-renovated pre-1942 architecturally significant home; (2) maintain the status quo of lot sizes in the area by swapping one double-lot for another; and (3) permit the development of a 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 305-377-6236.

Sincerely,



Matthew Amster

Attachments

cc: Rex Runzheimer
Michael W. Larkin, Esq.
Gianeli Mestre, Esq.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

EXHIBIT

A

Generated On : 4/6/2016

Property Information	
Folio:	02-3215-003-1830
Property Address:	5380 N BAY RD Miami Beach, FL 33140-2041
Owner	REX RUNZHEIMER
Mailing Address	5380 N BAY RD MIAMI BEACH, FL 33140 USA
Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	7 / 5 / 0
Floors	2
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	6,432 Sq.Ft
Lot Size	12,759 Sq.Ft
Year Built	1934



Assessment Information			
Year	2015	2014	2013
Land Value	\$4,514,134	\$3,888,435	\$3,534,940
Building Value	\$1,675,434	\$1,688,766	\$1,702,098
XF Value	\$45,725	\$45,761	\$37,408
Market Value	\$6,235,293	\$5,622,962	\$5,274,446
Assessed Value	\$5,404,814	\$5,361,919	\$5,274,446

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	\$830,479	\$261,043	
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
LA GORCE GOLF SUB PB 14-43 LOT 8 BLK 14 LOT SIZE 79.250 X 161 OR 21269-0587 0503 1 COC 23438-4211 05 2005 1	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$5,354,814	\$5,311,919	\$5,224,446
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$5,379,814	\$5,336,919	\$5,249,446
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$5,354,814	\$5,311,919	\$5,224,446
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$5,354,814	\$5,311,919	\$5,224,446

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/27/2011	\$5,740,000	27670-3883	Trustees in bankruptcy, executors or guardians
05/01/2005	\$6,000,000	23438-4211	Sales which are qualified
05/01/2003	\$4,500,000	21269-0587	Sales which are qualified
01/01/1998	\$1,450,000	17949-4152	Sales which are qualified

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

Version:

<http://www.miamidade.gov/propertysearch/index.html>

4/6/2016



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/6/2016

Property Information	
Folio:	02-3215-003-1840
Property Address:	5370 N BAY RD Miami Beach, FL 33140-2041
Owner	REX RUNZHEIMER CAROLYN RUNZHEIMER
Mailing Address	5370 NORTH BAY ROAD MIAMI BEACH, FL 33140 USA
Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	12,759 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$4,514,134	\$3,888,435	\$3,534,940
Building Value	\$567,462	\$546,155	\$547,546
XF Value	\$33,335	\$33,754	\$34,172
Market Value	\$5,114,931	\$4,468,344	\$4,116,658
Assessed Value	\$5,114,931	\$1,206,244	\$1,188,418

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction		\$3,262,100	\$2,928,240
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
LA GORCE GOLF SUB PB 14-43 LOT 9 BLK 14 LOT SIZE 79.250 X 161 OR 13069-737 1086 1	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$5,114,931	\$1,156,244	\$1,138,418
School Board			
Exemption Value	\$0	\$25,000	\$25,000
Taxable Value	\$5,114,931	\$1,181,244	\$1,163,418
City			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$5,114,931	\$1,156,244	\$1,138,418
Regional			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$5,114,931	\$1,156,244	\$1,138,418

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/30/2014	\$6,500,000	29226-0294	Qual by exam of deed
10/01/1986	\$690,000	13069-0737	Sales which are qualified
09/01/1985	\$295,000	12637-2327	Sales which are qualified
05/01/1985	\$360,000	12512-0187	Sales which are qualified

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

Version:

CFN: 20140824332 BOOK 29411 PAGE 859
DATE: 12/02/2014 03:10 54 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

This instrument was prepared by:
Eric van der Vlugt, Esq.
Feldman & van der Vlugt, P.A.
1111 Kane Concourse, Ste. 209
Bay Harbor Islands, FL 33154



(Space reserved for Clerk)

UNITY OF TITLE

WHEREAS, the undersigned is the Owner of that property ("Property") legally described as:

Lot 8 and Lot 9, Block 14, LAGORCE - GOLF SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 14, Page 43, Public Records of Miami-Dade County, Florida.

The address of which is 5380 and 5370 North Bay Road, Miami Beach, Florida, 33140, and bearing Folio numbers 02-3215-003-1830 and 02-3215-003-1840 respectively.

Owner recognizes and acknowledges that for the public health, safety and welfare, the herein-described property shall not be divided into separate parcels owned by several owners so long as the same is put to the hereinafter use, and

In consideration of Ten Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner hereby agrees to restrict the use of the subject property in the following manner:

That the Property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.

City Inspection. As further part of this Unity of Title, it is hereby understood and agreed that any official inspector of the City of Miami Beach, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Unity of Title on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at the Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the public welfare.

Further provided, however, that a release will be executed when the premises are made to conform with applicable zoning regulations or the use or structure is removed from the premises and there is no further reason to maintain the Unity of Title on the public records.

CFN: 20140824332 BOOK 29411 PAGE 860

Term. This Unity of Title is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Unity of Title is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Unity of Title has first been modified or released by the City of Miami Beach.

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders by all mortgagees, if any, provided that the same is also approved by the Director of the Miami Beach Department of Planning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence.

Should this Unity of Title be so modified, amended or released, the Director of the Department of Planning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this Unity of Title shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for the City to Withhold Permits and Inspections. In the event the terms of this Unity of Title are not being complied with, in addition to any other remedies available, the City is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the City, and inspections made and approval of occupancy given by the City, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Unity of Title.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect.

CFN: 20140624332 BOOK 29411 PAGE 861

IN WITNESS WHEREOF, Rex Runzheimer and Carolynn Runzheimer have caused these presents to be signed in its name by its proper officials this 1 day of ~~October~~ ^{December}, 2014.

Witnesses:

Signature

Print Name

Signature

Print Name

Rex Runzheimer

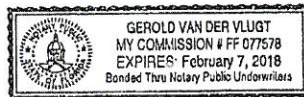
Carolynn Runzheimer

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Rex Runzheimer and Carolynn Runzheimer. They are personally known to me or have produced Drivers License, as identification.

Witness my signature and official seal this 1 day of ~~October~~ ^{December}, 2014, in the County and State aforesaid.



Notary Public - State of Florida

Print Name:
My Commission Expires:

Approved

Director of Planning

Dated

Approved as to form
& language and for
execution

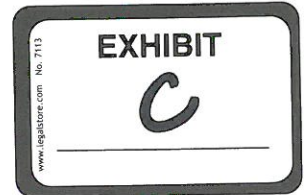
City Attorney

Dated



CFN 2015R0011634
 DR Bk 29456 Pgs 4114 - 4118 (5pgs)
 RECORDED 01/08/2015 10:06:23
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

DESIGN REVIEW BOARD
 City of Miami Beach, Florida



MEETING DATE: December 02, 2014

FILE NO: 23105

PROPERTY: 5370-5380 North Bay Road

CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT
 IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON
 FILE IN THE OFFICE OF THE PLANNING DEPARTMENT,
 CITY OF MIAMI BEACH

[Signature] 12/10/14
 (Signature of Planning Director or Designee)
 Personally known to me or Produced ID: _____

[Signature]
 Notary Public, State of Florida at Large
 Printed Name: TERESA MARIA
 My Commission Expires: (Seal) 12-2-17

This document contains 5 pages.

TERESA MARIA
 MY COMMISSION # FF 04218
 EXPIRES: December 2, 2017
 Notary Public - State of Florida

LEGAL: Lots 8 and 9 of Block 14 of the LaGorce Golf Subdivision, according to Plat thereof as recorded in Plat Book 14, Page 43 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for a new landscape plan for a portion of the site which will require the total demolition of an existing pre-1942 architecturally significant two-story home.

ORDER

The applicant, Rex Runzheimer, filed an application with the City of Miami Beach Planning Department for Design Review Approval.

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 9 and 11 in Section 118-251 of the Miami Beach Code.
- B. The project would be consistent with the criteria and requirements of section 118-251 if the following conditions are met:
 1. Any new home or structure on the subject property at any point in the future shall require the review and approval of the Design Review Board.

[Signature]

Page 2 of 5
Meeting Date: December 02, 2014
DRB File No. 23105

2. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. The revised landscape plan shall include the addition of more shade trees in order to provide a more diverse plant pallet, in a manner to be reviewed and approved by staff.
 - b. A new masonry wall and driveway gate shall be constructed along the front property line at the southern half of the unified parcel that is similar in size, height and materiality to that of the existing masonry wall and gates located at the northern portion of the property line, in order to physically unify the site, in a manner to be reviewed and approved by staff.
 - c. The applicant shall eliminate one of the existing driveways located in the southern half of the property. Additionally, the remaining driveway and any pedestrian pathway shall be resurfaced with a similar surface material as the existing driveways in the northern half of the site, in a manner to be reviewed and approved by staff.
 - d. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
 - e. Any existing plant material within the public right-of-way may be required to be removed, at the discretion of the Public Works Department.
 - f. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
 - g. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
 - h. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
 - i. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the

Page 3 of 5
Meeting Date: December 02, 2014
DRB File No. 23105

site and landscape plans and shall be subject to the review and approval of staff.

- j. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - k. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
- 3. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
 - 4. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
 - 5. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
 - 6. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
 - 7. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
 - 8. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were adopted by the Board, that the Application for Design Review approval is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph B of the Findings of Fact (Condition Nos. 1-8, inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Design Review Board, as determined by staff, entitled "5370 and 5380 North Bay Road New Garden Space and Unity of Title Project", as prepared by **Christopher Crawley, LA** signed and sealed October 13, 2014, modified in accordance with the conditions set forth in this Order and staff review and approval.

Page 4 of 5
Meeting Date: December 02, 2014
DRB File No. 23105

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. The issuance of Design Review Approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Design Review Approval was granted, the Design Review Approval will expire and become null and void, unless the applicant makes application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. If the Full Building Permit should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the Design Review Approval will expire and become null and void.

In accordance with Section 118-264 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code.

Dated this 5th day of December, 2014.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

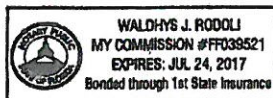
BY: 
DEBORAH TACKETT
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 5th day of
December 2014 by Deborah Tackett, Design and Preservation Manager,
Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf
of the Corporation. He is personally known to me.

OR BK 29456 PG 4118
LAST PAGE

Page 5 of 5
Meeting Date: December 02, 2014
DRB File No. 23105



Waldhys J. Rodoli
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 7-24-17

Approved As To Form: _____
City Attorney's Office: [Signature] (12/4/2014)
Filed with the Clerk of the Design Review Board on 12-5-14 (WJR)

F:\PLAN\DRB\DRB14\Dec14\DEC Final Orders\DRB 23105 5370-80 No Bay Rd.DEC14.fo.docx



zoning public notification packages | ownership lists + mailing labels + radius maps
diana@rdrmiami.com | 305.498.1614

March 17, 2016

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

Re: Property Owners List within 375 feet of:

SUBJECT: 5350 North Bay Road, Miami Beach, FL 33140

FOLIO NUMBER: 02-3215-003-1850

LEGAL DESCRIPTION: LA GORCE GOLF SUB PB 14-43 LOT 10 BLK 14

SUBJECT: 5370 North Bay Road, Miami Beach, FL 33140

FOLIO NUMBER: 02-3215-003-1840

LEGAL DESCRIPTION: LA GORCE GOLF SUB PB 14-43 LOT 9 BLK 14

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,

Rio Development Resources, LLC

Diana B. Rio

Total number of property owners without repetition: **34**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

5250 ALTON LLC
1060 BRICKELL AVE #2307
MIAMI, FL 33131

5446 NBR LLC
PO BOX 402249
MIAMI BEACH, FL 33140

ADAM J RUBINSTEIN &W JENNIFER G
ALTMAN
5400 ALTON RD
MIAMI BEACH, FL 33140-2017

ANDREW S ATKINS &W AMY E C
5347 N BAY RD
MIAMI BEACH, FL 33140-2030

ARLENE EDELMAN LANDSMAN
5361 NORTH BAY ROAD
MIAMI BEACH, FL 33140

DAVID J KAISERMAN LOREN KAISERMAN
5251 N BAYRD
MIAMI BEACH, FL 33140

DAVID SIEGEL &W FRANCINELEE
5313 N BAY RD
MIAMI BEACH, FL 33140-2030

DENNIS CARSON DEENA BUTTERS
4555 NORTH BAY
MIAMI BEACH, FL 33140

DONALD V BROWNE &W MARIA J
JUNQUERA
5300 N BAY RD
MIAMI BEACH, FL 33140-2041

ELLIOT L MILLER &W JUDITH A
5420 N BAY RD
MIAMI, FL 33140-2032

FRANK N RAY
5326 ALTON RD
MIAMI BEACH, FL 33140

JARED GOLDBERG
2920 N BAY RD
MIAMI BEACH, FL 33140

JEAM MARIE ECHEMENDIA TRS THE JEAN
MARIE ECHEMENDIA LVNG TR
5396 N BAY RD
MIAMI BEACH, FL 33140

JOSEPH O NABAKA
5300 ALTON RD
MIAMI BEACH, FL 33140

JUDITH TENENBAUM
5371 N BAY RD
MIAMI BEACH, FL 33140-2030

KAYLA RYNOR
5355 NORTH BAY RD
MIAMI BEACH, FL 33140

KDRIVE LLC
1025 ANACONDA DR
CASTLE ROCK, CO 80108

KEITH OLIN LILI A OLIN
5320 ALTON RD
MIAMI BEACH, FL 33139

LUIS F ARRIOLA GABRIELA ARRIOLA
5423 N BAY RD
MIAMI BEACH, FL 33140

MARK S ROUNDS ARIEL L MOLLICK
5310 ALTON RD
MIAMI BEACH, FL 33140

MIKE MACBAIN
5328 NORTH BAY RD
MIAMI BEACH, FL 33140

MITCHELL R KATZ &W LINDA S
5351 N BAY RD
MIAMI BEACH, FL 33140-2030

PEARL EZEKIEL LE REM SHARON ANN
BRECHER JTRS MALCOLM EZEKIEL JTRS
REM
4510 ADAMS AVE
MIAMI BEACH, FL 33140

PHILIPPE C GIRAUD
5386 ALTON RD
MIAMI BEACH, FL 33140

REX RUNZHEIMER
5380 N BAY RD
MIAMI BEACH, FL 33140

REX RUNZHEIMER CAROLYN
RUNZHEIMER
5370 NORTH BAY ROAD
MIAMI BEACH, FL 33140

RICHARD N SCHERMER
5333 N BAY RD
MIAMI BEACH, FL 33140-2030

RICHARD POSTREL
5244 NORTH BAY RD
MIAMI BEACH, FL 33140

ROBERT E GOUBEUX
5314 ALTON RD
MIAMI BEACH, FL 33140-2015

ROBERTO FERNANDEZ &W ADELA
5334 ALTON RD
MIAMI BEACH, FL 33140

SIDNEY FELTENSTEIN LISA FELTENSTEIN
5340 N BAY RD
MIAMI BEACH, FL 33140-2041

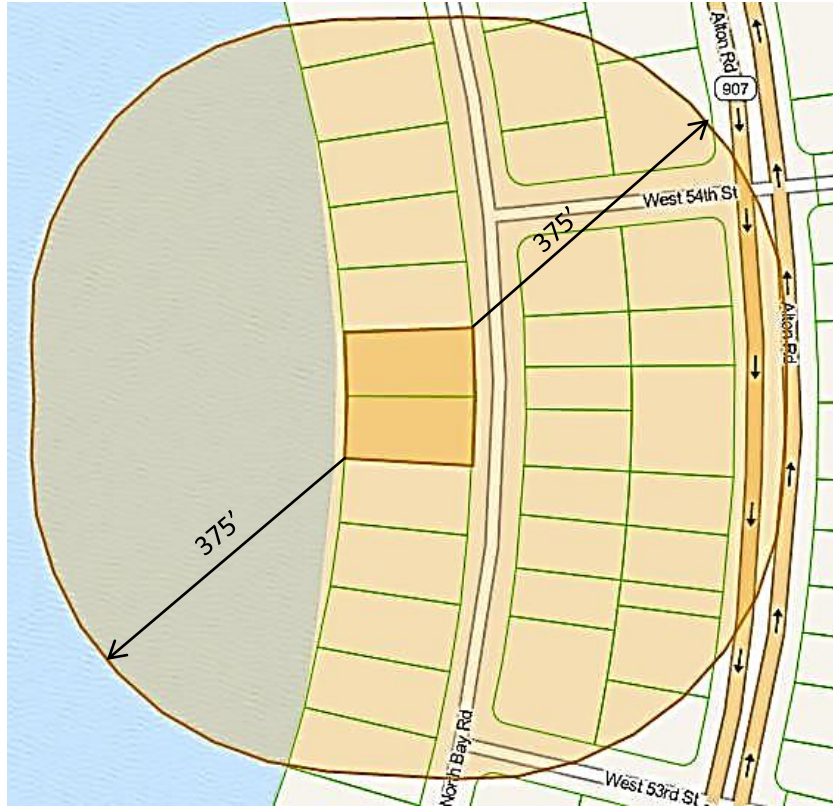
STEVEN B ZUCKERMAN CHERYL E
ZUCKERMAN
5401 N BAY RD
MIAMI BEACH, FL 33140

STEVEN T SIEGEL &W JANE S
5445 NO BAY RD
MIAMI BEACH, FL 33140-2031

UNIQUE MELO HOLDINGS INC
5310 N BAY RD
MIAMI BEACH, FL 33140

Name	Address	City	State	Zip	Country
5250 ALTON LLC	1060 BRICKELL AVE #2307	MIAMI	FL	33131	USA
5446 NBR LLC	PO BOX 402249	MIAMI BEACH	FL	33140	USA
ADAM J RUBINSTEIN &W JENNIFER G ALTMAN	5400 ALTON RD	MIAMI BEACH	FL	33140-2017	USA
ANDREW S ATKINS &W AMY E C	5347 N BAY RD	MIAMI BEACH	FL	33140-2030	USA
ARLENE EDELMAN LANDSMAN	5361 NORTH BAY ROAD	MIAMI BEACH	FL	33140	USA
DAVID J KAISERMAN LOREN KAISERMAN	5251 N BAYRD	MIAMI BEACH	FL	33140	USA
DAVID SIEGEL &W FRANCINELEE	5313 N BAY RD	MIAMI BEACH	FL	33140-2030	USA
DENNIS CARSON DEENA BUTTERS	4555 NORTH BAY	MIAMI BEACH	FL	33140	USA
DONALD V BROWNE &W MARIA J JUNQUERA	5300 N BAY RD	MIAMI BEACH	FL	33140-2041	USA
ELLIOT L MILLER &W JUDITH A	5420 N BAY RD	MIAMI	FL	33140-2032	USA
FRANK N RAY	5326 ALTON RD	MIAMI BEACH	FL	33140	USA
JARED GOLDBERG	2920 N BAY RD	MIAMI BEACH	FL	33140	USA
JEAM MARIE ECHEMENDIA TRS THE JEAN MARIE ECHEMENDIA LVNG TR	5396 N BAY RD	MIAMI BEACH	FL	33140	USA
JOSEPH O NABAKA	5300 ALTON RD	MIAMI BEACH	FL	33140	USA
JUDITH TENENBAUM	5371 N BAY RD	MIAMI BEACH	FL	33140-2030	USA
KAYLA RYNOR	5355 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
KDRIVE LLC	1025 ANACONDA DR	CASTLE ROCK	CO	80108	USA
KEITH OLIN LILI A OLIN	5320 ALTON RD	MIAMI BEACH	FL	33139	USA
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MARK S ROUNDS ARIEL L MOLICK	5310 ALTON RD	MIAMI BEACH	FL	33140	USA
MIKE MACBAIN	5328 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
MITCHELL R KATZ &W LINDA S	5351 N BAY RD	MIAMI BEACH	FL	33140-2030	USA
PEARL EZEKIEL LE REM SHARON ANN BRECHER JTRS MALCOLM EZEKIEL JTRS REM	4510 ADAMS AVE	MIAMI BEACH	FL	33140	USA
PHILIPPE C GIRAUD	5386 ALTON RD	MIAMI BEACH	FL	33140	USA
REX RUNZHEIMER	5380 N BAY RD	MIAMI BEACH	FL	33140	USA
REX RUNZHEIMER CAROLYN RUNZHEIMER	5370 NORTH BAY ROAD	MIAMI BEACH	FL	33140	USA
RICHARD N SCHERMER	5333 N BAY RD	MIAMI BEACH	FL	33140-2030	USA
RICHARD POSTREL	5244 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
ROBERT E GOUBEAUX	5314 ALTON RD	MIAMI BEACH	FL	33140-2015	USA
ROBERTO FERNANDEZ &W ADELA	5334 ALTON RD	MIAMI BEACH	FL	33140	USA
SIDNEY FELTENSTEIN LISA FELTENSTEIN	5340 N BAY RD	MIAMI BEACH	FL	33140-2041	USA
STEVEN B ZUCKERMAN CHERYL E ZUCKERMAN	5401 N BAY RD	MIAMI BEACH	FL	33140	USA
STEVEN T SIEGEL &W JANE S	5445 NO BAY RD	MIAMI BEACH	FL	33140-2031	USA
UNIQUE MELO HOLDINGS INC	5310 N BAY RD	MIAMI BEACH	FL	33140	USA

375' RADIUS MAP



SUBJECT: 5350 North Bay Road, Miami Beach, FL 33140

FOLIO NUMBER: 02-3215-003-1850

LEGAL DESCRIPTION: LA GORCE GOLF SUB PB 14-43 LOT 10 BLK 14

SUBJECT: 5370 North Bay Road, Miami Beach, FL 33140

FOLIO NUMBER: 02-3215-003-1840

LEGAL DESCRIPTION: LA GORCE GOLF SUB PB 14-43 LOT 9 BLK 14



CFN 2015R0011634
 DR Bk 29456 Pgs 4114 - 4118 (5pg)
 RECORDED 01/08/2015 10:06:23
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 02, 2014

FILE NO: 23105

PROPERTY: 5370-5380 North Bay Road

CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT
 IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON
 FILE IN THE OFFICE OF THE PLANNING DEPARTMENT.

CITY OF MIAMI BEACH

[Signature] 12/10/14
 (Signature of Planning Director or Designee) (Date)

Personally known to me or Produced ID:

[Signature]
 Notary Public, State of Florida at Large

Printed Name: TERESA MARIA

My Commission Expires: (Seal) 12-2-17

This document contains 5 pages.

TERESA MARIA
 MY COMMISSION # 042188
 EXPIRES: December 2, 2017
 Booked Three Budget History Services

LEGAL: Lots 8 and 9 of Block 14 of the LaGorce Golf Subdivision, according to
 Plat thereof as recorded in Plat Book 14, Page 43 of the Public Records
 of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for a new landscape plan for
 a portion of the site which will require the total demolition of an existing
 pre-1942 architecturally significant two-story home.

ORDER

The applicant, Rex Runzheimer, filed an application with the City of Miami Beach Planning
 Department for Design Review Approval.

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT,
 based upon the evidence, information, testimony and materials presented at the public hearing
 and which are part of the record for this matter:

- A. Based on the plans and documents submitted with the application, testimony and
 information provided by the applicant, and the reasons set forth in the Planning
 Department Staff Report, the project as submitted is inconsistent with Design Review
 Criteria 9 and 11 in Section 118-251 of the Miami Beach Code.
- B. The project would be consistent with the criteria and requirements of section 118-251 if
 the following conditions are met:
 1. Any new home or structure on the subject property at any point in the future shall
 require the review and approval of the Design Review Board.

[Signature]

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Meeting Date: December 02, 2014
DRB File No. 23105

2. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - a. The revised landscape plan shall include the addition of more shade trees in order to provide a more diverse plant pallet, in a manner to be reviewed and approved by staff.
 - b. A new masonry wall and driveway gate shall be constructed along the front property line at the southern half of the unified parcel that is similar in size, height and materiality to that of the existing masonry wall and gates located at the northern portion of the property line, in order to physically unify the site, in a manner to be reviewed and approved by staff.
 - c. The applicant shall eliminate one of the existing driveways located in the southern half of the property. Additionally, the remaining driveway and any pedestrian pathway shall be resurfaced with a similar surface material as the existing driveways in the northern half of the site, in a manner to be reviewed and approved by staff.
 - d. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
 - e. Any existing plant material within the public right-of-way may be required to be removed, at the discretion of the Public Works Department.
 - f. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
 - g. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
 - h. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
 - i. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the



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Meeting Date: December 02, 2014
DRB File No. 23105

site and landscape plans and shall be subject to the review and approval of staff.

- j. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - k. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
- 3. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
 - 4. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
 - 5. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
 - 6. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
 - 7. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
 - 8. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were adopted by the Board, that the Application for Design Review approval is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph B of the Findings of Fact (Condition Nos. 1-8, inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Design Review Board, as determined by staff, entitled "5370 and 5380 North Bay Road New Garden Space and Unity of Title Project", as prepared by Christopher Crawley, LA signed and sealed October 13, 2014, modified in accordance with the conditions set forth in this Order and staff review and approval.

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Meeting Date: December 02, 2014
DRB File No. 23105

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. The issuance of Design Review Approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Design Review Approval was granted, the Design Review Approval will expire and become null and void, unless the applicant makes application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. If the Full Building Permit should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the Design Review Approval will expire and become null and void.

In accordance with Section 118-264 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code.

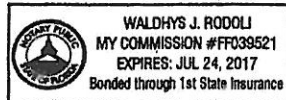
Dated this 5th day of December, 2014.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 
DEBORAH TACKETT
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 5th day of December, 2014 by Deborah Tackett, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

OR BK 29456 PG 4118
LAST PAGEPage 5 of 5
Meeting Date: December 02, 2014
DRB File No. 23105Waldhys J. Rodoli
NOTARY PUBLIC

Miami-Dade County, Florida

My commission expires: 7-24-17

Approved As To Form:

City Attorney's Office: [Signature] (12/4/2014)Filed with the Clerk of the Design Review Board on 12-5-14 (WJR)

F:\PLAN\SDRB\DRB14\Dec14\DEC Final Orders\DRB 23105 5370-80 No Bay Rd.DEC14.fo.docx

MIAMI BEACH

Page 1 of 3

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

Address: 5350 - 5380 N. Bay Rd
File Number:

Date: 3/11/16

BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with Board staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL CHECK LIST	Required	Provided
	ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE		
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	X	
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Copies of all current or previously active Business Tax Receipts	X	
4	Letter of Intent with details of application request, hardship, etc.	X	
5	Application Fee	X	
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
7	School Concurrency Application, for projects with a net increase in residential units (no SFH)	X	
8	Provide four (4), 11"x17" collated sets, two (2) of which are signed & sealed, to include the following:	X	
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
10	All Applicable Zoning Information (see Zoning Data requirements)	X	
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
12	Survey (original signed & sealed) dated less than 6 months old at the time of application (lot area shall be provided by surveyor), identifying grade (if no sidewalk, provide a letter from Public Works, establishing grade) , spot elevations and Elevation Certificate	X	
13	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
14	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot-Coverage Shaded Diagrams)	X	
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	X	
15a	Indicate any backflow preventer and FPL vault if applicable	X	
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
17	Current, dated color photographs, min 4"x6" of interior space (no Google images)		
18	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	
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)	X	
20	Demolition Plans (Floor Plans & Elevations with dimensions)	X	
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X	
23	Proposed Section Drawings	X	
24	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	
25	Hardscape Plan, i.e. paving materials, pattern, etc.	X	
26	Color Renderings (elevations and three dimensional perspective drawings)	X	

Indicate N/A If Not Applicable

Initials: NC

MIAMI BEACH

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

Page 2 of 3

Address:

File Number:

ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
27	Vacant or 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 Department		
28	Copy of original Building Permit Card, & Microfilm, if available	X	
29	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, 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)		
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)	X	
31	Line of Sight studies		
32	Structural Analysis of existing building including methodology for shoring and bracing		
33	Proposed exterior and interior lighting plan, including photometric calculations		
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
35	Neighborhood Context Study	X	
36	Open Space calculations and shaded diagrams	X	
37	Proposed Operational Plan	X	
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
39	Sound Study report (Hard copy) with 1 CD		
40	Set of plans 24"x 36" (when requested by staff)		
41	Copies of previous Recorded Final Orders		
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		
44	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 _____		
45	Floor Plan (dimensioned)		
a	Total floor area _____		
a	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____		
b	Occupancy load indoors and outdoors per venue _____ Total when applicable _____		

Indicate N/A If Not Applicable

Initials: 

MIAMI BEACH

Page 3 of 3

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

	Lot Split Approval PRIOR to DRB approval.		

Address:

File Number:

46	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:		
47	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)		
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
49	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		
50	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
52	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	X	

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
53	One (1) signed and sealed 11"x17" unbound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"x17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	
54	14 collated copies of all the above documents	X	
55	One (1) CD/DVD with electronic copy of entire final application package	X	

NOTES:

- Other information/documentation required for first submittal will be identified during pre-application meeting.
- Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.
- Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD
- 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, as applicable.

APPLICANT'S OR DESIGNEE'S SIGNATURE

Date

Indicate N/A If Not Applicable

Initials: