

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		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input 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 <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
Planning Board <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <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"/> Modification of existing Board Order		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"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY			
FOLIO NUMBER(S)			
Property Owner Information			
PROPERTY OWNER NAME			
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Applicant Information (if different than owner)			
APPLICANT NAME			
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input type="checkbox"/> Yes	<input checked="" 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 Blanca Martinez		<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 2900 SW 28th Terrace, 3rd Floor		CITY Miami	STATE FL ZIPCODE 33133
BUSINESS PHONE 305-373-4990 x 113	CELL PHONE	EMAIL ADDRESS blanca@strang.design	
Authorized Representative(s) Information (if applicable)			
NAME Matthew Amster		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mamster@brzoninglaw.com	
NAME Emily K. Balter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

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

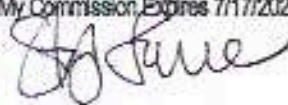
Please read the following and acknowledge below:

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

The aforementioned is acknowledged by:

☒ Owner of the subject property ☐ Authorized representative

STACEY ANNE LAWRENCE
Notary Public
Anne Arundel County, Maryland
My Commission Expires 7/17/2021



SIGNATURE

Paul D'Amore

PRINT NAME

4-16-21

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF MDCOUNTY OF Anne Arundel

I, Paul D'Amore, 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 17th day of April, 2021. The foregoing instrument was acknowledged before me by Paul D'Amore, who has produced Driver's License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

STACEY ANNE LAWRENCE
Notary Public
Anne Arundel County, Maryland
My Commission Expires 7/17/2021

My Commission Expires: 7/17/2021**SIGNATURE****NOTARY PUBLIC****PRINT NAME****ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

STATE OF _____

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.

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

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF MIAMI-DADE

I, Paul D'Amore, 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 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.

Paul D'Amore
PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 17th day of April, 2021. The foregoing instrument was acknowledged before me by Paul D'Amore, who has produced Driver's License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

STACEY ANNE LAWRENCE
 Notary Public
 Anne Arundel County, Maryland
 My Commission Expires 7/17/2021

My Commission Expires: Anne Arundel County, Maryland
My Commission Expires 7/17/2021

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

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contract 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 is 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	% INTEREST
NAME AND ADDRESS	

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
Matthew Amster	200 S. Biscayne Boulevard, Suite 300	(305) 374-5300
Emily Balter	200 S. Biscayne Boulevard, Suite 300	(305) 606-5300
Blanca Martinez	2900 SW 28th Terrace, 3rd Floor	(305)373-4990x113

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 MD

COUNTY OF Anne Arundel

I, Paul D'Amore, 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]
SIGNATURE

Sworn to and subscribed before me this 17th day of April, 2021. The foregoing instrument was acknowledged before me by Paul D'Amore, who has produced proper ID as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

STACEY ANNE LAWRENCE
Notary Public
Anne Arundel County, Maryland
My Commission Expires 7/17/2021

My Commission Expires: _____

[Signature]
NOTARY PUBLIC

Stacey A. Lawrence
PRINT NAME

Exhibit A

LEGAL DESCRIPTION:

THE SOUTH 60 FEET OF LOT 24 IN BLOCK ONE (1) OF MID-GOLF SUBDIVISION OF MIAMI BEACH BAY SHORE COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, AT PAGE 200, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID SOUTH 60 FEET BEING ALSO KNOWN AND DESCRIBED AS FOLLOWS, TOWIT:

BEGINNING AT THE POINT OF INTERSECTION OF THE DIVIDING LINE BETWEEN LOT 24 AND LOT 25, BLOCK 1 AND THE EASTERLY LINE OF NORTH MERIDIAN AVENUE, AS SAME ARE SHOWN ON A PLAT ENTITLED "MID-GOLF SUBDIVISION OF MIAMI BEACH SHORE COMPANY" RECORDED IN PLAT BOOK 4, PAGE 200, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RUN IN A NORTHEASTERLY DIRECTION ALONG THE EASTERLY LINE OF NORTH MERIDIAN AVENUE, A DISTANCE OF 60 FEET TO A POINT; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG A LINE PARALLEL TO AND 5 FEET DISTANT SOUTHERLY FROM THE NORTHERLY LINE OF SAID LOT 24, BLOCK 1, A DISTANCE OF 160 FEET TO A POINT; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF SAID LOT 24, BLOCK 1, A DISTANCE OF 60 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID LOT 24, BLOCK 1; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN SAID LOT 24, BLOCK 1; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN SAID LOT 24 AND LOT 25, BLOCK 1, A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING, CONTAINING 0.22 HUNDREDTHS ACRES MORE OR LESS.

PLANNING DEPARTMENT

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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: 2145 N Meridian Avenue Board DRB Date: 3/24/21

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.	
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: 2145 N Meridian Avenue Board: DRB Date: 3/24/21

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 <u>dimensioned</u> 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)	
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)	<input checked="" type="checkbox"/>
p	Proposed Section Drawings	<input checked="" type="checkbox"/>
q	Color Renderings (elevations and three dimensional perspective drawings).	<input checked="" type="checkbox"/>
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: 2145 N Meridian Avenue Board: DRB Date: 3/24/21

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.)	
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	
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 _____	

FSL

Property address: 2145 N Meridian Avenue Board: DRB Date: 3/24/21

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.	
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		
Other		
Other		

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

FS

Property address: 2145 N Meridian Avenue Board: DRB Date: 3/24/21

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	
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


Applicant or Designee's Signature

04/16/2021
Date





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

www.brzoninglaw.com

305.377.6236 office

305.377.6222 fax

mamster@brzoninglaw.com

VIA ELECTRONIC SUBMITTAL

May 10, 2021

Michael Belush, Chief of Planning and Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB21-0657** – Design Review and Variance
Approval for the Property Located at 2145 N.
Meridian Drive, Miami Beach

Dear Michael:

This law firm represents Paul and Nicole D'Amore (the "Applicants"), the owners of the property located at 2145 N. Meridian Avenue (the "Property") in the City of Miami Beach (the "City"). The Applicants' goal is to build a beautifully-designed single-family home for their family. Please allow this letter to serve as the letter of intent in connection with a request to the Design Review Board ("DRB") for a new single-family home to replace an existing pre-1942 home on the Property and variance of the minimum required lot area.

Property Description. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio Nos. 02-3227-006-0220. See Exhibit A, Property Appraiser Summary Report. The Property is a mid-block lot and comprised of 9,587 square feet.

The Property is located in the RS-3, Single Family Residential Zoning District, and fronts the Miami Beach Golf Course. The Property is surrounded by similar single-family homes, and in close proximity to multi-family condominiums to the south and Miami Beach Senior High one block to the east. This mostly residential

area has predominately two-story homes with pools, large sidewalks, and a variety of palm trees lining the streets.

The Property contains a two-story, single-family home that according to the Building Card on file with City Building Department was built in 1937 and modified over time, including at least one addition in 1956. See Exhibit B, Building Card. From minimal inspection of the Property it is evident that the existing home is in extremely poor condition. The home also does not comply with minimum Building Code requirements, especially the minimum elevation requirements of Base Flood Elevation ("BFE") plus one foot. The existing 6.82' elevation is over 2' lower than today's minimum requirement of 9'. Currently, there is only one palm tree on this Property and the Applicants will remedy this situation.

Proposed Development. The Applicants propose to construct an exquisitely-designed, modern two-story residence. The home features a sloped roof to soften the proposed new height and multiple green roofs on one-story portions to minimize heat island effects. The façade has beautiful stone details that will juxtapose the variety of lush landscaping. The garage is pushed back from the principal frontage and decorated with horizontal slatted elements to tie in with the gate and add interest to an otherwise flat area. Additionally, the Applicants are providing a separate pedestrian gate to boost the welcoming nature of this walkable community. The rear yard will contain a raised pool and deck, ample non-air conditioned and shaded living spaces, as well as a modest accessory structure. The purposeful layout of the home, with varying projections, windows, materials, and green roofs, ensures a minimal impact on the abutting neighbors. The Applicants are providing twenty-four (24) trees and 485 shrubs, which are desperately needed on this barren Property.

The Applicants are not seeking any design waivers. The new home is in sync with the surrounding neighborhood and complies with the City of Miami Beach Code of Ordinances (the "Code") requirements for height, setbacks, unit size, and lot coverage. The height of the main home with a sloped roof is 27', which is within the maximum permitted height. The size of the proposed home is approximately 4,616 square feet (48.14% of the lot size), which is well below the allowable 50%-unit size limit. The proposed lot coverage is within the 30%-maximum permitted. The main home and amenities all comply with the applicable required setbacks. This ensures that the home is centrally located and minimizes any protentional impacts on the neighboring lots. Further, the Applicants are proactively addressing seal level rise by raising the first floor of the home to 9.5' NGVD, which is notably 2.68' above the existing home's finished floor, which ensures that the new home will be much more resilient.

Variance Request. The Applicants are seeking a Variance of Section 142-105(b)(1) of the Code to permit a lot area of 9,587 square feet when 10,000 square feet is required. The Property has existed, sixty (60) feet in width and associated with the address 2145 N. Meridian Avenue, since at least 1972 when conveyed from Albert and Frances Lind to Carrie H. Schloetzer and Carrie H. Quimby. See Exhibit C, Warranty Deed.

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 lot area is an existing condition that is peculiar to this Property. The condition has existed since at least 1972 and has been conveyed at least four times since then. This is a unique circumstance that complies with the intent of the Code and is sensitive to the abutting neighbors to the north and south. The Applicant is not proposing to construct a larger home and the design complies with the minimum lot width and setbacks of the RS-3 District.

(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 lot area is an existing special condition that cannot be changed without re-subdividing the platted block and modifying the existing lot areas of the neighboring parcels. The Applicant purchased the Property in early 2021 and is proposing to retain the existing lot area that has existing since as early as 1972.

(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 home on existing nonconforming lot. The proposed home complies 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 lot area variance 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 home complies with all of the land development regulations for single family homes in the RS-3 District. A literal interpretation of the provisions of these land development regulations would render the Property undevelopable with a new single-family home. The slight deviation from the land development regulations is necessary to construct a viable home, that accounts for sea level rise and heat island effects. Additionally, the Applicant proposes lush landscaping on the ground floor and roofs to improve the visual impacts of the new home. 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 Property complies with the minimum required lot width of sixty (60) feet. An approximately 413 square foot reduction of the minimum required lot area is the minimum request needed to make possible the reasonable use of the land for a beautiful new single-family home. If not granted, no home could be built on this Property.

(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 proposed 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 abutting neighbors with a sloped roof, lush landscaping, and variation of materials and fenestrations. Granting of the variance will be in harmony with the land development regulations and the proposed amenities will not be injurious to the area.

(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 existing lot area is a practical difficulty inhibiting the Applicant from meeting all of the land development regulations for construction of a new single-family home. The slight deviation from the Code does not result in a narrower home than permitted. The parcel complies with the minimum lot width required, sixty (60) feet and has existed in this condition since at least 1972. The design of the new home satisfies all of the City's land development regulations and is sensitive to the abutting properties. The Applicants' 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 homes 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 Applicants 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 Applicants are proactively addressing seal level rise projections by raising the first floor of the home to 9.5' 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 green roofs, non-air-conditioned shaded living spaces, minimal paving, and a variety of trees and shrubs, to strategically minimize the potential for heat island effects on site.

Conclusion. Granting this design review application and variance of the minimum lot area will permit the Applicants to develop a beautifully-designed, dream home. The residence will be centrally-located on the Property, resilient in elevation and design, and fully compliant with all Code regulations. As such, it will be in harmony with the surrounding properties.

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.

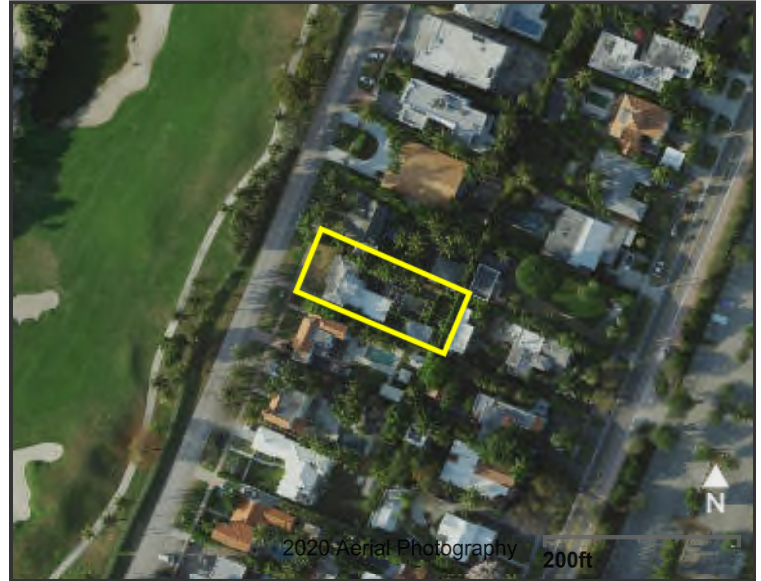


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/18/2021

Property Information	
Folio:	02-3227-006-0220
Property Address:	2145 N MERIDIAN AVE Miami Beach, FL 33139-1512
Owner	PAUL M D AMORE NICOLE F D AMORE
Mailing Address	1213 TAILWIND CT CROWNSVILLE, MD 21032 USA
PA Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 3 / 0
Floors	2
Living Units	1
Actual Area	3,334 Sq.Ft
Living Area	3,166 Sq.Ft
Adjusted Area	2,885 Sq.Ft
Lot Size	9,600 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2020	2019	2018
Land Value	\$691,423	\$691,423	\$815,724
Building Value	\$175,900	\$175,900	\$175,900
XF Value	\$3,827	\$3,856	\$3,884
Market Value	\$871,150	\$871,179	\$995,508
Assessed Value	\$264,171	\$258,232	\$253,418

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction	\$606,979	\$612,947	\$742,090
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Senior Homestead	Exemption	\$50,000	\$50,000	\$50,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
MID GOLF SUB PB 4-200 S60FT LOT 24 BLK 1 LOT SIZE 60.000 X 160 OR 12199-3051 0684 1

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$100,000	\$100,000	\$100,000
Taxable Value	\$164,171	\$158,232	\$153,418
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$239,171	\$233,232	\$228,418
City			
Exemption Value	\$100,000	\$100,000	\$100,000
Taxable Value	\$164,171	\$158,232	\$153,418
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$214,171	\$208,232	\$203,418

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/13/2021	\$1,400,000	32302-4657	Qual by exam of deed
06/01/1984	\$88,000	99999-9999	Other disqualified
07/01/1981	\$150,000	11186-0308	Sales which are qualified
09/01/1972	\$48,000	00000-00000	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:

Owner MRS. ANNIE PALLEY

Mailing Address

Permit No. 9834

EXHIBIT B

Lot 24 Block 1

Subdivision Mid-Golf

No. 2145 Street Meridian av Date May 18-1937

General Contractor Babcock-Lamont, Bond # 1623

Address

Architect Wm. McCarty

Address

Front 42 Depth

Height

Stories 2

Use Residence & garage

Type of construction c-b-s-

Cost \$ 10,000.00

Foundation spread footing Roof Tile

Plumbing Contractor Frank Bentz- # 10107

Address

Date June 2-1937

No. fixtures 13

Rough approved by

Date

~~No. Receptacles~~ Gas stove 1 gas heater 1

Plumbing Contractor

Address

Date

No. fixtures set

Final approved by

Date

Sewer connection -- 1 --

Septic tank

Make

Date

Electrical Contractor Biscayen Electric Co. # 8831

Address

Date June 18-1937

No. outlets ¹³ 14 Heaters Stoves Motors
Receptacles 15 Refrigerator 1
Rough approved by Biscayne Electric Co. # 8875
2 centers of distribution

Fans

Temporary service - Aug. 1-1937

9066-- Biscayne Elec. Co.
Date June 25th-1937

Electrical Contractor Biscayne Electric Co. # 8914-

Address

Date July 1st-1937

Biscayne # 9322 3 space heaters; 1 center of distribution; 1 change of service

No. fixtures set 16

Final approved by H. C. Inman

Date 9/14/1937

Date of service Sept. 22-1937

PLUMBING PERMIT # 27406 Serota Plumbing: 1 gas water heater -
Alterations or repairs

Date Nov. 1, 1948

BUILDING PERMITS: #51142 ADDITION OF FLORIDA ROOM 25' x 19' x 10' W. G. Stephan, architect -----
Alson Manufacturing Co., contractor 12 x 24 footing \$ 3 000 August 6, 1956
BUILDING PERMIT: #51958 Roof Cleaning: Contractor - C. P. Adams: \$50.00 October 31, 1956

BUILDING PERMITS

#58970 Beach Cabinet Shop: Replace counter top, alterations in kitchen - \$200 - May 12, 1959

#85436 - Keyes Co. - sign FOR SALE 531-5803 \$5.00 11/3/70

#86837 - Keyes Co. - for sale sign #203 \$5.00 6/3/71

#88983-Harris Remodeling-pool 11,000 gallons-\$5200-1-12-76

#89002-H & H Screen Enclosure-Screen enclosure-\$1400-2-5-76 *R. Speltz 3-22-76*

#08583-Harris Remodeling-Re-roof Fla. Room-\$420-2-10-76

#08582-Harris Remodeling-Re-~~xxxx~~ construct exit. windows. wall as required for glass doors and misc.\$3800-2

#12415-Checkmate-Painting exterior-\$1200-12-5-77

10-76

2-6-81/#19736/erect for sale sign/Brown & Kessler Realtors/\$5

6/18/81 - #M05256 - J & T Air Conditioning - 1 a/c (wind) - \$5.00

PLUMBING 53332-Yell for Pennell-1 pool piping-1-15-76

ELECTRICAL PERMITS:

#52364 Aster Electric: 1 - 1 H.P. Motor 7-24-58 OKAY 8/4/58 BN

#53632 Astor Electric: 1 light outlet, 1 fixture, 1 appliance outlet, 5/13/59 OK 1/22/60 Newbold

#55926 Astor Elec: 1 center of distribution, 2 motors (1HP)- Oct. 19, 1960

#58254 E & E Elec.Co., Inc.: 1 serv. equipment; 1 meter change; 1 motor, 2-5 hp - 5/28/62

#72862-Metro Electric- 1 switch outlets; 1 light outlet; 1 motor pool pump; 1 relocate overhead serv.-1-22-7

#72951-Metro Electric-1 150 amps service-3-1-76

LOT

24

BLOCK

1

SUBDIVISION

Mid - Golf

ADDRESS

2145 Madison

ALTERATIONS & ADDITIONS

Building Permits:

#21115 10/29/81 owner kitchen tiles on floor, wall paper inst. 1 door in bath room \$400.

Plumbing Permits:

Electrical Permits:

72R201601

35043-4 Schlötter/Quimby -rl/os

RANCO FORM 8 (PHOTO)

72 SEP 7 11 3:21

DEF 7881 PG 934

52.80

This Indenture,

Made this 14th day of August, A. D. 1972

BETWEEN

ALBERT LIND and FRANCES T. LIND, his wife,

of the County of Dade, in the State of Florida, parties of the first part, and
CARRIE H. SCHLOETZER and CARRIE H. QUIMBY, as joint tenants with right
of survivorship, and not as tenants in common,
of the County of Dade, in the State of Florida, whose post office address is

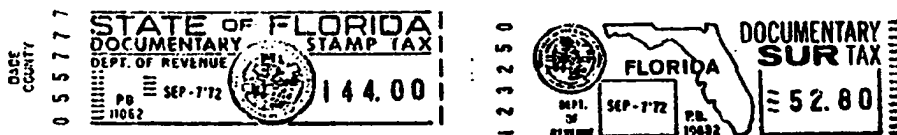
2145 North Meridian Avenue, Miami Beach, Florida,
parties of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of
TEN AND 00/100 (\$10.00) Dollars,
to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowl-
edged, have granted, bargained, and sold to the said parties of the second part, their heirs
and assigns forever, the following described land, situate, and being in the County of Dade
State of Florida, to-wit:

South 60 feet of Lot 24, Block 1, MID GOLF SUBDIVISION, according
to the Plat thereof recorded in Plat Book 4, at Page 200, of the Public
Records of Dade County, Florida; together with the residence located
thereon known as 2145 North Meridian Avenue, Miami Beach, Florida.

** said South 60 feet being also known and described as follows, to wit: SEE ADDENDUM
This conveyance is made and accepted subject to the following: "A"

Restrictions, easements, conditions and limitations appearing of record;
Applicable zoning ordinances governing the use of said property; and
taxes for the year 1972 and subsequent years.



And the said parties of the first part do hereby fully warrant the title to said land, and will defend the
same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said parties of the first part have hereunto set their
hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Albert Lind *Frances T. Lind* *John H. Hankin* *James H. Hankin*

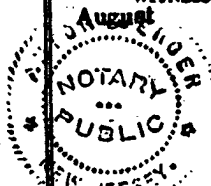
STATE OF NEW YORK, New York
COUNTY OF *Sussex*

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

ALBERT LIND and FRANCES T. LIND, his wife,

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged
before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of
August, A. D. 1972



Anton Jenner
Notary Public, State of New York

My commission expires:

ANTON JENNER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires January 30, 1974

This instrument prepared by: Leon Kaplan
Address 1150 S. W. 1st Street
Miami, Florida 33130

ADDENDUM "A"

Beginning at the point of intersection of the dividing line between Lot 24 and Lot 25, Block 1 and the Easterly line of North Meridian Avenue, as same are shown on a plat entitled "Mid-Golf Subdivision of Miami Beach Bay Shore Company" recorded in Plat Book 4, Page 200, Public Records of Dade County, Florida, run in a northeasterly direction along the Easterly line of North Meridian Avenue a distance of 60 feet to a point; Thence run in a Southeasterly direction along a line parallel to and 5 feet distant Southerly from the Northerly line of said Lot 24, Block 1, a distance of 160 feet to a point; thence run in a Southwesterly direction along the Easterly line of said Lot 24, Block 1, a distance of 60 feet to a point, said point being the southeasterly corner of said Lot 24, Block 1; thence run in a Northwesterly direction along the dividing line between said Lot 24, Block 1; thence run in a Northwesterly direction along the dividing line between said Lot 24 and Lot 25, Block 1, a distance of 160 feet to the point of beginning, containing 0.22 hundredths acres more or less.

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORDED BY
E. H. LEATHERMAN
CLERK CIRCUIT COURT
BY *[Signature]*



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 22, 2021

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

Re: Property owners within 375 feet of:

SUBJECT: 2145 N Meridian Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3227-006-0220

ABBREV. LEGAL DESCRIPTION: MID GOLF SUB PB 4-200 S60FT LOT 24 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

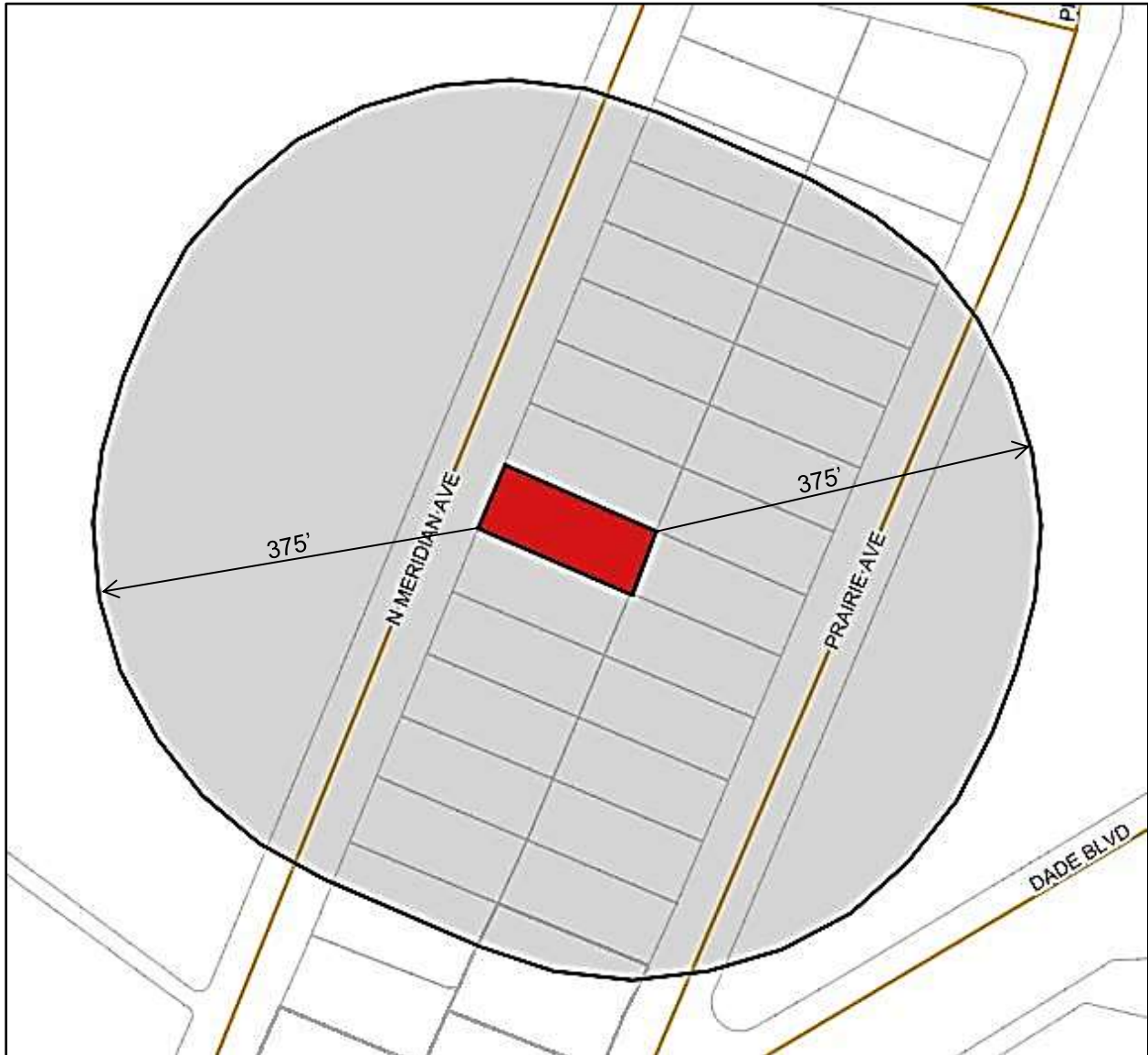
Total number of property owners without repetition: **47, including 1 international**



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: 2145 N Meridian Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3227-006-0220

ABBREV. LEGAL DESCRIPTION: MID GOLF SUB PB 4-200 S60FT LOT 24 BLK 1

Name	Address	City	State	Zip	Country
PRAIRIE SUN LLC C/O MICHELLE G TORRES	14 HARBOUR POINT	STUART STREET CARDIFF CF10 5BW			UNITED KINGDOM
2035 MERIDIAN LLC	170 SW 14 ST 1002	MIAMI	FL	33131	USA
ALINA EXPOSITO	2123 MERIDIAN AVE	MIAMI BEACH	FL	33139-1512	USA
AMINE KHACHANI	2020 PRAIRIE AVE 301	MIAMI BEACH	FL	33139	USA
ANTHONY MANGANARO MICHELE MANGANARO	8221 SNOWDEN RIVER PARKWAY	COLUMBIA	MD	21044	USA
B P I DADE CO	1410 NE 2 AVE	MIAMI	FL	33132	USA
BHARAT CHATANI &W NEELAM	2185 MERIDIAN AVE	MIAMI BEACH	FL	33139-1512	USA
BLIXIT LLC	1577 BAY ROAD #204	MIAMI BEACH	FL	33139	USA
BRAS HOMES LLC	2100 PRAIRIE AVE	MIAMI BEACH	FL	33139	USA
CHEUNG L SIU TRS CHANG Y CHIAO TRS	7279 SW ASCOT CT	PORTLAND	OR	97225	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
DAN P PETERSON CHRISTINA PAINTER	2151 MERIDIAN AVE	MIAMI BEACH	FL	33139-1512	USA
DANIEL HELBLING GLORIA SANTUCCIONE	2020 PRAIRIE AVE 302	MIAMI BEACH	FL	33139	USA
DEVCO SPOLKA Z O O	2020 PRAIRIE AVE #402	MIAMI BEACH	FL	33140	USA
ELONER HABTEZGHI	333 SCHERMERHORN ST APT 30E	BROOKLYN	NY	11217-3880	USA
FRANCISCO ACUNA MONICA CERVI	2054 PRAIRIE AVE	MIAMI BEACH	FL	33139	USA
GREENVIEW COURTYARD INC	1680 MICHIGAN AVE #913	MIAMI BEACH	FL	33139-6509	USA
HAKAN ATLAN C/O ELIZABETH ATLAN	245 MICHIGAN AVE UNIT GL8	MIAMI BEACH	FL	33139	USA
HANY BOUTROS	PO BOX 2386	BIRMINGHAM	MI	48012	USA
HERBERT A HUNDLEY	2020 PRAIRIE AVE UNIT 504	MIAMI BEACH	FL	33139	USA
JACK STUPP	2161 MERIDIAN AVE	MIAMI BEACH	FL	33139-1512	USA
JAMES H QUINLAN &W LAURA E	2064 PRAIRIE AVE	MIAMI BEACH	FL	33139-1515	USA
JARED HULLICK	2020 PRAIRIE AVE #505	MIAMI BEACH	FL	33139	USA
JESSICA L CHASIN	2020 PRAIRE AVE 404	MIAMI BEACH	FL	33139	USA
JOHN WETENHALL TANYA WETENHALL	2020 PRAIRIE AVE #501	MIAMI BEACH	FL	33139	USA
JONATHAN ANSELMO	2146 PRAIRIE AVE	MIAMI BEACH	FL	33139	USA
JONATHAN FETHEROLF	2020 PRAIRIE AVE 503	MIAMI BEACH	FL	33139	USA
JOSHUA W SCHRAGER STACI J RUTMAN	2140 PRAIRIE AVE	MIAMI BEACH	FL	33139	USA
KATHERINE COAKLEY	2105 MERIDIAN AVE	MIAMI BEACH	FL	33139	USA
LUIS GOMES	1441 BRICKELL AVENUE UNIT 1100	MIAMI	FL	33131	USA
MADU MIAMI LLC	2020 PRAIRIE AVE #401	MIAMI BEACH	FL	33139	USA
MANUEL A DIAZ ROSE MARY MCVEIGH	2195 MERIDIAN AVE	MIAMI BEACH	FL	33139	USA
MATTHEW H CRANE	2044 PRAIRIE AVE	MIAMI BEACH	FL	33139	USA
MEHDI KHACHANI	2020 PRAIRIE AVE # 303	MIAMI BEACH	FL	33139	USA
MICHAEL ANDRE LEDUC EVELYN RUTH LEDUC	2020 PRAIRIE AVE 304	MIAMI BEACH	FL	33139	USA

PAUL EXPOSITO	2115 MERIDIAN AVENUE	MIAMI BEACH	FL	33139	USA
PAUL M D AMORE NICOLE F D AMORE	1213 TAILWIND CT	CROWNSVILLE	MD	21032	USA
RAYMOND SLACK	2074 PRAIRIE AVE	MIAMI BEACH	FL	33139	USA
ROBERT LACOVA BHAT	2205 MERIDIAN AVE	MIAMI BEACH	FL	33139	USA
STANLEY M ROSENBLATT SUSAN ROSENBLATT	2128 PRAIRIE AVE	MIAMI BEACH	FL	33139	USA
TROADIO PIZANO AYMEE PIZANO	2020 PRAIRIE AVE #203	MIAMI BEACH	FL	33139	USA
TYLER CRAWFORD MEREDITH CRAWFORD	2133 N MERIDIAN AVE	MIAMI BEACH	FL	33139	USA
VERANDA 530 LLC	785 CRANDON BLVD #201	KEY BISCAYNE	FL	33149	USA
VIVIAN PINO	2112 PRAIRIE AVE	MIAMI BEACH	FL	33139-1516	USA
VLADAN STANKOVIC	2020 PRAIRIE AVE 205	MIAMI BEACH	FL	33139	USA
VLADAN STANKOVIC	2020 PRAIRIE AVE 403	MIAMI BEACH	FL	33139	USA
YOSHIHIRO KATSUMURA NOBUKO KATSUMURA	3257 N HALSTED ST	CHICAGO	IL	60657	USA

PRAIRIE SUN LLC
C/O MICHELLE G TORRES
14 HARBOUR POINT
STUART STREET CARDIFF CF10 5BW
UNITED KINGDOM

2035 MERIDIAN LLC
170 SW 14 ST 1002
MIAMI, FL 33131

ALINA EXPOSITO
2123 MERIDIAN AVE
MIAMI BEACH, FL 33139-1512

AMINE KHACHANI
2020 PRAIRIE AVE 301
MIAMI BEACH, FL 33139

ANTHONY MANGANARO
MICHELE MANGANARO
8221 SNOWDEN RIVER PARKWAY
COLUMBIA, MD 21044

B P I DADE CO
1410 NE 2 AVE
MIAMI, FL 33132

BHARAT CHATANI & W NEELAM
2185 MERIDIAN AVE
MIAMI BEACH, FL 33139-1512

BLIXIT LLC
1577 BAY ROAD #204
MIAMI BEACH, FL 33139

BRAS HOMES LLC
2100 PRAIRIE AVE
MIAMI BEACH, FL 33139

CHEUNG L SIU TRS
CHANG Y CHIAO TRS
7279 SW ASCOT CT
PORTLAND, OR 97225

CITY OF MIAMI BEACH
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

DAN P PETERSON
CHRISTINA PAINTER
2151 MERIDIAN AVE
MIAMI BEACH, FL 33139-1512

DANIEL HELBLING
GLORIA SANTUCCIONE
2020 PRAIRIE AVE 302
MIAMI BEACH, FL 33139

DEVCO SPOLKA Z O O
2020 PRAIRIE AVE #402
MIAMI BEACH, FL 33140

ELONER HABTEZGHI
333 SCHERMERHORN ST APT 30E
BROOKLYN, NY 11217-3880

FRANCISCO ACUNA
MONICA CERVI
2054 PRAIRIE AVE
MIAMI BEACH, FL 33139

GREENVIEW COURTYARD INC
1680 MICHIGAN AVE #913
MIAMI BEACH, FL 33139-6509

HAKAN ATLAN
C/O ELIZABETH ATLAN
245 MICHIGAN AVE UNIT GL8
MIAMI BEACH, FL 33139

HANY BOUTROS
PO BOX 2386
BIRMINGHAM, MI 48012

HERBERT A HUNDLEY
2020 PRAIRIE AVE UNIT 504
MIAMI BEACH, FL 33139

JACK STUPP
2161 MERIDIAN AVE
MIAMI BEACH, FL 33139-1512

JAMES H QUINLAN & W LAURA E
2064 PRAIRIE AVE
MIAMI BEACH, FL 33139-1515

JARED HULLICK
2020 PRAIRIE AVE #505
MIAMI BEACH, FL 33139

JESSICA L CHASIN
2020 PRAIRE AVE 404
MIAMI BEACH, FL 33139

JOHN WETENHALL
TANYA WETENHALL
2020 PRAIRIE AVE #501
MIAMI BEACH, FL 33139

JONATHAN ANSELMO
2146 PRAIRIE AVE
MIAMI BEACH, FL 33139

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MIAMI BEACH, FL 33139

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MIAMI BEACH, FL 33139-1516

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