

Planning Board – Response to First Submittal comments

Plan Number: PB20-0415

Address: 520 Lakeview Court, Miami Beach, FL 33140

Final Submittal for 02/23/21 Hearing

Planning Department Review – Fail – 12/18/2020

1. Application: correct file number, it is PB20-0415.
 - a. This has been corrected on the Application, Cover Sheet and Index Sheet.
2. Survey – Provide signed and sealed survey. Include survey on drawing set and as a separate file. Include lot area on survey.
 - a. Please see survey A-02 or separately submitted survey. Under Notes, number 11 has the Lot Area = 16,372.49 SQ. FT.
 - b. The separately submitted survey is digitally signed and sealed.
3. Provide a narrative response to each of these comments.
 - a. Please see responses above.

End of Comments



**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 520 Lakeview Court

FILE NO: 2075

IN RE: The application by Joseph Porrello, as Trustee of the 520 Lakeview Ct. Land Trust requesting approval for a lot split/subdivision of land of the existing building site comprising of two platted lots, to be divided into two buildable parcels.

LEGAL DESCRIPTION: Lots 3 and 4, "Surprise Point," according to the Plat Thereof, as Recorded in Plat Book 43, Page 77, of the Public Records of Miami-Dade County, Florida.

MEETING DATE: July 24, 2012

**DIVISION OF LAND/LOT SPLIT
FINAL ORDER**

The applicant, Joseph Porrello, as Trustee of the 520 Lakeview Ct. Land Trust, filed an application with the Planning Director pursuant to Article VII, "Division of Land/Lot Split" of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

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

That the property in question is located in the RS-3, Residential Single Family zoning district

That the lots that would be created are divided in such a manner that they are in compliance with the regulations of the land development regulations of the City code;

That the building site that would be created would be equal to the most common existing lot size, and of the same character as the surrounding area;

That the scale of any proposed new construction is compatible with the as-built character of the surrounding area;

That the building site that would be created is free of encroachments from abutting buildable sites;

That the proposed lot split does not adversely affects architecturally significant or historic homes;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values if the following conditions are met.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations which were amended by the Board, that the Lot Split as requested and set forth above be GRANTED, subject to the following conditions to which the applicant has agreed:

1. The properties involved in this request for Division of Land/Lot Split shall not be subdivided any further.
2. The building parcels created by this lot split, as depicted on the surveys signed and sealed by Francisco F. Fajardo, Professional Land Surveyor and Mapper of Lannes & Garcia, Inc, and dated May 10, 2012, shall comply with the development regulations for the RS-3 single family zoning district existing at the time of applying for a building permit.
3. As proposed, the new structure for Lot 3, shall not exceed 5,521 gross square feet and the new structure for Lot 4, shall not exceed 5,445 gross square feet. No variances shall be permitted for either parcel.
4. Individual underground utility connections, individual water, sewer, electric, telephone and cable connections, payment of any applicable impact fees and the removal and replacement of necessary sections of the sidewalk, curb and gutter shall be provided. This condition shall apply to the new construction located on the lot created by this subdivision. The applicant shall be in total compliance with this condition prior to the issuance of a Certificate of Occupancy.
5. Within a reasonable time after applicant's receipt of the Final Order, as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit shall be issued until this requirement has been satisfied.
6. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
7. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
8. The applicant shall abide by the "Construction Management Conditions," attached as Exhibit "A" proffered and entered into evidence at the time of the public hearing.

Dated this 2nd day of August, 2012.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
Richard G. Lorber, AICP, LEED AP
Acting Planning Director
FOR THE CHAIRMAN

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 2nd day of August, 2012, by Richard G. Lorber, AICP, LEED AP Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

{NOTARIAL SEAL} [Faint Notary Seal]

[Signature]

Notary:
Print Name
Notary Public, State of Florida
My Commission Expires:
Commission Number:

Approved As To Form:
Legal Department (Gheld 81-12)

**520 LAKEVIEW COURT
PLANNING BOARD**

PROPOSED CONSTRUCTION MANAGEMENT CONDITIONS

1. Applicant agrees that all work associated with demolition, foundation pours, and construction of concrete shell shall be limited to Mondays – Fridays, during permitted hours. None of the foregoing will take place during weekend hours.
2. During exaction, concrete pouring and building of the concrete shell, the Applicant agrees to maintain a designated person to assist with street clean-up and site maintenance. Applicant will ensure that any debris associated with the foregoing will not be placed in any public right-of-way or neighboring properties.
3. Waste receptacles will be maintained on-site and daily clean-ups and walk-throughs of the property will be performed to ensure the job-site is maintained in a safe and sanitary condition.
4. Construction screen will be maintained around the property, as necessary, to prevent residual effects on neighboring properties. Although unlikely, any residual effects of construction (dust, splatter) on to neighboring properties will be immediately cleaned-up by the Applicant's designated individual.
5. All vehicles associated with the construction will be maintained within the property line. Applicant agrees that no vehicle associated with the construction will be parked on public right-of-ways.
6. A full-time superintendent will be assigned to the project, who's contact information will be provide to the neighbors and who can be contacted to resolve any questions and address any concerns related to the construction project.

EXHIBIT A