

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: 6342 - 6360 North Bay Road Board DRB Date: 11/12/2020

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.	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	<input checked="" type="checkbox"/>
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).	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
6	Copies of all current or previously active Business Tax Receipts.	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>

Property address: 6342 - 6360 North Bay Road

Board: DRB

Date: 11/12/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	<input checked="" type="checkbox"/>
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	<input checked="" type="checkbox"/>
d	Context Location Plan, Min 8.5"X11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	<input checked="" type="checkbox"/>
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	<input checked="" type="checkbox"/>
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	<input checked="" type="checkbox"/>
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	<input checked="" type="checkbox"/>
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	<input checked="" type="checkbox"/>
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	<input checked="" type="checkbox"/>
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)	<input checked="" type="checkbox"/>
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	<input checked="" type="checkbox"/>
m	Demolition Plans (Floor Plans & Elevations with dimensions)	<input checked="" type="checkbox"/>
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	<input checked="" type="checkbox"/>
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable) Cabana Structure	<input checked="" type="checkbox"/>
p	Proposed Section Drawings Cabana Structure	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
b	Hardscape Plan, i.e. paving materials, pattern, etc.	<input checked="" type="checkbox"/>
11	Copy of original Building Permit Card, & Microfilm, if available.	<input checked="" type="checkbox"/>
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: 6342 - 6360 North Bay RoadBoard: DRBDate: 11/12/2020

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).	<input checked="" type="checkbox"/>
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	<input checked="" type="checkbox"/>
22	Required yards open space calculations and shaded diagrams.	<input checked="" type="checkbox"/>
23	Required yards section drawings.	<input checked="" type="checkbox"/>
24	Variance and/or Waiver Diagram	<input checked="" type="checkbox"/>
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 due 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: 6342 - 6360 North Bay Road Board: DRB Date: 11/12/2020

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.	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
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 for allowable encroachment in side year - 20 foot light pole	<input checked="" type="checkbox"/>
Other	Include tennis court fence details, elevations, materiality, etc	<input checked="" type="checkbox"/>
Other	Further revise drawings to clarify identify existing and proposed	<input checked="" type="checkbox"/>

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

Property address: 6342 - 6360 North Bay Road Board: DRB Date: 11/12/2020

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.	<input checked="" type="checkbox"/>
47	Original of all applicable items.	<input checked="" type="checkbox"/>
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	<input checked="" type="checkbox"/>
49	14 collated copies of all required documents	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>

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)

Emily K. Balter

 Applicant or Designee's Name

Emily K. Balter

 Applicant or Designee's Signature

11/16/2020

 Date

* Due to Covid-19 Paper Copies may be placed with an electric copy of all final, original submittal documents, uploaded into CSS and labeled as "Formal Submittal". Staff will provide further details on processes at First Submittal Comments.

[Handwritten Signature]

MIAMIBEACH

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 DRB20-0614		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 <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 6342 North Bay Road & 6360 North Bay Road, Miami Beach, Florida 33141			
FOLIO NUMBER(S) 02-3215-003-0090 & 02-3215-003-0080			
Property Owner Information			
PROPERTY OWNER NAME North Bay Palms, LLC			
ADDRESS 200 South Biscayne Blvd., Suite 3200		CITY Miami	STATE Florida
ZIP CODE 33131		BUSINESS PHONE (305) 358-63636	
CELL PHONE		EMAIL ADDRESS mmeland@melandbudwick.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
ZIP CODE		BUSINESS PHONE	
CELL PHONE		EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Design review request for amenity courts and landscaping to replace pre-1942 home and variance of the side setback for tennis court light poles.			

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 Carolina Monteiro		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 1160 NE 86 Street		CITY Miami	STATE Florida
BUSINESS PHONE (786) 253-7017		CELL PHONE	EMAIL ADDRESS carolina.monteiro@clad-landscape.com
ZIP CODE 33138			
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 South Biscayne Blvd., Suite 850		CITY Miami	STATE Florida
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 South Biscayne Blvd., Suite 850		CITY Miami	STATE Florida
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 South Biscayne Blvd., Suite 850		CITY Miami	STATE Florida
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 forgoing 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

Mark S. Meland, Manager of North Bay Palms, LLC

PRINT NAME

11/16/20

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 FLORIDA

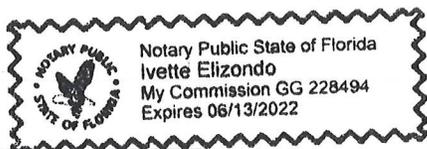
COUNTY OF MIAMI-DADE

I, Mark S. Meland, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of North Bay Palms, 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]
SIGNATURE

Sworn to and subscribed before me this 16th day of November, 2020. The foregoing instrument was acknowledged before me by Mark S. Meland, Manager of North Bay Palms, LLC, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Signature]
NOTARY PUBLIC

My Commission Expires: _____

Ivette Elizondo

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Mark S. Meland, Manager of North Bay Palms, 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 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.

Mark S. Meland, Manager of North Bay Palms, LLC

[Handwritten Signature]

SIGNATURE

PRINT NAME (and Title, if applicable)

Sworn to and subscribed before me this 16th day of November, 2020. The foregoing instrument was acknowledged before me by Mark S. Meland, Manager of North Bay Palms, LLC, 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: _____

[Handwritten Signature]

NOTARY PUBLIC
Ivette Elizondo

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.

North Bay Palms, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
See Exhibit B, Disclosure of Interest	

N/A

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 South Biscayne Blvd., Suite 850, Miami, FL 33131	(305) 374-5300
Matthew Amster	200 South Biscayne Blvd., Suite 850, Miami, FL 33131	(305) 374-5300
Carolina Monteiro	1160 NE 86 Street, Miami, Florida 33138	(786) 253-7017

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, Mark Meland, Manager of North Bay Palms, 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.

[Handwritten Signature]

SIGNATURE

Sworn to and subscribed before me this 16th day of November, 2020. The foregoing instrument was acknowledged before me by Mark S. Meland, Manager of North Bay Palms, LLC, 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: _____

[Handwritten Signature]

NOTARY PUBLIC

Ivette Elizondo

PRINT NAME

EXHIBIT A

Legal Description for 6342 North Bay Road

Lot 8, Block 1, of LAGORCE-GOLF SUBDIVISION, according to the plat thereof, as recorded in Plat Book 14, Page 43, Public Records of Miami-Dade County, Florida;

ALSO that part of Lot 9, Block 1, of said LAGORCE-GOLF SUBDIVISION, described as follows:

Commencing at the Southernmost corner of Lot 8, Block 1, of LAGORCE-GOLF SUBDIVISION, as said Lot 8, Block 1, is shown on Plat entitled LAGORCE-GOLF SUBDIVISION, and recorded in Plat Book 14, Page 43, of the Public Records of Miami-Dade County, Florida, said point being the Point of Beginning of the tract of land herein described; from said Point of Beginning, run in a Southwesterly direction along the Westerly line of North Bay Road, a distance of 26.58 feet to a point; thence run in a Northwesterly direction along a line passing through the last mentioned point and a point 25 feet Southwest of the Southwesterly corner of said Lot 8, Block 1, measured along the face of a concrete bulkhead situated on the Easterly shore of Biscayne Bay a distance of 240 feet plus or minus; thence run in a Northeasterly direction along the face of the concrete bulkhead situated on the Easterly shore of Biscayne Bay, a distance of 25 feet to the Southwesterly corner of said Lot 8, Block 1; thence run in a Southeasterly direction along the Southerly line of said Lot 8, Block 1, a distance of 239.4 feet plus or minus to the Point of Beginning of the tract of land herein described.

Parcel Identification Number: 02-3215-003-0090

Legal Description for 6360 North Bay Road

All of Lot 7 and the Southerly Half of Lot 6, Block 1, of LA GORCE GOLF SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 14, Page 43, of the Public Records of Miami-Dade County, Florida, the Southerly Half of said Lot 6 being more particularly described as follows:

Commence at the Northeasterly corner of Lot 7, of LA GORCE GOLF SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 14, Page 43, from said POINT OF BEGINNING, run in a Northeasterly direction along the Westerly line of North Bay Road, Miami Beach, Florida, a distance of 39.3 feet to a point; thence run in a Northwesterly direction along a line passing through the last mentioned point and a point 37.49 feet Northeasterly of the Northwesterly corner of said Lot 7, a distance of 239 feet, more or less to the outer face of concrete bulkhead; thence run in a Southwesterly direction along the outer face of said concrete bulkhead and on the Easterly shore of Biscayne Bay, a distance of 37.49 feet to the Northwesterly corner of Lot 7; thence run in a Southeasterly direction along the Northeast line of said Lot 7, a distance of 238.2 feet, more or less, to the POINT OF BEGINNING. Said lands situate, lying and being in Miami-Dade County, Florida.

Also known as: 6360 N. Bay Road, Miami Beach, FL 33141

EXHIBIT B

Disclosure of Interest of North Bay Palms, LLC (a Florida limited liability company)

North Bay Palms, LLC as Sole Member (a Delaware limited liability company) 251 Little Falls Drive Wilmington, DE 19808	100%
---	------

Disclosure of Interest of North Bay Palms, LLC (a Delaware limited liability company)

North Bay Palms Trust as Sole Member 251 Little Falls Drive Wilmington, DE 19808	100%
--	------

Disclosure of Interest of North Bay Palms Trust

Mark S. Meland, Trustee 200 S. Biscayne Boulevard, Suite 3200 Miami, FL 33131	100%
Gabriel Plotkin as Sole Beneficiary of Trust 200 S. Biscayne Boulevard, Suite 3200 Miami, FL 33131	



200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6223 office

305.377.6222 fax

ckoshal@brzoninglaw.com

December 7, 2020

VIA ELECTRONIC SUBMITTAL

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

Re: DRB20-0614 – Design Review and Variance Request for the
Property Located at 6342 & 6360 North Bay Road, Miami Beach,
Florida

Dear Mr. Mooney:

This law firm represents North Bay Palms, LLC (the "Applicant"), the owner of the abutting properties located at 6342 and 6360 North Bay Road (collectively the "Property") in the City of Miami Beach (the "City"). The Applicant intends to preserve the home at 6360 North Bay Road (the "North Parcel"), and replace the home at 6342 North Bay Road (the "South Parcel") with amenity courts, new cabana, a children's playgrounds, and open space. 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 variances for south side setback and the sum of the side setbacks for the tennis court light poles on the Property and for north side setback to allow a new small storage area at the northwest corner of the existing home to match the existing side setback.

Property Description. The waterfront Property is located on the west side of North Bay Road, just north of W 63rd Street. The Miami-Dade County Property Appraiser identifies the South Parcel with Folio No. 02-3215-003-0090, and the North Parcel with Folio No. 02-3215-003-0080. See Exhibit A, Property Appraiser Summary Reports. The South Parcel contains three (3) separated structures, two of which are two-stories, as well as a gazebo, pool, and wood deck. The North Parcel contains a two-story guest house and main house, as well as a garage, cabana, tile deck, and pool. The Property is approximately 52,316 square feet in size.

According to the Property Appraiser the home on the South Parcel was originally built in 1935, and modified in 1969 and 1979, and the home on the North Parcel was built in 2018. Pursuant to the legal description, the Property does not follow platted lot lines and is comprised of a portion of four (4) platted lots of the La Gorce Gold Subdivision recorded in the Official Public Records of Miami-Dade County at Plat Book 14, Page 43. See Exhibit B, Plat Book. The Property is located within the RS-2, Single Family Residential Zoning District, and surrounded by varying sized single-family homes.

Proposed Development. The Applicant's goal with the aggregated Property is to retain the recent construction on the North Parcel and provide improvements for enjoyment of the outdoors. The Applicant will incorporate a new cabana structure on the south side of the preserved structure and an additional small enclosed storage area at the northwest corner of the preserved structure, as well as provide a tennis court, half-basketball court, and playground amenities on the South Parcel (the "Project"). The Project will result in one less driveway onto North Bay Road and new lush landscaping on the south and front. The location of the amenities ensures that there is sufficient driveway distance along the front of the Property; the tennis court and half-basketball court are located on the widest portion of the Property towards the right of way and screened with landscaping; the new cabana structure is at the furthest point possible from the south neighbor; and the playground and lush landscaping is closest to the waterfront preserving views. The new 1,316 square foot cabana and 128 square foot enclosed storage area will carry the same architectural language of the existing home to appear as original to the design. Additionally, all of the large specimen trees on the South Parcel will be relocated on the Property to provide natural shaded areas to enjoy.

The Project generally complies with required land development regulations of the City Code of Ordinances (the "Code"), except the sum of the side yard setbacks because the lots are aggregated. Pursuant to Section 142-106(a)(1) of the Code, the sum of the required side yards shall be at least twenty-five percent (25%) of the lot width. When the North and South Parcel are aggregated, the lot width increases to approximately 225.88 feet. Twenty-five percent (25%) of the lot width results in the required sum of side yards to be approximately 56'-5 1/2". The legally permitted and previously constructed structure on the North Parcel will remain with a setback of 15'-3", including with the introduction of the small storage area matching the existing setback, and therefore, the south side setback must be approximately 41'-2 1/2".

The main home and cabana addition significantly comply with the sum of the side yard requirement and the tennis court also complies with the side yard setback. However, Section 142-1134(3) of the Code provides that the maximum height of light fixtures shall

not exceed ten (10) feet when located in a required yard, otherwise, the maximum height shall not exceed twenty (20) feet. The slim light poles, only 6" diameter, are eighteen (18) feet in height. Due to the double-lot and large sum of side yards on the south side, despite the compliant tennis court the proposed light poles exceed the 41-foot required south side setback, which necessitates companion variances for south side setback and the sum of the side yards.

Variance Requests. The Applicant's proposal substantially complies with the single-family home regulations, including required screening and setbacks for the proposed new amenities. The side setback variance requested is minor, applies to only three (3) light poles, 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 variances:

1. A variance of Code Sections 142-106(a)(2)(c) and 142-1134(3), to permit the closest of three (3), eighteen (18) foot light poles at 8'-0" when 41'-3" is the required south side yard setback
2. A variance of Code Section 142-106(a)(2)(a) to permit the sum of the side setbacks at 23'-3" when 56'-5 1/2" is required for the aggregated lots
3. A variance of Code Section 142-106(a)(c) to permit the construction of a small enclosed storage area at the northwest corner of the existing residence at the existing setback of 15'-3"

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;

Combining the parcels and retaining the existing structure on the North Parcel are existing conditions that are peculiar to this Property and buildings involved that are not applicable to other lands in this area. Additionally, the Property has slightly irregular, non-parallel side property lines, which create difficulty when adding a rectangular tennis court. Notably, the minor encroachment of three (3) very thin poles does not result in a larger home or unpermitted amenities. The tennis court is permitted at the 7'-6" setback, and the Applicant places it at the closest possible point to the right of way where the Property is widest. 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 dual frontage and irregular, non-parallel property lines are existing special conditions, and the Applicant is proposing to retain the existing home on the North Parcel and fit permitted amenities within the aggregated lot.

(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 amenities, especially on water front, irregular-shaped lots. The existing home and proposed amenities comply with the purpose and intent of the Code. The design also fits in with the variety of uses and lot sizes in the neighborhood. Therefore, granting of this minor encroachment into the side setback for a minimal portion to allow three (3) slim light poles that will be directed only onto the tennis court 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 proposed amenities substantially comply with the land development regulations for supplementary uses in the RS-2 zoning district. A literal interpretation of the provisions of these land development regulations means the Applicant can only provide appropriate lights on one side, which would force the Applicant to provide brighter lights on the north side of the tennis court that might have a harmful impact on the south neighbor. The slight deviation from the land development regulations is necessary to construct a viable tennis court for its residents. Additionally, the Applicant proposes lush landscaping to screen the tennis court and slim light poles from the public right

of way and neighbor. 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;

It is only when the two lots are taken together that the proposed lights need to be pushed farther north to comply with the sum of the side setbacks requirement. The Applicant's goal is to introduce certain amenities as enjoyed by others to this dream home. The Applicant ensures privacy to the neighbors through extensive landscape screening. The minor companion setback variances are the minimum necessary to accomplish this goal and will result in a viable tennis court with no unnecessary light spillover to the south neighbor. Notably, the slim poles, only 6" diameter, do not add any massing as a building would. Rather the poles will be as thin if not thinner than the trees to the south and east thus blending in and will not be visible at all from the south neighbor or the street. These lights would be generally in compliance based on the width of the South Parcel by itself, where the south side back is much smaller than the 41'-3" required here due to the existing conditions and double lot. The Applicant proposes an essentially fully landscaped South that is devoid of scale and massing that the prior home or any new home would provide, which is a benefit to the neighborhood.

Further, the small enclosed storage room at the northwest corner of the exiting home will match the existing setback and is only 1-story tall. This specific design and location ensure that it will be completely hidden from view by the existing structures from both the street and the waterway.

(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 slightly irregular property lines and dual frontage with a reduction of driveway exits, lush landscape, as well as large open space areas.

(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 companion variance requests are consistent with the City's Comprehensive Plan and does not reduce the levels of service as set forth in the plan.

Practical Difficulty. The increased sum of the side yard setbacks, dual-frontages, and slightly irregular property lines are all practical difficulties inhibiting the Applicant from meeting all of the land development regulations to introduce permitted amenities as enjoyed by others. The Applicant is retaining the beautiful modern home on the North Parcel, which has an existing side setback that cannot be increased. The slight deviation from the Code is only for the location of three (3) slim light poles, which themselves are completely devoid of mass as a building would provide, and these lights would otherwise be basically compliant based on the width of the South Parcel by itself. Further, the storage room is small, low-scale and completely hidden. The Applicant's proposal satisfies the intent and purposes of the Code to provide a home with certain amenities 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.

All existing windows are newly installed hurricane proof impact windows. The new cabana is open on the all sides.

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

The Applicant will provide, where feasible, passive cooling systems; the proposed cabana is open on all sides.

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

All 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 elevation of the existing structure and proposed amenity uses considers the elevation of the surrounding properties.

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 yard elevations ensure that the existing home and amenities are 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 existing home is located above base flood elevation and the open-air cabana will also be higher than BFE.

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 large open spaces and non-air-conditioned shaded living spaces to strategically minimize the potential for heat island effects on site.

Conclusion. Based on the above reasons, granting this design review application with associated variances will permit the development of beautifully-designed amenities for the Applicant's home that will add much more value to the surrounding neighborhood than the existing vacant home on the South Parcel. The Project significantly complies with the land development regulations and intent of Code and the design ensures no negative impact to the neighbors.

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

Summary Report

Generated On : 9/21/2020

Property Information	
Folio:	02-3215-003-0090
Property Address:	6342 N BAY RD Miami Beach, FL 33141-4514
Owner	6342 NORTH BAY RD LLC C/O JAMIE TARICH ESQ
Mailing Address	1946 TYLER ST HOLLYWOOD, FL 33020 USA
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 4 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	7,184 Sq.Ft
Lot Size	24,407 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2020	2019	2018
Land Value	\$6,955,995	\$6,955,995	\$5,732,228
Building Value	\$854,896	\$183,398	\$183,665
XF Value	\$69,946	\$70,616	\$71,286
Market Value	\$7,880,837	\$7,210,009	\$5,987,179
Assessed Value	\$7,880,837	\$6,585,896	\$5,987,179

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction		\$624,113	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
LA GORCE GOLF SUB PB 14-43 LOT 8 & NE25FT OF LOT 9 BLK 1 LOT SIZE 102.550 X 238 OR 18042-1792 0398 1

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,880,837	\$6,585,896	\$5,987,179
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,880,837	\$7,210,009	\$5,987,179
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,880,837	\$6,585,896	\$5,987,179
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,880,837	\$6,585,896	\$5,987,179

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/30/2019	\$11,550,000	31555-3274	Qual by exam of deed
05/20/2015	\$9,500,000	29626-1086	Qual by exam of deed
03/01/1998	\$1,450,000	18042-1792	Sales which are qualified
10/01/1985	\$600,000	12687-0866	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:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/21/2020

Property Information	
Folio:	02-3215-003-0080
Property Address:	6360 N BAY RD Miami Beach, FL 33141-4514
Owner	6360 NORTH BAY ROAD LLC C/O THE TARICH LAW FIRM PA
Mailing Address	1946 TYLER ST HOLLYWOOD, FL 33020 USA
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	9 / 12 / 4
Floors	3
Living Units	1
Actual Area	17,482 Sq.Ft
Living Area	12,651 Sq.Ft
Adjusted Area	14,001 Sq.Ft
Lot Size	27,608 Sq.Ft
Year Built	2018



Assessment Information			
Year	2020	2019	2018
Land Value	\$7,868,280	\$7,868,280	\$6,484,015
Building Value	\$10,881,263	\$9,354,800	\$0
XF Value	\$225,074	\$225,172	\$1,672
Market Value	\$18,974,617	\$17,448,252	\$6,485,687
Assessed Value	\$18,974,617	\$13,963,278	\$6,485,687

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction		\$3,484,974	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
LA GORCE GOLF SUB PB 14-43 LOT 7 & S1/2 OF LOT 6 BLK 1 LOT SIZE 116.000 X 238 OR 20764-3131 09 2002 1

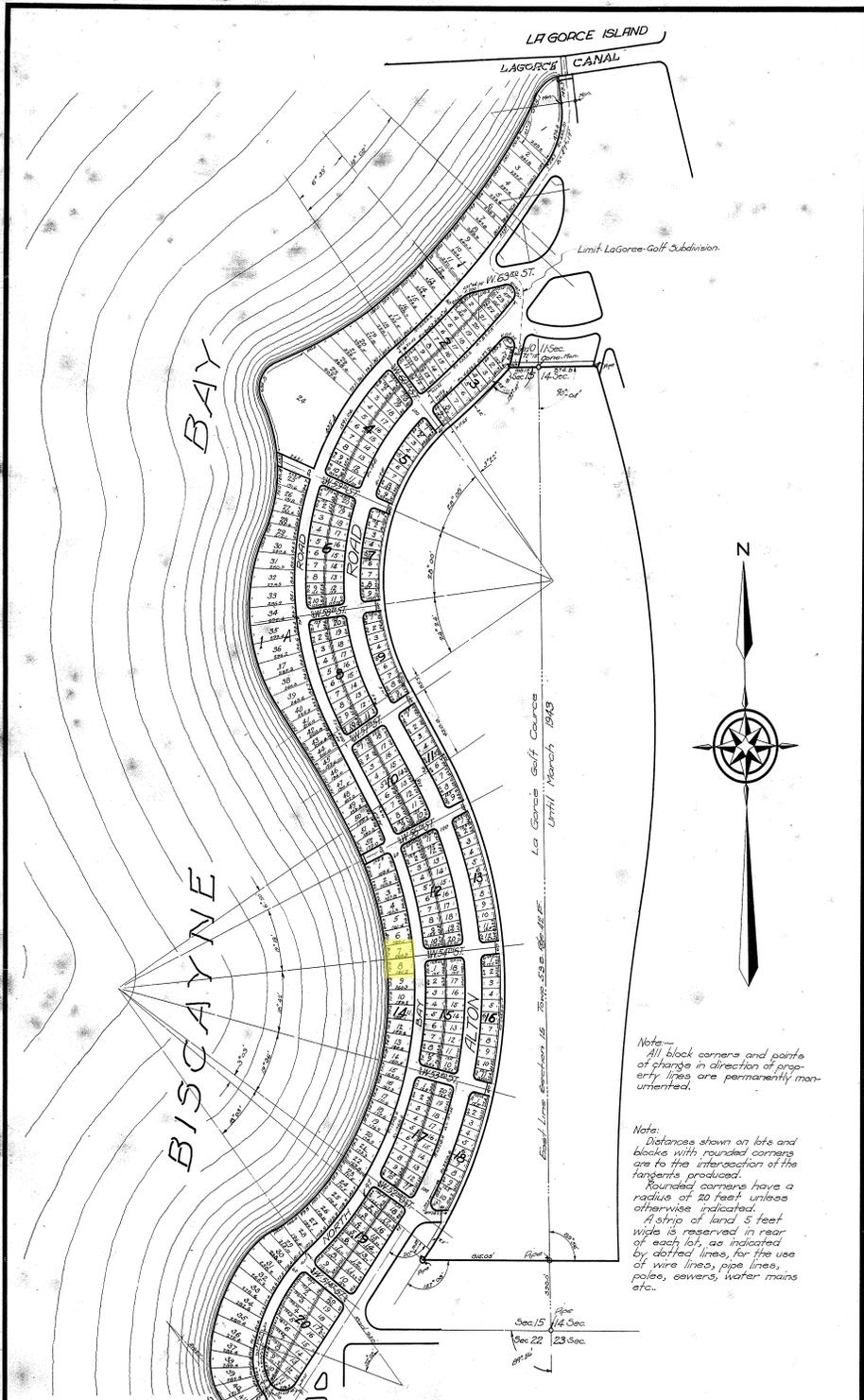
Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$18,974,617	\$13,963,278	\$6,485,687
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$18,974,617	\$17,448,252	\$6,485,687
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$18,974,617	\$13,963,278	\$6,485,687
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$18,974,617	\$13,963,278	\$6,485,687

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/16/2019	\$23,850,000	31565-1087	Qual by exam of deed
01/30/2015	\$100	29504-3040	Corrective, tax or QCD; min consideration
01/28/2013	\$0	28511-1320	Corrective, tax or QCD; min consideration
01/28/2013	\$0	28511-1323	Corrective, tax or QCD; min consideration

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:

43



LAGORCE-GOLF SUBDIVISION
MIAMI BEACH BAY SHORE CO.
MIAMI BEACH-FLORIDA

Being a portion of the Northwest quarter (NW 1/4) of the Northwest quarter (NW 1/4) of fractional Section twenty-two (22), a part of Government lots 4-3-2 and 1 of fractional Section ten (10) and part of Government lots 4 and 3 of fractional Section eleven (11) all in Township 33 South, Range 42 East.

W.E. Brown Miami Beach, Fla.
 Registered Engineer No. 19
 State of Florida
 Scale: 1"=500' Mar. 1925

KNOW ALL MEN BY THESE PRESENTS: That the Miami Beach Bay Shore Company, a corporation duly organized and existing under the laws of the State of Florida, hereby files this plat of the property to be known as La Gorce-Golf Subdivision, situated in the City of Miami Beach, Dade County, Florida, and more particularly described as follows; to wit: A portion of the North-west quarter (NW 1/4) of the North-east quarter (NE 1/4) of fractional Section twenty-two (22), a part of Government lots 4-3-2 and 1 of fractional Section ten (10) and part of Govt lots 4 and 3 of fractional Section eleven (11) Township 33 South, Range 42 East. Subject however to the easements granted to the Miami Beach Railway Company by these certain instruments dated April 11, 1925 and April 2, 1925, respectively, and filed of record in the office of the Clerk of the Circuit Court in and for Dade County, Florida. In Witness Whereof the said Miami Beach Bay Shore Company has caused its name to be affixed by its Vice President and its corporate seal to be affixed by the Secretary this 30th day of April A.D. 1925.

Executed in the presence of:

MIAMI BEACH BAY SHORE CO.
 J. A. ...
 Vice President
 ...
 Secretary

State of Florida
 County of Dade S.S.---

I hereby certify that on this 30th day of April A.D. 1925 personally appeared before me W. E. Brown and C. W. Chappin, Vice President and Secretary respectively of the Miami Beach Bay Shore Company a Corporation duly organized and existing under the laws of the State of Florida, to me well known and known to be the persons described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be their free act and deed as such officers, and that they affixed hereto the official seal of said corporation.

Witness my hand and official seal at Miami Beach, Dade County, Florida, the day and year above written.

W. E. Brown
 Notary Public State of Florida at large

My Commission expires April 9th, 1926.

This is to certify that the attached plat conforms with a survey of the property and is accurate and correct to the best of my knowledge and belief.

W. E. Brown
 Registered Engineer No. 19
 State of Florida

Examined and approved for record.

Robert ...
 County Engineer, Dade County

This plat was approved by a vote passed and adopted by the City Council of Miami Beach, Florida this 26th day of April A.D. 1925.

Attest: ...
 City Clerk
 ...
 President City Council

O.K. ...
 City Engineer

STATE OF FLORIDA
 COUNTY OF DADE
 ...
 ...
 ...
 ...
 ...



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

November 11, 2020

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

Re: Property owners within 375 feet of:

SUBJECT: 6342 North Bay Road, Miami Beach, FL 33141

FOLIO NUMBER: 02-3215-003-0090

ABBREV. LEGAL DESCRIPTION: LA GORCE GOLF SUB PB 14-43 LOT 8 & NE25FT OF LOT 9 BLK 1

SUBJECT: 6360 North Bay Road, Miami Beach, FL 33141

FOLIO NUMBER: 02-3215-003-0080

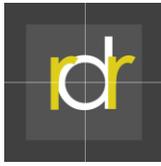
ABBREV. LEGAL DESCRIPTION: LA GORCE GOLF SUB PB 14-43 LOT 7 & S1/2 OF LOT 6 BLK 1

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

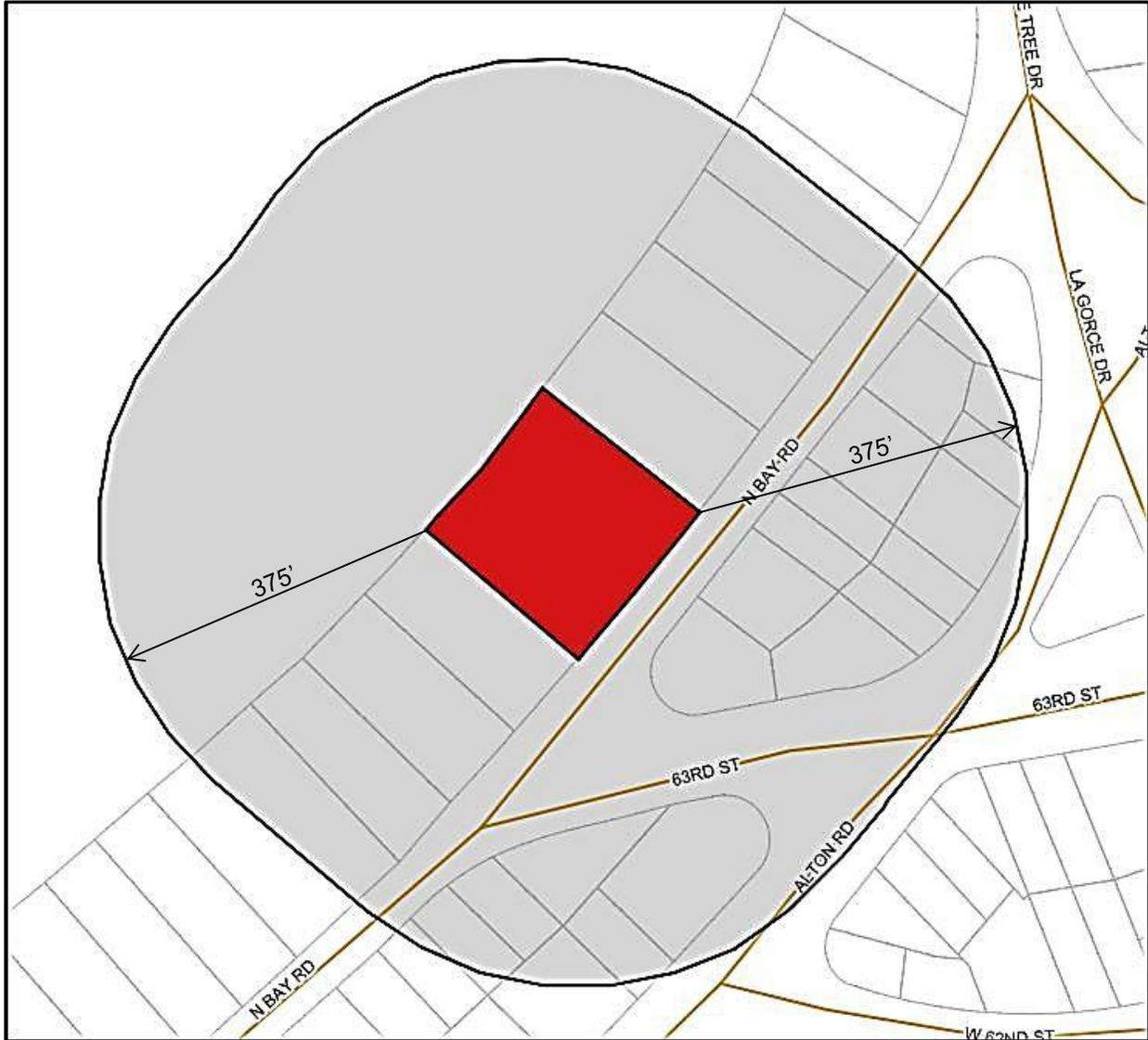
Total number of property owners without repetition: **30, including 0 international**



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: 6342 North Bay Road, Miami Beach, FL 33141

FOLIO NUMBER: 02-3215-003-0090

ABBREV. LEGAL DESCRIPTION: LA GORCE GOLF SUB PB 14-43 LOT 8 & NE25FT OF LOT 9 BLK 1

SUBJECT: 6360 North Bay Road, Miami Beach, FL 33141

FOLIO NUMBER: 02-3215-003-0080

ABBREV. LEGAL DESCRIPTION: LA GORCE GOLF SUB PB 14-43 LOT 7 & S1/2 OF LOT 6 BLK 1

Name	Address	City	State	Zip	Country
34 SEA VIEW REALTY LLC	6071 N BAY RD	MIAMI BEACH	FL	33140	USA
6070 NBR LLC	104 5 AVENUE 9 FLR	NEW YORK	NY	10011	USA
6222 ALTON LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
6342 NORTH BAY RD LLC C/O JAMIE TARICH ESQ	1946 TYLER ST	HOLLYWOOD	FL	33020	USA
6360 NORTH BAY ROAD LLC C/O THE TARICH LAW FIRM PA	1946 TYLER ST	HOLLYWOOD	FL	33020	USA
ADAM SENDER C/O EXIS CAPITAL MANAGEMENT INC LENORE SENDER	401 BROADWAY STE 309	NEW YORK	NY	10013	USA
ALAN TACHER FEINGOLD	1200 W 23 ST	MIAMI BEACH	FL	33140	USA
ANGELIKE R MINDES TRS ANGELIKE RUTH MINDES REV TRUST AGREEMENT	1201 W 63 ST	MIAMI BEACH	FL	33141	USA
BARRY S KLEIN &W ELLEN	6356 ALTON RD	MIAMI BEACH	FL	33141-4512	USA
CHRISTOPHER BOSH	14800 FLAT TOP RANCH RD	AUSTIN	TX	78732-2490	USA
DANIELLA SILVERMAN LE REM JASON GORDON TRS JESSICA A SILVERAN TRUST	6391 N BAY RD	MIAMI BEACH	FL	33141	USA
DREW CHANIN &W CAROL	6095 BAY DR	MIAMI BEACH	FL	33140-2038	USA
ELENA SALOMON	6437 NORTH BAY RD	MIAMI BEACH	FL	33141-4515	USA
GARY S BLEEMER &W RENEE	6381 N BAY RD	MIAMI BEACH	FL	33141-4513	USA
ISIDORO ZARCO	6420 N BAY RD	MIAMI BEACH	FL	33141-4516	USA
JACQUELINE GUNN	6332 ALTON RD	MIAMI BEACH	FL	33141	USA
JEAN LEWIS PAUL TR	6371 N BAY RD	MIAMI BEACH	FL	33141-4513	USA
JEFFREY A GIDNEY &W GAIL	6401 N BAY RD	MIAMI BEACH	FL	33141-4515	USA
JNP PROPERTY LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
JOEL S RATTNER CO-TRS SANDRA RATTNER CO-TRS JOEL S RATTNER	6324 N BAY RD	MIAMI BEACH	FL	33141	USA
JUAN P SOLANO &W ADRIANA CARRILLO IREGUI	6320 ALTON RD	MIAMI BEACH	FL	33141	USA
KENNETH M SWARTZ &W JILL	6081 N BAY RD	MIAMI BEACH	FL	33140-2038	USA
KYLE NASRALLAH	6080 ALTON ROAD	MIAMI BEACH	FL	33140	USA
MATHEW ABESS TAYLOR ABESS	6421 N BAY RD	MIAMI BEACH	FL	33141	USA
MICHAEL B GOLDSTEIN &W IRMA	6361 NO BAY RD	MIAMI BEACH	FL	33141-4513	USA
NBR7 LLC	6300 N BAY RD	MIAMI BEACH	FL	33141	USA
RAFAEL FEDERICO FELIZ LINA EUSSE FELIZ	6100 N BAY RD	MIAMI BEACH	FL	33140	USA
RICHARD S LANE BARBARA LANE	6380 N BAY RD	MIAMI BEACH	FL	33141	USA
SAMUEL NEZWADOWITZ JOSE PERDOMO	6312 ALTON RD	MIAMI BEACH	FL	33141	USA
WENDY A & ALICE M DREER	6105 N BAY RD	MIAMI BEACH	FL	33140-2039	USA

34 SEA VIEW REALTY LLC
6071 N BAY RD
MIAMI BEACH, FL 33140

6070 NBR LLC
104 5 AVENUE 9 FLR
NEW YORK, NY 10011

6222 ALTON LLC
8301 NW 197 ST
MIAMI, FL 33015

6342 NORTH BAY RD LLC
C/O JAMIE TARICH ESQ
1946 TYLER ST
HOLLYWOOD, FL 33020

6360 NORTH BAY ROAD LLC
C/O THE TARICH LAW FIRM PA
1946 TYLER ST
HOLLYWOOD, FL 33020

ADAM SENDER
C/O EXIS CAPITAL MANAGEMENT INC
LENORE SENDER
401 BROADWAY STE 309
NEW YORK, NY 10013

ALAN TACHER FEINGOLD
1200 W 23 ST
MIAMI BEACH, FL 33140

ANGELIKE R MINDES TRS
ANGELIKE RUTH MINDES REV
TRUST AGREEMENT
1201 W 63 ST
MIAMI BEACH, FL 33141

BARRY S KLEIN &W ELLEN
6356 ALTON RD
MIAMI BEACH, FL 33141-4512

CHRISTOPHER BOSH
14800 FLAT TOP RANCH RD
AUSTIN, TX 78732-2490

DANIELLA SILVERMAN LE
REM JASON GORDON TRS
JESSICA A SILVERAN TRUST
6391 N BAY RD
MIAMI BEACH, FL 33141

DREW CHANIN &W CAROL
6095 BAY DR
MIAMI BEACH, FL 33140-2038

ELENA SALOMON
6437 NORTH BAY RD
MIAMI BEACH, FL 33141-4515

GARY S BLEEMER &W RENEE
6381 N BAY RD
MIAMI BEACH, FL 33141-4513

ISIDORO ZARCO
6420 N BAY RD
MIAMI BEACH, FL 33141-4516

JACQUELINE GUNN
6332 ALTON RD
MIAMI BEACH, FL 33141

JEAN LEWIS PAUL TR
6371 N BAY RD
MIAMI BEACH, FL 33141-4513

JEFFREY A GIDNEY &W GAIL
6401 N BAY RD
MIAMI BEACH, FL 33141-4515

JNP PROPERTY LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

JOEL S RATTNER CO-TRS
SANDRA RATTNER CO-TRS
JOEL S RATTNER
6324 N BAY RD
MIAMI BEACH, FL 33141

JUAN P SOLANO &W
ADRIANA CARRILLO IREGUI
6320 ALTON RD
MIAMI BEACH, FL 33141

KENNETH M SWARTZ &W JILL
6081 N BAY RD
MIAMI BEACH, FL 33140-2038

KYLE NASRALLAH
6080 ALTON ROAD
MIAMI BEACH, FL 33140

MATHEW ABESS
TAYLOR ABESS
6421 N BAY RD
MIAMI BEACH, FL 33141

MICHAEL B GOLDSTEIN &W IRMA
6361 NO BAY RD
MIAMI BEACH, FL 33141-4513

NBR7 LLC
6300 N BAY RD
MIAMI BEACH, FL 33141

RAFAEL FEDERICO FELIZ
LINA EUSSE FELIZ
6100 N BAY RD
MIAMI BEACH, FL 33140

RICHARD S LANE
BARBARA LANE
6380 N BAY RD
MIAMI BEACH, FL 33141

SAMUEL NEZWADOWITZ
JOSE PERDOMO
6312 ALTON RD
MIAMI BEACH, FL 33141

WENDY A & ALICE M DREER
6105 N BAY RD
MIAMI BEACH, FL 33140-2039