

PLANNING DEPARTMENT

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

BOARD APPLICATION CHECKLIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five (5) business days prior to CAP First submittal.

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

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

Property address: 31 La Gorce Circle Board: DRB Date: 02/07/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
CAP FIRST SUBMITTAL To be uploaded online (CAP) by the applicant before 12:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.		
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✓
a	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	✓
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	✓
6	Copies of all current or previously active Business Tax Receipts.	✓
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	✓
9	Architectural Plans and Exhibits (must be 11"x 17")	
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	✓

Property address: 31 La Gorce Circle Board: DRB Date: 02/07/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"X11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	✓
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	✓
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✓
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	✓
m	Demolition Plans (Floor Plans & Elevations with dimensions)	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	✓
p	Proposed Section Drawings	✓
q	Color Renderings (elevations and three dimensional perspective drawings).	✓
10	Landscape Plans and Exhibits (must be 11"x 17")	
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	✓
b	Hardscape Plan, i.e. paving materials, pattern, etc.	✓
11	Copy of original Building Permit Card, & Microfilm, if available.	✓
12	Copy of previously approved building permits (provide building permit number) and/or Board Orders.	✓
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	



Property address: 31 La Gorce Circle Board: DRB Date: 02/07/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	✓
23	Required yards section drawings.	✓
24	Variance and/or Waiver Diagram	✓
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	
29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the dune within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version and narrative addressing first round of comments from Transportation Department and peer review, provide a narrative. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	

Property address: 31 La Gorce Circle Board: DRB Date: 02/07/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
b	# parking spaces & dimensions_____ Loading spaces locations & dimensions_____	
c	# of bicycle parking spaces_____	
d	Interior and loading area location & dimensions_____	
e	Street level trash room location and dimensions_____	
f	Delivery route_____ Sanitation operation_____ Valet drop-off & pick-up_____ Valet route in and out_____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles_____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors_____ outdoors_____ seating in public right of way _____ Total_____	
c	Occupancy load indoors and outdoors per venue_____ Total when applicable_____	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	✓
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU - NIE and or outdoor Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A	
Other	VARIANCE and WAIVER: Front Yard setback / 2nd to 1st Story Volume	✓
Other		
Other		

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



Property address: 31 La Gorce Circle Board: DRB Date: 02/07/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
FINAL SUBMITTAL (CAP & PAPER) Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Final Submittal Documents must be uploaded to the CAP and hard copies must be submitted to the Planning Department prior to 12:00 P.M. on final submittal deadline. Staff will review and issue a notice to proceed or to continue submittal to a future meeting if the application is found incomplete.		
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).	
	PAPER FINAL SUBMITTAL:	
46	Original application with all signed and notarized applicable affidavits and disclosures.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	✓
49	14 collated copies of all required documents	✓
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	✓
51	Traffic Study (Hard copy)	
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	✓

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)

Applicant or Designee's Name

Applicant or Designee's Signature

Date

2/7/20

MIAMI BEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

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

Application Information			
FILE NUMBER DRB20-0533		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the Property Appraiser Summary Report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		Design Review Board <input checked="" type="checkbox"/> Design review approval <input checked="" type="checkbox"/> Variance	
Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 31 La Gorce Circle, Miami Beach, FL			
FOLIO NUMBER(S) 02-3210-003-0320			
Property Owner Information			
PROPERTY OWNER NAME Jessica Boyd			
ADDRESS 31 La Gorce Circle		CITY Miami Beach	STATE FL
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS jzyman@aol.com.
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST New 2-story single-family home replacing existing 2-story single-family home with associated front setback variance for 1-story garage. See letter of intent for more details.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
Party responsible for project design			
NAME Carlos Prio-Touzet		<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 65 NW 24 Street, Suite 108		CITY Miami	STATE FL ZIPCODE 33127
BUSINESS PHONE 3057892870	CELL PHONE	EMAIL ADDRESS carlos@touzetstudio.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Matthew Amster		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS mamster@brzoninglaw.com	
NAME Emily Balter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com	

Please note the following information:

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

Please read the following and acknowledge below:

- 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

Jessica Boyd

PRINT NAME

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF FLORIDACOUNTY OF MIAMI-DADE

I, Jessica Boyd, 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.

Sworn to and subscribed before me this 16 day of March, 2020. The foregoing instrument was acknowledged before me by Jessica Boyd, who has produced Florida Driver's License as identification and/or is personally known to me and who did/did not take an oath. B300-433-78-911-0

NOTARY SEAL OR STAMP

My Commission Expires: Sept 15, 2022

John Tsialas
SIGNATURE
NOTARY PUBLIC

John Tsialas
PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANYSTATE OF N/A

COUNTY OF _____

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

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

My Commission Expires: _____

SIGNATURE**NOTARY PUBLIC**

PRINT NAME**POWER OF ATTORNEY AFFIDAVIT**STATE OF FLORIDACOUNTY OF MIAMI-DADE

I, Jessica Boyd, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael Larkin, Matthew Amster, Emily Balter to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Jessica Boyd**PRINT NAME (and Title, if applicable)****SIGNATURE**

Sworn to and subscribed before me this 16 day of March, 2020. The foregoing instrument was acknowledged before me by Jessica Boyd, who has produced Florida Driver's License as identification and/or is personally known to me and who did/did not take an oath. B300-433-78-911-0

NOTARY SEAL OR STAMP

My Commission Expires: Sept 15, 2022John Tsialas**NOTARY PUBLIC**John Tsialas**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.

N/A

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

DISCLOSURE OF INTEREST
TRUSTEE

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

N/A

TRUST NAME

NAME AND ADDRESS

% INTEREST

COMPENSATED LOBBYIST

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

NAME	ADDRESS	PHONE
Michael Larkin	200 S. Biscayne Boulevard, Suite 850	305-374-5300
Matthew Amster	200 S. Biscayne Boulevard, Suite 850	305-374-5300
Emily Balter	200 S. Biscayne Boulevard, Suite 850	305-374-5300
Carlos Prio-Touzet	65 NW 24 Street, Suite 108	305-789-2870

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 AFFIDAVITSTATE OF FLORIDACOUNTY OF MIAMI-DADE

I, Jessica Boyd, 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 16 day of March, 2020. The foregoing instrument was acknowledged before me by Jessica Boyd, who has produced Florida Driver's License as identification and/or is personally known to me and who did/did not take an oath. B300-433-78-911-0

NOTARY SEAL OR STAMP

My Commission Expires: Sept 15, 2022



NOTARY PUBLIC
John Tsialas
PRINT NAME

EXHIBIT A

LEGAL DESCRIPTION:

LOT 3, BLOCK 11, LA GORCE ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



BERCOW RADELL FERNANDEZ LARKIN & TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6236

E-Mail: MAmster@brzoninglaw.com

VIA ELECTRONIC SUBMITTAL

April 6, 2020

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

Re: DRB20-0533 – Design Review and Variance Request for the Property Located at
31 La Gorce Circle, Miami Beach, Florida

Dear Mr. Murphy:

This law firm represents Jessica Boyd (the “Applicant”), the owner of the property located at 31 La Gorce Circle (the “Property”) in the City of Miami Beach (the “City”). The Applicant’s goal is to build a beautifully designed single-family home for her and her family around the existing mature trees on the Property. Please allow this letter to serve as the letter of intent in connection with a request to the Design Review Board (“DRB”) for design review and associated variance for a new single-family home on the Property.

Property Description. The Miami-Dade County Property Appraiser’s Office identifies the Property with Folio No. 02-3210-003-0320. See Exhibit A, Property Appraiser Detailed Report. The Property is an irregular-shaped corner lot, with three (3) frontages, comprised of approximately 25,897 square feet. The unique shape of the lot has existed since the Property was originally platted in 1936. See Exhibit B, La Gorce Island Plat recorded in the Miami-Dade County Official Public Records at Book 34, Page 83. Located on La Gorce Island in the RS-2, Single Family Residential Zoning District, the Property is surrounded with similar single-family homes. This residential area is predominately two-story homes with pools, roof decks, lush landscaping, and mature trees. The home located to the southwest of the Property is a newly built, modern single-family home. The Property contains an existing two-story, single-family home originally built in 1936, with numerous additions and renovations over time. See Exhibit C, Building Card.

Additionally, there are number of specimen-sized trees that the Applicant wishes to protect or safely relocate on the site. Specifically, twenty (20) trees will be protected or relocated. This includes protection of seven (7) large Live Oaks and an impressive Seagrape Tree with a diameter at breast height of 115 inches.

Proposed Development. The Applicant proposes to construct an exquisitely designed, modern two-story residence. The flow of the home mirrors the curved frontage and preserves large existing Oak trees. The garage will be located on the east side of the home, perpendicular to the right of way. A pool with deck and single-story structure with bathrooms will be located towards the northwest side of the Property. A roof deck will be centrally located on the proposed home with access from a spiral staircase. The purposeful layout of the home, with varying projections, cut-outs, window shapes, and overhangs, ensures a minimal impact on sole the abutting neighbor to the north. Additionally, the perimeter of the home and perimeter of the Property will be lined with a variety of lush landscaping to highlight and frame the new home.

Development of this corner lot poses a number of serious challenges to place the new home within the 270 degree frontages and mature trees. The Applicant is proposing to comply with the City of Miami Beach Code of Ordinances (the "Code") requirements for height, unit size, and lot coverage. The height of the home is 26', which is within the maximum height for a flat roof. The size of the proposed home is approximately 9,894 square feet (38% of the lot size), which is well below the allowable 50%-unit size limit. The lot coverage is approximately 24.7%, which is considerably below the 30% permitted. All two-story portions of the home are setback thirty (30) feet from the frontages. However, in order to accommodate enough turn radius for a perpendicular garage door entrance, a portion of the one-story garage exceeds the 30' setback required for two-story homes at 22'-8".

Variance Request. The Applicant's proposal substantially complies with the single-family home regulations, including lot coverage, unit size, and height. The front setback variance requested is minor, and does not contradict the intent of the Code. In order to fully realize its development and due to the Property's confining characteristics, the Applicant requests the following:

1. A variance of Code Section 142-106(a)(1)(b), to permit the front setback at 22'-8" when 30' is required for a two-story home in the RS-2 District.

Satisfaction of Hardship Criteria. The Applicant's request satisfies all hardship criteria as follows:

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

The irregularly-shaped lot, with non-parallel side property lines, mature specimen trees, and curved frontage create a challenge in laying out the home and garage. These conditions are special conditions peculiar to this unique Property. To remedy these conditions, the Applicant proposes to locate the home closer to the curved frontage, and is limited to provide a perpendicular garage entrance on the east.

Notably, the minor encroachment into the front setback does not result in a larger home. Single-story homes in the RS-2 zoning district are permitted to have a 20' setback, and sides facing a street require a 15' setback. The proposed home provides must greater side setbacks than an interior property and the only portion of the home that exceeds the 30' required setback is a fraction of the one-story garage. This is a unique circumstance that complies with the intent of the Code and is sensitive to the abutting neighbor.

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

The special conditions and circumstances of the Property do not result from the action of the Applicant. The Property was originally platted in 1936 with frontages on Brevity Lane and along the curve of La Gorce Circle. The Applicant wishes to preserve the existing mature trees, which have been present for decades, and create a modern home that is sensitive to the neighbors.

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

The Code allows other similarly situated property owners to seek similar variances to accommodate development and allow for the construction of certain features, especially on irregular lots. The Applicant is proposing to retain the existing large Oak trees, and the proposed design fits within this footprint. The design and placement of this home complies with the purpose and intent of the Code, as well as conforms to the variety of lots and homes in the neighborhood. Therefore, granting of this encroachment into the front setback for a minimal portion of the garage area does not confer any special privilege on the Applicant.

- (4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;**

The home substantially complies with the land development regulations with regards to unit size, lot coverage, and height requirements for homes in the RS-2 zoning district. In fact, the design is well below the maximums permitted. A literal interpretation of the provisions of these land development regulations, specifically treating the Property with three (3) 30' frontages, would force the Applicant to build a much smaller structure than what is permitted, and force most of the massing onto the neighbor to the north. The slight deviation from the land development regulations is necessary to construct a viable home, with certain amenities for its residents, and a safe radius to enter and exit the garage. As a result, the Code would deprive the Applicant of the right to build what is enjoyed by other properties and would work an unnecessary and undue hardship on the Applicant.

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

The safest location for a perpendicular garage entrance is on Brevity Lane, which allows for good visibility when entering and leaving the Property and maintaining an appropriate distance from the nearby intersection. The entrance must face north to minimize its visual impact on the abutting rights-of-way in compliance with the intent of the Code. Therefore, to accommodate the proper turn radius and maintain mature trees on the west and south, a portion of the one-story garage exceeds the 30' required front setback for two-story homes. Notably, the 2-story portion of the home complies with the 30' setback.

The placement of the home encroaching into the front setback is the minimum necessary to make reasonable use of the land and garage entrance. This encroachment occurs because of the irregularly-shaped lot with non-parallel lot lines, and is necessary in order to provide a modestly-sized home with a design that is sensitive to the curved frontage and the abutting neighbor.

- (6) The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and**

The residence will be in harmony with the surrounding properties, and aims to further the intent and purpose of the land development regulations. The design of the home purposefully considers the curved frontages with a variety of heights, projections, windows, steps and overhangs on each elevation. Keeping much of the mature landscaping provides consistency with the existing neighborhood and ensures that the home will not be injurious to the area involved.

- (7) The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request.**

The variance request is consistent with the City's Comprehensive Plan and does not reduce the levels of service as set forth in the plan.

Practical Difficulty. The irregular-shaped lot with non-parallel lot lines and curved frontage condition as platted are all practical difficulties inhibiting the Applicant from meeting all of the land development regulations. The additional required setback along La Gorce Circle, with which the Applicant complies, create a challenge in preserving the mature trees and providing an appropriately designed garage on the Property. Placing a portion of the one-story garage towards the east ensures that all other setbacks, where the home is two-stories complies with the Code and minimizes lot coverage. The garage is much better suited in the east on a very limited neighborhood roadway as opposed to the curved La Gorce Circle. The Applicant's proposal satisfies the intent and purposes of the Code to provide a home that is compatible with the neighborhood.

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

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

A recycling and salvage plan for demolition of the existing home will be provided at permitting.

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

Hurricane proof impact windows will be provided.

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

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

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

In addition to preserving many specimen trees, the landscaping will be Florida friendly and resilient.

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

The Applicant is proactively addressing seal level rise projections by raising the first floor of the home to 10' NGVD.

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

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

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

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

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

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

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

No habitable space is located below base floor elevation.

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

Where feasible, water retention systems will be provided.

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

Cool pavement materials or porous pavement materials will be utilized where possible.

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

The proposed design provides wide, grassed open spaces, non-air-conditioned shaded living spaces, and mature shade trees, to strategically minimize the potential for heat island effects on site.

Conclusion. Granting this design review application and associated variance will permit the development of a beautifully-designed, modern single-family home that is compatible with the surrounding neighborhood. The Applicant's goal is to preserve the mature trees and provide a low-scale home with varying architectural articulations and curved layout to minimize any impact on the neighboring lot to the north. 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: Michael W. Larkin, Esq.
Emily K. Balter, Esq.

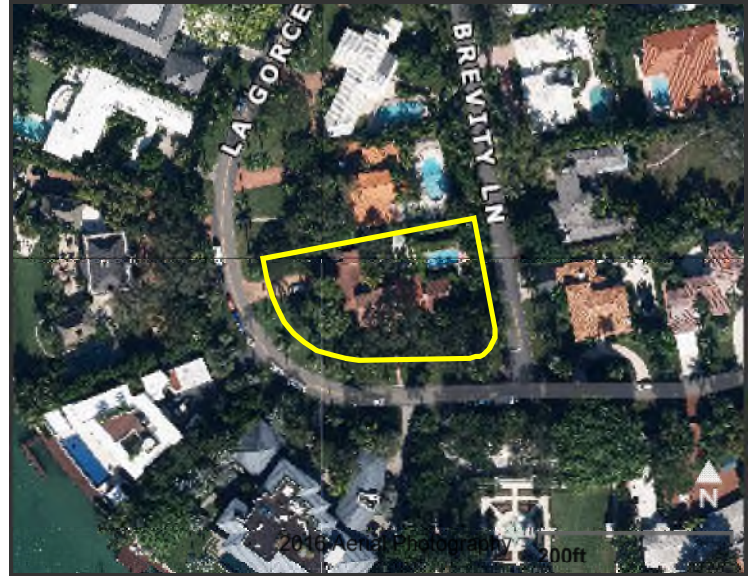


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 3/16/2020

Property Information	
Folio:	02-3210-003-0320
Property Address:	31 LA GORCE CIR Miami Beach, FL 33141-4519
Owner	JESSICA BOYD
Mailing Address	31 LA GORCE CIR MIAMI BEACH, FL 33141 USA
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 5 / 0
Floors	2
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,574 Sq.Ft
Lot Size	22,500 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2019	2018	2017
Land Value	\$3,028,125	\$3,028,125	\$2,671,875
Building Value	\$400,536	\$400,767	\$400,998
XF Value	\$31,446	\$31,596	\$31,746
Market Value	\$3,460,107	\$3,460,488	\$3,104,619
Assessed Value	\$3,146,998	\$2,860,908	\$2,600,826

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$313,109	\$599,580	\$503,793
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,146,998	\$2,860,908	\$2,600,826
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,460,107	\$3,460,488	\$3,104,619
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,146,998	\$2,860,908	\$2,600,826
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,146,998	\$2,860,908	\$2,600,826

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/16/2020

Property Information

Folio: 02-3210-003-0320

Property Address: 31 LA GORCE CIR

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	2100	Square Ft.	13,125.00	\$2,231,250
GENERAL	RS-2	2100	Square Ft.	9,375.00	\$796,875

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1936			4,000	\$348,000
1	2	1936			80	\$6,960
1	3	1959			316	\$27,492
1	4	1981			37	\$3,568
1	5	1989			141	\$14,516

Extra Features			
Description	Year Built	Units	Calc Value
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	1980	1	\$19,800
Patio - Concrete Slab	1936	1,470	\$3,528
Patio - Brick, Tile, Flagstone	1936	700	\$4,620
Wall - CBS 4 to 8 in, reinforced	1936	570	\$2,508
Wall - CBS unreinforced	1936	450	\$990

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/16/2020

Property Information

Folio: 02-3210-003-0320

Property Address: 31 LA GORCE CIR

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	2100	Square Ft.	13,125.00	\$2,231,250
GENERAL	RS-2	2100	Square Ft.	9,375.00	\$796,875

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1936			4,000	\$348,000
1	2	1936			80	\$6,960
1	3	1959			316	\$27,492
1	4	1981			37	\$3,595
1	5	1989			141	\$14,720

Extra Features			
Description	Year Built	Units	Calc Value
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	1980	1	\$19,950
Wall - CBS unreinforced	1936	450	\$990
Wall - CBS 4 to 8 in, reinforced	1936	570	\$2,508
Patio - Brick, Tile, Flagstone	1936	700	\$4,620
Patio - Concrete Slab	1936	1,470	\$3,528

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/16/2020

Property Information

Folio: 02-3210-003-0320

Property Address: 31 LA GORCE CIR Miami Beach, FL 33141-4519

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	2100	Square Ft.	13,125.00	\$1,968,750
GENERAL	RS-2	2100	Square Ft.	9,375.00	\$703,125

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1936			4,000	\$348,000
1	2	1936			80	\$6,960
1	3	1959			316	\$27,492
1	4	1981			37	\$3,621
1	5	1989			141	\$14,925

Extra Features			
Description	Year Built	Units	Calc Value
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	1980	1	\$20,100
Patio - Concrete Slab	1936	1,470	\$3,528
Patio - Brick, Tile, Flagstone	1936	700	\$4,620
Wall - CBS 4 to 8 in, reinforced	1936	570	\$2,508
Wall - CBS unreinforced	1936	450	\$990

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/16/2020

Property Information**Folio:** 02-3210-003-0320**Property Address:** 31 LA GORCE CIR**Full Legal Description**

10-11 53 42

LA GORCE ISLAND PB 34-83

LOT 3 BLK 11

LOT SIZE SITE VALUE

OR 17704-2530 0597 4

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
09/13/2019	\$3,000,000	31643-3684	Qual by exam of deed
05/01/1997	\$0	17704-2530	Sales which are disqualified as a result of examination of the deed
08/01/1980	\$465,000	10846-0684	Sales which are qualified
07/01/1977	\$205,000	09734-0746	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:

[illegible]

Owner C. H. HECKER, JR.

Mailing Address Bond #1513

Permit No. 9126

Lot 3 Block 11

Subdivision LA GORCE
ISLANDNo. 6610
and/or 31Street Brevity Lane Date Nov. 16-1936
La Gorce Circle

General Contractor Wm. F. Bonsack

Architect Carlos B. Schoeppl

Front 113-6 Depth 68-8

Height

Stories 2

Use Residence & garage

Type of construction c-b-s-

Cost \$ 27,000.00

Foundation Concrete Pile

Roof Tile

Plumbing Contractor Christen

9619

Address

Date Nov. 23-1936

No. fixtures 17 Gas 3 Rough approved by Gas JJ Farrey- Dec. 20-1937

Date

No. Receptacles

Plumbing Contractor

Address

Date

No. fixtures set

Final approved by

Date

Sewer connection

Septic tank

Make

Date

#12055- Stolpman 1 water closet - 1 lavatory -

May 24-1939

Electrical Contractor Bankier Bros. Inc. # 7650

Address

Date Nov. 23-1936

No. outlets 34 Heaters 4 Stoves 1 Motors 1

Fans

Temporary service

Rough approved by Receptacles 41

Date

Electrical Contractor Bankier Bros. # 8390

Address

Date Mar. 13-1937

No. fixtures set 35

Final approved by

Lincoln Brown, Jr.

Date

Date of service December 11-1937 # 14006: Bankier Bros; 1 motor - Dec. 6-1939

Alterations or repairs # 6402 Painting- interior - \$ 525.....

Date Dec. 15, 1947

BUILDING PERMIT # 31764 Painting, outside - Joe Teijeiro, contr. \$ 500... Dec. 21, 1949

#60082 Owner (Dilworth) Rearrange partitions, renew windows & rework kitchen, \$5000, 9/18/59
60236 Beach York Corp. Install 1 - 10 ton AC package unit \$ 9000W 3,000.00 10/8/59
#60712 Mystrand Lloyd Corp: Roof repairs, repair broken tiles & secure loose tiles - \$395 - Dec. 2, 1959
#60839 Snapp, Inc: Demolishing using exp. precautions as per City Ordinances - \$500 - Dec. 17, 1959

#47278 Sam Hamilton 1 Gas Water heater 5/26/69

#626 Sam Hamilton: 1-15 ton chiller 5/27/69

#86507 - Sheppard Roofing - reroof \$4,000.00 4/19/71

#08629-Calumet Windows-Install 44 aluminum windows-\$3386-219-76

#90222 Swimming pool/James M. McGrath Swimming Pools, Inc/\$25,000/9/8/80

#M04766 1-Central air-conditioning, 15 ton chiller/Rich Air-Conditioning, Inc/\$10,300/9/9/80

#19205 E.W. Reed Inc/repairs & remodeling/\$2,700/11-4-80

#21105 10/27/81 E.W. Reed, Inc. - add one bathroom as per plans \$6,000.

#M05582 1/11/82 James McGrath Swimming Pools - pool heater 175,000 btu valuation \$1,000.

#21587 1/29/82 Construction Resources of America - post and beam porch over existin patio \$9,000.

#M06597 2/15/84 Classic Air Inc - central strip, 1-4 ton air cond central

#25762 8/16/84 owner/bldger - new roof & siding per SFBC 3403 3.5 sqs \$1,500.

#25801 8/28/84 owner-bldger repair wooden siding on exist garage/studio (repair exist only) \$300.

#26001 10/8/84 Doral Roofing Corp - reroof 8 sqs \$3,000.

PLUMBING PERMITS

#41903 J.E. Blackwell: 2 sinks, 1 laundry washing machine, 1 dish washing machine, 1 safe waste drain, 1 elec. water heater -
October 19, 1959

#58844 Swimming pool/James M. McGrath Swimming Pools Inc/9/11/80

1-26-81/#59169/1 heater replacement/Lindgren/\$10

2-12-81/#59248/1 gas meter set/Peoples Gas System/\$5

#59835 10/30/81 Lingren Plumb - 1 rgh, 1 set floor drain, 1 rgh, 1 set lavatory, 1 rgh, 1 set water closet

ELECTRIC PERMITS

#94337 L. C. Igner Elec: 6 switch outlets, 4 receptacles, 4 light outlets, 4 fixtures, 1 iron outlet, 1 water heater outlet,
1 range outlet, 7 appliance outlets, 3 centers of distrib, 1 service equip, 1 motor change, 6 motors(1HP), 2 motors(2-3HP),
October 13, 1959 OK 4/30/60 beginnings

12-2-80/#76776/10 combination switch, light & receptacle, 1 pool motor(1-3hp/\$14/Lee Electric

#77572 11/10/81 R & L Electric - 2 switch outlets, 3 light outlets, 1 receptacles, 1 water heater, 1 motor 0-1 hp

#79229 2/27/84 R & L Elect - 1-4 ton air cond, 1-20 kw strip heater (double fee)

BUILDING PERMITS: #5314 - Certificate of Occupancy - Re-issue - L.G.S. Associates, Inc. - 3-22-88
#BS891496 - 6-16-89 - Groden Stamp Const. - Partial demo interior - \$30,000.00
#BS891921 - 8-18-89 - Affordable Painting Service - Interior and exterior painting - \$39,000.00
#BS892083 - 9-14-89 - Howe Construction - Reroof 8000 sq. ft. flat roof - \$20,000.00
#BM891200 - Chanin Air - Space heaters, 140-279ton a/c central, duct work, 6fans mechanical ventilation, drains by others 1 wall a/c 8,800 BTU's - 9-14-89
#BS890067 - 10-16-89 - Supreme Alumn. Product - Replace 260 existing windows - \$75,000.00

ELECTRICAL PERMITS: #BE891176 - Land & Sea Electric - Demolition (only) - 6-12-89
#BE891435 - K&R Electric - Electrical demolition only - 7-27-89
#BE890003 - Mabri Electric - New smoke detectors (137) - 10-2-89
#BE890103 - K&R Electric - New electrical repairs (Rooms, a/c, gen) - 10-19-89

PLUMBING PERMITS: #BP891087 - A Sentry Plumbing - Water/sewer/gas demo - 8-15-89
#BP891192 - Wiginton Sprinklers - New fire sprinkler system - 9-26-89
#BP890033 - A Sentry Plumbing - Remolding new fixtures - 10-4-89

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

1701 Collins Ave.

16479

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
6-16-89		PARTIAL demo interior	\$30,000.00					BS891496
8-18-89		INTERIOR & EXTERIOR PAINTING	\$39,000.00					BS891921
9-14-89		REEROOF 8000 sq. ft.	\$20,000.00					BS892083
10-13-89		REPLACE 260 EXISTING WINDOWS	\$75,000.00					BS890067

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.		BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	PERMIT NO.



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

March 13, 2020

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

Re: Property owners within 375 feet of:

SUBJECT: 31 La Gorce Circle, Miami Beach, FL 33141

FOLIO NUMBER: 02-3210-003-0320

LEGAL DESCRIPTION: 10-11 53 42 LA GORCE ISLAND PB 34-83 LOT 3 BLK 11

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

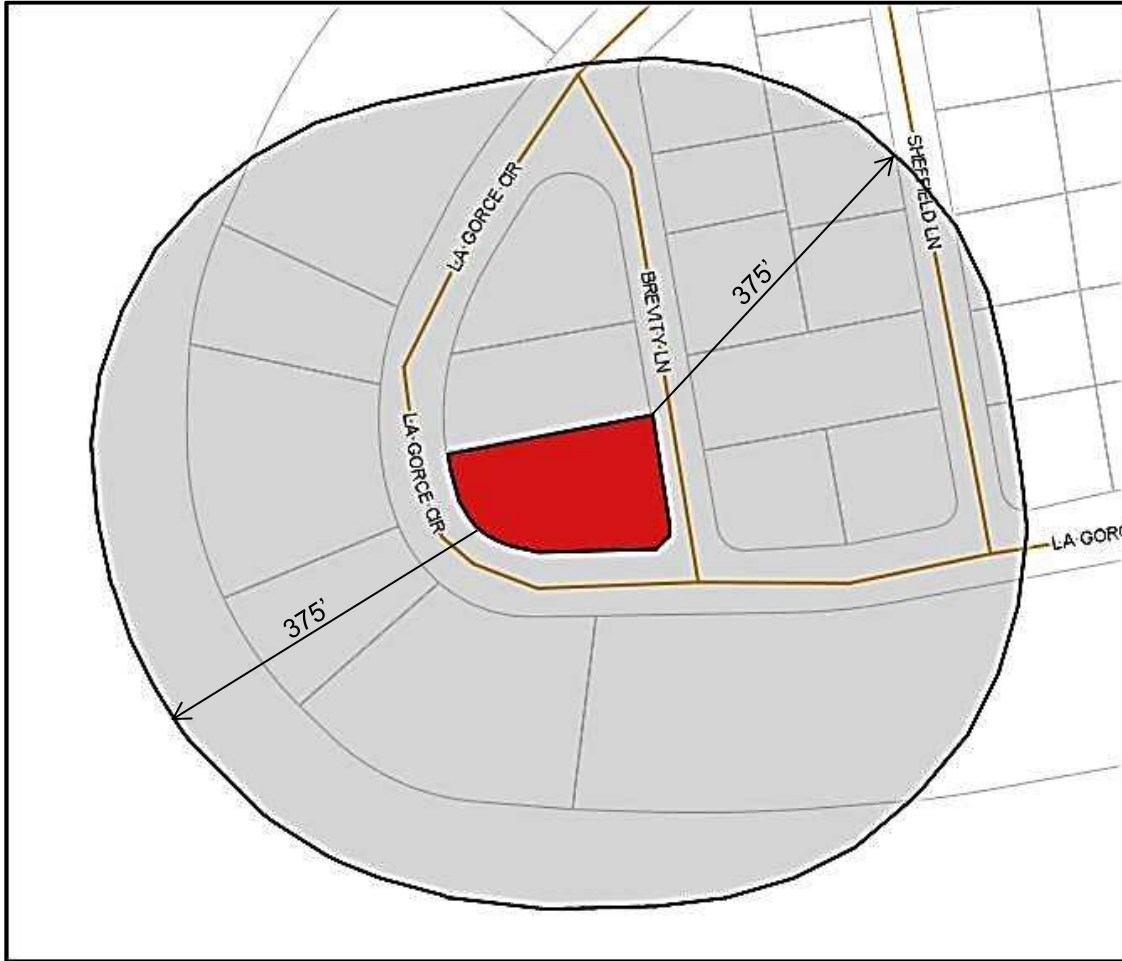
Total number of property owners without repetition: **21, including 0 international**



rdr miami | public hearing notification services

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

375' RADIUS MAP



SUBJECT: 31 La Gorce Circle, Miami Beach, FL 33141

FOLIO NUMBER: 02-3210-003-0320

LEGAL DESCRIPTION: 10-11 53 42 LA GORCE ISLAND PB 34-83 LOT 3 BLK 11

Name	Address	City	State	Zip	Country
34 LA GORCE CIRCLE PARTNERS LLC	10880 WILSHIRE BLVD STE 2200	LOS ANGELES	CA	90024	USA
AIMEE VAN DE MAELE & HEIDI V JIMENEZ TRS	41 LA GORCE CIR	MIAMI BEACH	FL	33141-4519	USA
ALAN SCOTT DANSKY JOHN H DAWSON	25 LA GORCE CIR	MIAMI BEACH	FL	33141	USA
ANNA K RENTZ TRS ANNA K RENTZ	6641 BREVITY LN	MIAMI BEACH	FL	33141	USA
DDVFL LA GORCE TWO LLC C/O GRASSI & CO CPAS P C	488 MADISON AVE 21 FLOOR	NEW YORK	NY	10022	USA
DENNIS KAINEN &W DEBORAH	6645 BREVITY LN	MIAMI BEACH	FL	33141-4518	USA
DIDIER CHOUKROUN ESTHER V EGOZI CHOUKROUN	21 LA GORCE CIR	MIAMI BEACH	FL	33141-4519	USA
DOUGLAS S CRAMER TRS HUBERT S BUSH III TRS DOUGLAS S CRAMER- FL REVOC TRUST	40 LA GORCE CIRCLE	MIAMI BEACH	FL	33141	USA
GEORGE SHERMAN &W BETSY	30 LA GORCE CIR	MIAMI BEACH	FL	33141	USA
HAL M LUCAS MARISA J TOCCIN	6625 SHEFFIELD LN	MIAMI BEACH	FL	33141	USA
HYMAN TURKEN TRS EST OF PAULA TURKEN TRS	6650 SHEFFIELD LN	MIAMI BEACH	FL	33141-4535	USA
JANICE MOSCOSO	6630 SHEFFIELD LN	MIAMI BEACH	FL	33141	USA
JESSICA BOYD	31 LA GORCE CIR	MIAMI BEACH	FL	33141	USA
LAWRENCE KOGAN	6635 SHEFFIELD LN	MIAMI BEACH	FL	33141-4534	USA
LAWRENCE KOGAN &W DIANA	6625 BREVITY LN	MIAMI BEACH	FL	33141-4518	USA
M LEE PEARCE TRS M LEE PEARCE	22 LA GORCE CIRCLE	MIAMI BEACH	FL	33141	USA
MASH BREVITY LANE LLLP	6655 BREVITY LN	MIAMI BEACH	FL	33141	USA
MASH MIAMI INC	515 E LAS OLAS BLVD 1200	FORT LAUDERDALE	FL	33301	USA
NINA C ELLENBOGEN RAIM TRS	9881 E BROADVIEW DR	BAY HARBOR ISLAND	FL	33154	USA
STEVEN J GREEN TRS STEVEN J GREEN REVOCABLE TRUST	1515 SUNSET DR 44	CORAL GABLES	FL	33143	USA
WENDY M SMITH DAVID B SMITH	6652 SHEFFIELD LN	MIAMI BEACH	FL	33141	USA

34 LA GORCE CIRCLE PARTNERS LLC
10880 WILSHIRE BLVD STE 2200
LOS ANGELES, CA 90024

AIMEE VAN DE MAELE &
HEIDI V JIMENEZ TRS
41 LA GORCE CIR
MIAMI BEACH, FL 33141-4519

ALAN SCOTT DANSKY
JOHN H DAWSON
25 LA GORCE CIR
MIAMI BEACH, FL 33141

ANNA K RENTZ TRS
ANNA K RENTZ
6641 BREVITY LN
MIAMI BEACH, FL 33141

DDVFL LA GORCE TWO LLC
C/O GRASSI & CO CPAS P C
488 MADISON AVE 21 FLOOR
NEW YORK, NY 10022

DENNIS KAINEN &W DEBORAH
6645 BREVITY LN
MIAMI BEACH, FL 33141-4518

DIDIER CHOUKROUN
ESTHER V EGOZI CHOUKROUN
21 LA GORCE CIR
MIAMI BEACH, FL 33141-4519

DOUGLAS S CRAMER TRS
HUBERT S BUSH III TRS
DOUGLAS S CRAMER- FL REVOC TRUST
40 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

GEORGE SHERMAN &W BETSY
30 LA GORCE CIR
MIAMI BEACH, FL 33141

HAL M LUCAS
MARISA J TOCCIN
6625 SHEFFIELD LN
MIAMI BEACH, FL 33141

HYMAN TURKEN TRS EST OF
PAULA TURKEN TRS
6650 SHEFFIELD LN
MIAMI BEACH, FL 33141-4535

JANICE MOSCOSO
6630 SHEFFIELD LN
MIAMI BEACH, FL 33141

JESSICA BOYD
31 LA GORCE CIR
MIAMI BEACH, FL 33141

LAWRENCE KOGAN
6635 SHEFFIELD LN
MIAMI BEACH, FL 33141-4534

LAWRENCE KOGAN &W DIANA
6625 BREVITY LN
MIAMI BEACH, FL 33141-4518

M LEE PEARCE TRS
M LEE PEARCE
22 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

MASH BREVITY LANE LLLP
6655 BREVITY LN
MIAMI BEACH, FL 33141

MASH MIAMI INC
515 E LAS OLAS BLVD 1200
FORT LAUDERDALE, FL 33301

NINA C ELLENBOGEN RAIM TRS
9881 E BROADVIEW DR
BAY HARBOR ISLAND, FL 33154

STEVEN J GREEN TRS
STEVEN J GREEN REVOCABLE TRUST
1515 SUNSET DR 44
CORAL GABLES, FL 33143

WENDY M SMITH
DAVID B SMITH
6652 SHEFFIELD LN
MIAMI BEACH, FL 33141