

MIAMI BEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the Property Appraiser Summary Report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
Planning Board <input checked="" type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map <input type="checkbox"/> Other:		Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 6605 Collins Ave.			
FOLIO NUMBER(S) 02-3211-007-0410			
Property Owner Information			
PROPERTY OWNER NAME S.F. Land, LLC			
ADDRESS 6565 Collins Ave.		CITY Miami Beach	STATE FL
ZIP CODE 33141			
BUSINESS PHONE 305-866-8855	CELL PHONE N/A	EMAIL ADDRESS irasussman@the-beach.net	
Applicant Information (if different than owner)			
APPLICANT NAME Same as above			
ADDRESS Same as above		CITY Same as above	STATE Same as above
ZIP CODE Same as above		ZIP CODE Same as above	
BUSINESS PHONE Same as above	CELL PHONE Same as above	EMAIL ADDRESS Same as above	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST The Applicant is desirous of obtaining a Conditional Use Permit, pursuant to Section 142-243 and 130-69.5 of the Code, to allow (1) the subject lots to be used as temporary parking lot and (2) the lots be used 24-hours a day. Refer to the plans and the letter of intent for further details.			

Project Information			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		N/A	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		N/A	SQ. FT.
Party responsible for project design			
NAME Jose Gomez, Beilinson Gomez, Architects		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 8101 Biscayne Blvd., # 309		CITY Miami	STATE FL
		ZIPCODE 33138	
BUSINESS PHONE 305-559-1250	CELL PHONE 305-778-7955	EMAIL ADDRESS jg@beilinsonarchitectspa.com	
Authorized Representative(s) Information (if applicable)			
NAME Monika H. Entin, Bercow Radell, Fernandez & Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE 305-374-5300	CELL PHONE 305-542-3445	EMAIL ADDRESS mentin@brzoninglaw.com	
NAME Michael W. Larkin, Bercow Radell, Fernandez & Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE 305-374-5300	CELL PHONE N/A	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
			ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

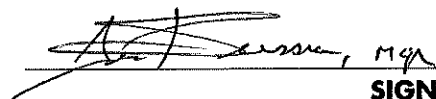
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the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

Please read the following and acknowledge below:

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

The aforementioned is acknowledged by:

☒ Owner of the subject property ☐ Authorized representative


SIGNATURE

Ira Sussman as the Manager of S.F. Land, LLC

PRINT NAME

July 30, 2019

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

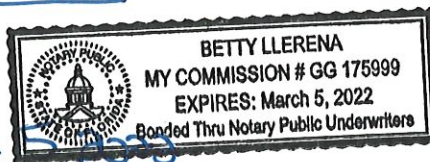
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

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

SIGNATURE

Sworn to and subscribed before me this 1ST day of August, 2019. The foregoing instrument was acknowledged before me by Ira Sussman, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

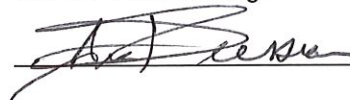
**NOTARY PUBLIC**My Commission Expires: March 5, 2022

PRINT NAME**POWER OF ATTORNEY AFFIDAVIT**

STATE OF Florida
 COUNTY OF Miami-Dade

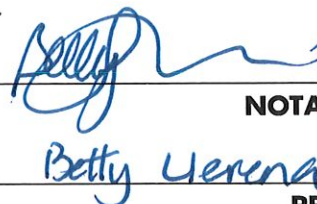
I, Ira Sussman, as the Manager of S.F. Land, LLC, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell Fernandez and Larkin to be my representative before the Planning Board Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Ira Sussman, as the Manager of S.F. Land, LLC

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 1st day of August, 2019. 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: March 5, 2022

NOTARY PUBLIC**PRINT NAME****CONTRACT FOR PURCHASE**

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

N/A**NAME****DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if

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

DISCLOSURE OF INTEREST

CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

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

S.F. Land, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

S.F. Land Trust f/b/o Joel Sussman Family

6565 Collins Ave., Miami Beach, Florida, 33141

S.F. Land Trust f/b/o Ira Sussman Family

6565 Collins Ave., Miami Beach, Florida, 33141

S.F. Land Trust f/b/o Perri Stern Family

6565 Collins Ave., Miami Beach, Florida, 33141

% OF OWNERSHIP

40%

50%

10%

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

See Disclosure attached as Exhibit "B"

TRUST NAME	
NAME AND ADDRESS	% INTEREST
<hr/>	<hr/>
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COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
Monika H. Entin, Bercow Radell, Fernandez & Larkin	200 S. Biscayne Blvd., Suite 850, Miami, FL 33131	305-374-5300
Michael W. Larkin, Bercow Radell, Fernandez & Larkin	200 S. Biscayne Blvd., Suite 850, Miami, FL 33131	305-374-5300
Jose Gomez, Beilinson Gomez, Architects	8101 Biscayne Blvd., # 309, Miami, FL 33138	305-559-1250

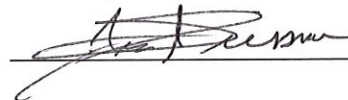
Additional names can be placed on a separate page attached to this application.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

STATE OF Florida
COUNTY OF Miami-Dade

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



SIGNATURE

Sworn to and subscribed before me this 1st day of August, 2019. The foregoing instrument was acknowledged before me by Ira Sussman, 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 PUBLICMy Commission Expires: March 5, 2022

Betty Llerena

PRINT NAME

EXHIBIT A

Legal Description

6605 Collins Avenue

Folio No. 02-3211-007-0410

Lot 43, Block 1, AMENDED PLAT OF SECOND FRONT SUBDIVISION, according to the Plat thereof as recorded in Plat Book 28, Page 28, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B

S.F. Land Trust f/b/o Joel Sussman Family

TRUST NAME

NAME AND ADDRESS	% OF STOCK
<u>Matthew Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Elizabeth Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Benjamin Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Stephanie Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	

S.F. Land Trust f/b/o Ira Sussman Family

TRUST NAME

NAME AND ADDRESS	% OF STOCK
<u>Mollie Sussman Davis</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Paige Sussman Danowit</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Max Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Rachel Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Miriam Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	

S.F. Land Trust f/b/o Perri Stern Family

TRUST NAME

NAME AND ADDRESS	% OF STOCK
<u>Meredith Rishty</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6237
E-Mail: MEntin@BRZoningLaw.com

VIA ON-LINE SUBMISSION

September 20, 2019

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

Re: Updated Letter of Intent for Conditional Use Permit for a Temporary
Parking Lot Operating 24-Hours Per Day for the Property Located at 6605
Collins Avenue, Miami Beach, Florida

Dear Tom:

As you are aware, this firm represents S.F. Land, LLC ("Applicant") in an application seeking a Conditional Use Permit (CUP) for to a temporary parking lot, operating 24-hours per day, for the property located at 6605 Collins Avenue ("Property"). This letter serves as the Applicant's letter of intent in connection with its request for CUP.

Description of the Property. The Property is a vacant, oceanfront parcel located on the eastern side of Collins Avenue between 65th and 67th Streets. It is approximately 24,825 square feet in size. Identified by Miami-Dade County Folio No. 02-3211-007-0410, the Property is located within the RM-3 Zoning District

Description of the Development Program. The Property is zoned Residential Multifamily High Intensity (RM-3), as are the adjacent properties to the north and south. The properties directly across the street, on the west side of Collins Avenue, are zoned Commercial Medium Intensity (CD-2). Directly to the South is the Historic Sherry Frontenac Hotel and to north is the Deauville Hotel. The properties to the west house commercial endeavors, including retail and restaurant uses, amongst others.

Development Program. The Applicant seeks to incorporate a temporary parking lot on the Property, which will operate 24-hours a day.

Requests. The Applicant seeks a CUP for a 24-hour temporary parking lot from the Planning Board ("PB"). Specifically, the Applicant seeks approval of a conditional use permit consistent with Section 142-213 and 130-69.5 of the City Code of Ordinances ("Code") to permit the aforementioned temporary parking lot, which the Applicant intends to utilize 24-hours a day. The Applicant is also seeking design review approval, along with associated setback and material variances, from the Design Review Board (DRB).

Satisfaction of Conditional Use Permit General Review Criteria. The Applicant's request also satisfies the general review criteria for conditional use permits, found in Code Section 118-192(a), as follows:

- (1) **The use is consistent with the comprehensive plan or neighborhood plan if one exists for the area in which the property is located.**

CONSISTENT - The proposed temporary parking lot is consistent with the City's Comprehensive Plan as the Property is designated "RM-3 Residential Multifamily, High Intensity" on the Comprehensive Plan's Future Land Use Map, where conditional uses are permitted pursuant to the City Code. In addition, the proposal does not reduce the levels of service as set forth in the Comprehensive Plan.

- (2) **The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the comprehensive plan.**

CONSISTENT - The Applicant's temporary parking lot is not expected to reduce the levels of service as set forth in the City's Comprehensive Plan. Please refer to traffic study prepared by Traf Tech Engineering.

- (3) **Structures and uses associated with the request are consistent with these land development regulations.**

CONSISTENT - The proposed temporary parking lot, which will operate after midnight, is consistent with the City's land development regulations (LDRs). The Code permits these uses through the conditional use process in order to ensure compatibility.

- (4) **The public health, safety, morals, and general welfare will not be adversely affected.**

CONSISTENT - The Applicant's proposal is consistent with the surrounding area. The temporary parking lot use allows for reduced vehicular impact as it will alleviate the parking needs of the Sherry Frontenac Hotel and the neighborhood. As such, the proposed use is appropriate and will not adversely affect the public health, safety, morals or general welfare.

- (5) **Adequate off-street parking facilities will be provided.**

CONSISTENT - The Applicant's proposal is providing parking for the Sherry Frontenac Hotel, as well as the neighborhood. As such, the proposal will alleviate the deficiency of off-street parking in the area.

- (6) **Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.**

CONSISTENT - The proposed traffic circulation protects pedestrians and ensures appropriate traffic flow. The proposal complies with the temporary parking lot requirements to ensure compatibility with the adjacent neighborhood.

- (7) **The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.**

CONSISTENT - The project is consistent with the neighborhood and there are no other temporary parking lots in the direct vicinity. As a result, there will not be any adverse cumulative effect.

Sea Level Rise and Resiliency Criteria. The proposed renovations will make

for a more resilient building. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.**

CONSISTENT – The Applicant will provide a recycling or salvage plan during permitting.

- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.**

This requirement is inapplicable.

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

This requirement is inapplicable.

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

CONSISTENT – The proposed landscaping includes native and Florida-friendly species, which were previously approved.

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

CONSISTENT – The Applicant will look into ways to continue to protect the ground floor during potential flooding events.

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

CONSISTENT – An increase in the roadways may be accommodated.

- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.**

CONSISTENT – Proper precautions will be taken to ensure the any critical mechanical and electrical systems are located above base flood elevation.

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

This requirement is inapplicable.

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

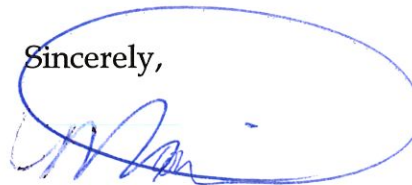
This requirement is inapplicable.

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

CONSISTENT – The Applicant will take reasonable measures for water retention on the site.

Conclusion. The Applicant's proposal is consistent with the character of the neighborhood, as well as the intent of the Code. This project will help improve vehicle circulation and alleviate the parking deficit in the area. We respectfully request your recommendation of approval of the Applicant's requests. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6237.

Sincerely,



Monika Entin



rdr miami | public hearing notification services

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

May 23, 2019

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

Re: Property Owners within 375 feet of:

SUBJECT: 6605 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-007-0410

LEGAL DESCRIPTION: 11 53 42 PB 28-28 AMD PL OF 2ND OCEAN FRONT SUB LOT 43
BLK 1 & PORT LYING EAST & ADJACENT WEST OF EROSION LINE PER PB 105-62

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

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **68, including 2 international**

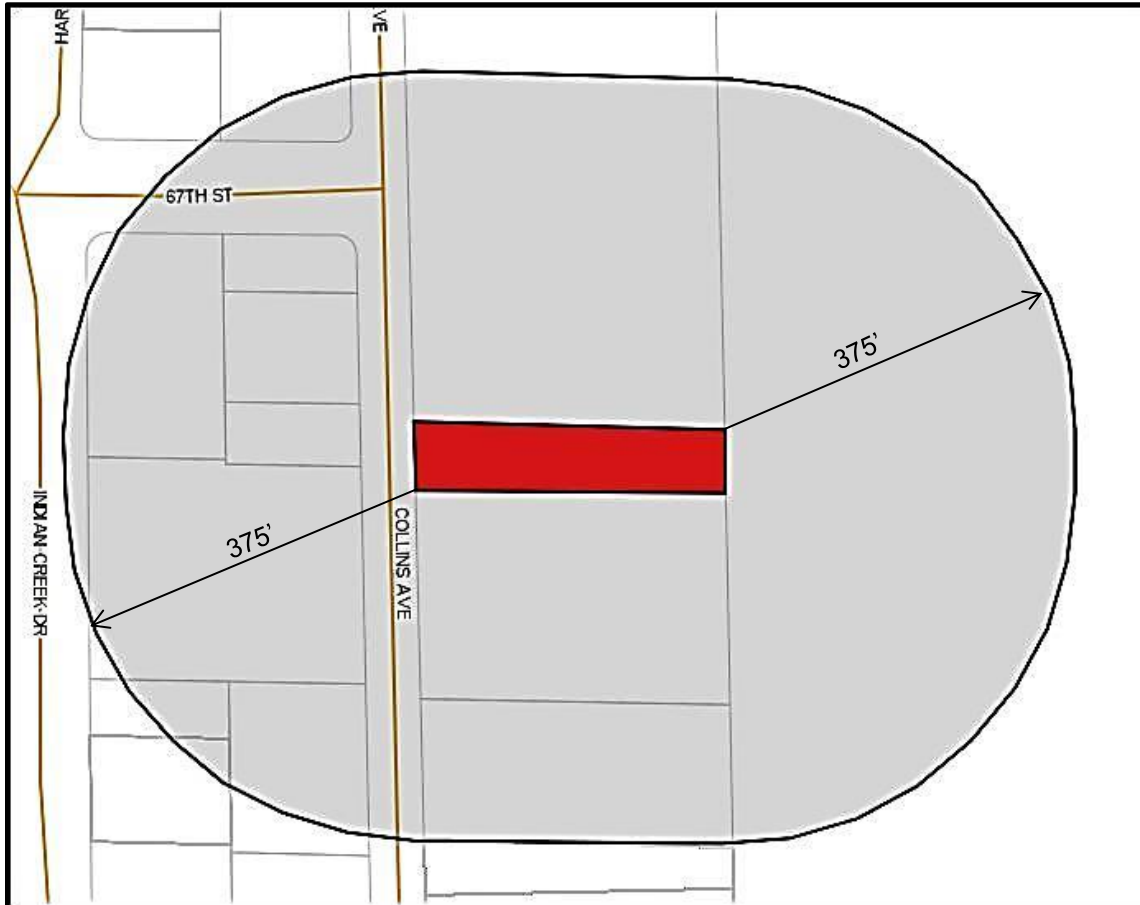


rdr miami | public hearing notification services

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

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 6605 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-007-0410

LEGAL DESCRIPTION: 11 53 42 PB 28-28 AMD PL OF 2ND OCEAN FRONT SUB LOT 43
BLK 1 & PORT LYING EAST & ADJACENT WEST OF EROSION LINE PER PB 105-62

Name	Address	City	State	Zip	Country
HERBERT TRESSEL &W INGE	NECKARGASSE 16	72070 TUEBINGEN GERMANY			GERMANY
WALTER D SOUZA ASCENCAO AVE D SOUZA	4404 JENKINS CRESCENT	MISSISSAUGA ON L5R1V2			CANADA
3 LA ENTERPRISE LLC	2750 NE 183 ST 301	AVENTURA	FL	33160	USA
AAPT INC	7724 HAWTHORNE AVE	MIAMI BEACH	FL	33141	USA
ADELEINE FRANCOIS	6545 INDIAN CREEK DR APT 206	MIAMI BEACH	FL	33141	USA
AVNER A ARZ TRS THE REV LIV TRUST OF A ARZI	6545 INDIAN CREEK DR #401	MIAMI BEACH	FL	33141	USA
CANDIDA MENDIOLA	6545 INDIAN CREEK DR #405	MIAMI BEACH	FL	33141-5817	USA
COOKIES & CRACKERS CORP	15907 NW 52 AVE	HIALEAH	FL	33014	USA
D & Y COLLINS LC	500 W CYPRESS CREEK RD STE 350	FORT LAUDERDALE	FL	33309	USA
DAISY LAZO	6545 INDIAN CREEK DR #305	MIAMI BEACH	FL	33141-5816	USA
DALILA M RODRIGUEZ	8130 SW 10 TERR	MIAMI	FL	33144-4256	USA
DANIEL CRUZ	6545 INDIAN CREEK DR UNIT 201	MIAMI BEACH	FL	33141-5815	USA
DAVID QUINTANA	6545 INDIAN CREEK DR #203	MIAMI BEACH	FL	33141-5815	USA
DEAUVILLE ASSOCIATES LLC	6701 COLLINS AVE	MIAMI BEACH	FL	33141	USA
DEAUVILLE ASSOCIATES LLC	6701 COLLINS AVE ST JULIEN ROOM	MIAMI BEACH	FL	33141	USA
DOLORES T HERNANDEZ	6525 COLLINS AVE #200	MIAMI BEACH	FL	33139	USA
EDDIE HIGUERA	6525 COLLINS AVE # 319	MIAMI BEACH	FL	33141-4618	USA
EDGAR J RENJIFO	6545 INDIAN CREEK DR	MIAMI BEACH	FL	33141	USA
EXCLUSIVACATIONS AT MIAMI BCH LLC	6525 COLLINS AVE	MIAMI BEACH	FL	33141	USA
FIDEL ALVAREZ &W MERCEDES ZAYAS	15019 SW 90 TERR	MIAMI	FL	33196-1413	USA
FRANCISCO ADELQUIS FERRER CRUZ &W MIMI BUYCO	12869 SW 64 LN	MIAMI	FL	33183-5416	USA
FRANK ALFARONE TRS FRANK ALFARONE 2015 REV TR CHRISTANE SHEEHAN TRS	6545 INDIAN CREEK DR	MIAMI BEACH	FL	33141	USA
GLADYS T COSTALES TRS GLADYS T COSTALES REVOCABLE TRUST	1623 COLLINS AVE #714	MIAMI BEACH	FL	33139	USA
GREENBERG ASSOCIATES	PO BOX 1159	DEERFIELD	IL	60015	USA
HENLY ROJAS	5055 NW 7 ST 709	MIAMI	FL	33126	USA
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LIZZETTE MENDEZ	5131 SW 93 CT	MIAMI	FL	33165	USA
LUIS ANDRES SALAS TRS LAURA SALAS TRS	1715 SW 88 AVE	MIAMI	FL	33165	USA
LUIS GUARDIA TRS GUARDIA FAMILY REVOCABLE TRUST HILDA GUARDIA TRS	6545 INDIAN CREEK DR #309	MIAMI BEACH	FL	33141	USA
LUIS MARTIN AGUERREBERE TRS LUIS MARTIN AGUERREBERE REV LIVING TRUST	10441 SW 52 ST	MIAMI	FL	33165	USA
MARCELLE DAUSSY JONES	4025 INDIAN CREEK DR 301	MIAMI BEACH	FL	33140	USA
MARIA PEREZ	6545 INDIAN CREEK DR UNIT 403	MIAMI BEACH	FL	33141-5817	USA
MARILYN BARLOW	8124 NW 66 TER	TAMARAC	FL	33321	USA
MB 6525 LLC	6525 COLLINS AVE	MIAMI BEACH	FL	33141	USA
MB 6525 LLC	6525 COLLINS AVE # 220	MIAMI BEACH	FL	33141	USA
MB 6525 LLC	6525 COLLINS AVE #300	MIAMI BEACH	FL	33141	USA
MB 6525 LLC	6525 COLLINS AVE #304	MIAMI BEACH	FL	33141	USA
MB 6525 LLC	6525 COLLINS AVE 302	MIAMI BEACH	FL	33141	USA
MB 6525 LLC	6525 COLLINS AVE 311	MIAMI BEACH	FL	33141	USA

MB 6525 LLC	6525 COLLINS AVE 315	MIAMI BEACH	FL	33141	USA
MB MIAMI CLUB INC	6525 COLLINS AVE #201	MIAMI BEACH	FL	33141	USA
MIMOSA LLC	6525 COLLINS AVE	MIAMI BEACH	FL	33147	USA
NICOLE M SWIERINGA	6545 INDIAN CREEK DR 202	MIAMI BEACH	FL	33141	USA
NORTH BEACH RETAIL PLAZA LLC	45 NW 21ST ST	MIAMI	FL	33127-4928	USA
OSCAR B ALVAREDA	6545 INDIAN CREEK DR #503	MIAMI BEACH	FL	33141-5818	USA
OSCAR I VALLADARES PANDO	6545 INDIAN CREEK DR #507	MIAMI BEACH	FL	33141	USA
PADRIAC A BERGIN TR % R F JONAS	20185 E COUNTRY CLUB DR	AVENTURA	FL	33180-3048	USA
PAULA C BENITEZ	6545 INDIAN CREEK DR 501	MIAMI BEACH	FL	33141-5818	USA
RAIMUNDO DEL CASTILLO &W ALBA	8095 SW 89 CT	MIAMI	FL	33173-4185	USA
RAJESH H CHATTOO & PREMETESH CHATTOO	58-06 SEABURY ST	FLUSHING	NY	11373	USA
RIST PROPERTIES LLC	6600 COLLINS AVE	MIAMI BEACH	FL	33141	USA
ROBERT MCANIFF	6545 INDIAN CREEK DR # 205	MIAMI BEACH	FL	33141	USA
ROBERT TSE	69 BAY AVE UNIT C	HUNTINGTON	NY	11743	USA
ROBERTO ROSENFELD ERNA G ROSENFELD	6545 INDIAN CREEK DR #304	MIAMI BEACH	FL	33141-5816	USA
RODOLFO GONZALEZ &W LOURDES	8262 NW 164 ST	HIALEAH	FL	33016-3482	USA
ROSE GREENBERG SONIA D GALLO	6545 INDIAN CREEK DR 480	MIAMI BEACH	FL	33141	USA
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THE MIMOSA LLC	6525 COLLINS AVE #115	MIAMI BEACH	FL	33141	USA
THE MIMOSA LLC	6525 COLLINS AVE #202	MIAMI BEACH	FL	33141	USA
THE MIMOSA LLC	6525 COLLINS AVE #209	MIAMI BEACH	FL	33141	USA
THE MIMOSA LLC	6525 COLLINS AVE #215	MIAMI BEACH	FL	33141	USA
THE MIMOSA LLC	6525 COLLINS AVE 212	MIAMI BEACH	FL	33141	USA
THE MIMOSA LLC	6525 COLLINS AVE UNIT 207	MIAMI BEACH	FL	33141	USA
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VERONICA FERNANDEZ	6545 INDIAN CREEK DR #508	MIAMI BEACH	FL	33141	USA

HERBERT TRESSEL &W INGE
NECKARGASSE 16
72070 TUEBINGEN GERMANY
GERMANY

WALTER D SOUZA
ASCENCAO AVE D SOUZA
4404 JENKINS CRESCENT
MISSISSAUGA ON L5R1V2
CANADA

3 LA ENTERPRISE LLC
2750 NE 183 ST 301
AVENTURA, FL 33160

AAPT INC
7724 HAWTHORNE AVE
MIAMI BEACH, FL 33141

ADELEINE FRANCOIS
6545 INDIAN CREEK DR APT 206
MIAMI BEACH, FL 33141

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VERONICA FERNANDEZ
6545 INDIAN CREEK DR #508
MIAMI BEACH, FL 33141

PLAN CORRECTIONS REPORT (PB19-0323)

PLAN ADDRESS:	6605 Collins Ave Miami Beach, FL 33141	PARCEL:	0232110070410
APPLICATION DATE:	08/29/2019	SQUARE FEET:	0
EXPIRATION DATE:		VALUATION:	\$1.00
		DESCRIPTION:	The Applicant is desirous of obtaining a Conditional Use Permit, pursuant to Section 142-243 and 130-69.5 of the Code, to allow (1) the subject property to be used as temporary parking lot, 24-hours a day. Refer to the plans and the letter of intent for further details.

CONTACTS	Name	Company	Address
Applicant	Jose Gomez	Beilinson Gomez Arch. AR0015	8101 Biscayne Blvd #309 Miami, FL 33138
	MONIKA ENTIN		200 S. Biscayne Blvd. Suite 850 Miami, FL 33131

Plan Review	Version: 1	Date Received: 09/04/2019	Date Completed: 09/13/2019
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1. Planning Department Review - Fail Michael Belush Ph: [email: MichaelBelush@miamibeachfl.gov](mailto:MichaelBelush@miamibeachfl.gov)
- Comments: Staff First Submittal Review Comments:
 Comments Issued: September 13, 2019 | AG - MB
1. Provide Checklist – **See Checklist provided along with final submission.**
 2. Plans: Please Increase the text font size, it is difficult to review this if printed on 11x17 format. Drawings should be set up to this paper size. **Please refer to the final submission plan set, with increased font size.**
 3. Code Requirements. Please review the Ordinance pertaining to Temporary parking lots and demonstrate compliance or indicate if non-compliant and it a variance(s) will be sought at the DRB. (Ordinance 2019-4258, May 8, 2019). Preliminary reviews indicates non-compliance with Hardscape Materials and Landscape requirements. **Variances are being sought from the DRB, refer to the LOI and final submission plans.**
 4. The paved area to the south of the entrance drive should be removed and replaced with landscaping. A variance will be required as shown, which staff cannot recommend for approval. – **Please refer to the final submission plan set A-100 and A-101.**
 5. The existing concrete at the rear of the property that does not comply with the required rear setback for parking should be removed and replaced with landscaping. A variance will be required as shown, which staff cannot recommend for approval. **Variances are being sought from the DRB.**
 6. Context Location map: It should be bigger and comply with all requirements from Checklist Item 9d, if necessary put this on a separate page. **Refer to page A-002 of the final submission plan set.**
 7. Zoning Data Sheet: Please use Planning Department zoning data sheet format for commercial-multifamily Checklist Item 9c. **Please refer to the updated zoning data legend contained on page A-002 of the final submission plan set.**
 8. Proposed fence should comply with sec 142-1132 (h) (5). **Proposed fence complies with zoning regulations. Please refer to page A-101 and A102 of the final submission plan set.**
 9. Site Plan: enlarge and provide a separate site plan, with all requirements from checklist Item 9h and 40a-j. **Please refer to page A-101 and A102 of the final submission plan set.**
 10. Site Plan, there are dashed lines running parallel to the aluminum fence on both sides please clarify or delete them. **Please refer to page A-101 and A102 of the final submission plan set.**
 11. Survey. Please note the elevation of the sidewalk abutting the property on Collins Avenue. **Please refer to the updated survey provided as part of the final submission.**
 12. Photos: please provide color photographs per Checklist items 9i and k, no google images. **Please refer to page A-005 of the final submission plan set.**
 13. The proposed aluminum fence must comply with all zoning regulations, please revise. **Proposed fence complies with zoning regulations. Please refer to page A-101 and A-102 of the final submission plan set**
 14. Please provide a narrative response to these comments. **Contained herein.**

For the Planning Board November 19, 2019 meeting, please provide the above information for Final submittal (CSS and Paper) by September 20, 2019 before 12:00 pm. Provide a narrative and label electronic files as: 'MM-DD-YYYY Document Name'.

The official application is what is submitted in CSS and is the responsibility of the applicant to upload accurate information and the electronic files coordinates with the paper submittal.

Paper submittal: submit original set (original application, letter of intent, survey, plans, color photographs and any other applicable items); 14 copies (collated sets) and the CD with the proper format (please see attached), attention to: Victor Nunez.

 Please do not provide the checklist, comments, or comment replies, or copy the mailing labels for the 14 paper copies but provide a separate response sheet with the originals and in the CSS at final submittal.

Staff will review this Final submission and issue a notice to proceed on September 30, 2019. The final fees will be due by September 30, 2019.

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

2. Planning Admin Review - Fail Victor Nunez Ph: [email: VictorNunez@miamibeachfl.gov](mailto:VictorNunez@miamibeachfl.gov)

- Comments: FINAL SUBMITTAL:
 Comments Issued: September 13, 2019
 The following fees are outstanding (tentative) and will be invoiced by September 30th.
1. Advertisement - \$1,500
 2. Board Order Recording - \$100
 3. Posting - \$100
 4. Courier - \$70
 5. Mail Label Fee (\$4 per mailing label) \$ 272

Total Outstanding Balance = \$ 2,042

NOTE: All fees MUST BE PAID by October 2 or the application will not move forward.

In addition to the fees, the following shall be provided to the Department no later than September 20th 12:00pm Final Paper submittal deadline:

September 13, 2019

Page 1 of 2



- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
 - One (1) original Letter of Intent.
 - One (1) original set of architectural plans signed, sealed and dated.
 - One (1) original signed, sealed and dated Survey.
 - Any additional information/documents provided
 - 14 collated sets including copies of all the above: application form, letter of intent, plans, and any additional information/documents provided (plans and survey should be 11x17).
 - Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
 - A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (each document must be less than 15MB).
- NOTE: Please make sure you identify the final submittal by the file number -when dropping it.

3. Transportation - LUB Review - Fail

Firat Akcay Ph: [email: Firatakay@miamibeachfl.gov](mailto:Firatakay@miamibeachfl.gov)

Comments: General Correction
