

Property Address: 5800 North Bay RoadDate: 6/3/21**DRB BOARD APPLICATION CHECK LIST - SINGLE FAMILY RESIDENTIAL**

A Pre-Application meeting must be scheduled via CSS to obtain a plan case number and for board staff review of all submittals, and review by the Development Review Committee, as needed.

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 CSS First submittal.

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

FIRST SUBMITTAL (VIA CSS) ** To be uploaded online (CSS) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.		Required
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 CSS system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	<input checked="" type="checkbox"/>
2	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	<input type="checkbox"/>
3	Copy of signed and dated check list issued at Pre-Application meeting.	<input checked="" type="checkbox"/>
4	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	<input checked="" type="checkbox"/>
5	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. Letter must also identify design waivers.	<input checked="" type="checkbox"/>
a	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"/>
b	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows: Section 118-353 (d) of the City Code for each Variance.	<input type="checkbox"/>
6	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"/>
7	Copies of all current or previously active Business Tax Receipts if applicable.	<input type="checkbox"/>
8	Copies of previous recorded final Orders if applicable.	<input type="checkbox"/>
9	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"/>
a	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data.	<input checked="" type="checkbox"/>
b	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"/>
10	Copy of original Building Permit Card, & Microfilm, if available.	<input checked="" type="checkbox"/>
11	Copy of previously approved building permits. (provide building permit number).	<input checked="" type="checkbox"/>
12	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.	<input checked="" type="checkbox"/>
b	Drawing Index	<input checked="" type="checkbox"/>
c	Copy of the original survey included in plan package. See No. 10 above for survey requirements	<input checked="" type="checkbox"/>
d	Zoning Data Sheet (Use Planning Department zoning data sheet format).	<input checked="" type="checkbox"/>
e	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"/>

Indicate N/A If Not Applicable

Initials: FSC

Property Address: 5800 North Bay RoadDate: 6/3/21

f	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	<input checked="" type="checkbox"/>
g	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"/>
h	Existing Lot Coverage and Unit Size Diagrams.	<input checked="" type="checkbox"/>
i	Proposed Lot Coverage Diagram.	<input checked="" type="checkbox"/>
j	Proposed Unit Size Diagram for each floor, including roof plan.	<input checked="" type="checkbox"/>
k	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	<input checked="" type="checkbox"/>
l	Demolition Plans (Floor Plans & Elevations with dimensions)	<input checked="" type="checkbox"/>
m	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"/>
n	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	<input checked="" type="checkbox"/>
o	Proposed Section Drawings	<input checked="" type="checkbox"/>
p	Color Renderings (elevations and three dimensional perspective drawings).	<input checked="" type="checkbox"/>
q	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	<input checked="" type="checkbox"/>
r	Axonometric Diagram.	<input checked="" type="checkbox"/>
s	Required yards open space calculations and shaded diagrams.	<input checked="" type="checkbox"/>
t	Required yards section drawings.	<input checked="" type="checkbox"/>
u	Variance and/or Waiver Diagram, if applicable.	<input checked="" type="checkbox"/>
13	Landscape Plans and Exhibits (must be 11"x 17")	
a	Tree Survey	<input checked="" type="checkbox"/>
b	Tree Disposition Plan	<input checked="" type="checkbox"/>
c	Landscape Plan- private property and right-of-way areas. Proposed landscaping with landscape legend form, hardscape areas, ground floor equipment, overhead and underground utilities information.	<input checked="" type="checkbox"/>
d	Hardscape Plan, i.e. paving materials, pattern, etc.	<input checked="" type="checkbox"/>
Other*	Two-Story Open Space Waiver - South Interior Elevation	<input checked="" type="checkbox"/>
Other*		<input type="checkbox"/>
Other*		<input type="checkbox"/>
Other*		<input type="checkbox"/>

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

Property Address: 5800 North Bay RoadDate: 6/3/21**FINAL SUBMITTAL (via CSS & PAPER)**

Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date.

Upload documents online (via CSS) before NOON on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.

Required

PAPER FINAL SUBMITTAL:

1	Original application with all signed and notarized applicable affidavits and disclosures.	<input checked="" type="checkbox"/>
2	Original of all applicable items.	<input checked="" type="checkbox"/>
3	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	<input checked="" type="checkbox"/>
4	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"/>
5	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 and Development Review Committee Meeting but may be modified based on further analysis.**
- B. **It is the responsibility of the applicant to confirm that documents submitted via CSS, Paper Submittal set and electronic version on CD are consistent with each other and legible.**
- C. **All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'.**
- D. **Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline**
- E. **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.**

Matthew Amster

Applicant's or designee's Name

Applicant's or designee's signature

6/3/2021

Date

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 DRB21-0697		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 <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input checked="" 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 5800 N. Bay Road			
FOLIO NUMBER(S) 02-3215-003-0270			
Property Owner Information			
PROPERTY OWNER NAME 5800 NORTH BAY ROAD LLC			
ADDRESS 5800 N. Bay Road		CITY Miami Beach	STATE FL
ZIPCODE 33140			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
ZIPCODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Design Review Board approval for new 2-story single family home to replace existing 2-story pre-1942 home. See Letter of Intent for additional details.			

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.		24,254	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		24,254	SQ. FT.
Party responsible for project design			
NAME Leonardo Schubert		<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 500 SE 11th Court		CITY Fort Lauderdale	STATE FL
BUSINESS PHONE (954)523-9609		CELL PHONE	EMAIL ADDRESS leonardo@atfranco.com
Authorized Representative(s) Information (if applicable)			
NAME Houman Sharif		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Other <u>Architect</u>	
ADDRESS 601 Montgomery Street, Suite 1206		CITY San Francisco	STATE CA
BUSINESS PHONE (415) 421-9000		CELL PHONE	EMAIL ADDRESS
NAME Jeffrey Bercow		<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
BUSINESS PHONE (305) 374-5300		CELL PHONE	EMAIL ADDRESS jbercow@brzoninglaw.com
NAME Matthew Amster		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 300		CITY Miami	STATE FL
BUSINESS PHONE (305) 374-5300		CELL PHONE	EMAIL ADDRESS mamster@brzoninglaw.com

Please note the following information:

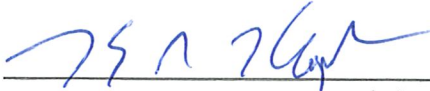
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the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

Please read the following and acknowledge below:

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

The aforementioned is acknowledged by:

Owner of the subject property Authorized representative



SIGNATURE

Kyle Klopfer, Chief Financial Officer

PRINT NAME

6/10/2021

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 _____, 2021. 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 California

COUNTY OF Marin

I, Kyle Klopfer, being first duly sworn, depose and certify as follows: (1) I am the Chief Financial Officer (print title) of 5800 NORTH BAY ROAD 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 _____ day of _____, 2021. The foregoing instrument was acknowledged before me by Kyle Klopfer, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

See Attached

NOTARY PUBLIC

My Commission Expires: Apr. 30, 2022

Iun Hiler

PRINT NAME

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

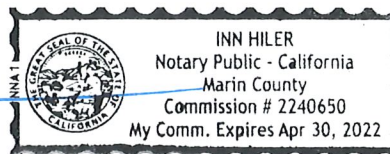
County of Marin

Subscribed and sworn to (or affirmed) before me on this 10th day of June,

2021 by Kyle Klopfer

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

[Signature]
Signature (Seal)



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Alternate Owner Affidavit

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
 - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

POWER OF ATTORNEY AFFIDAVIT

STATE OF California

COUNTY OF Marin

I, Kyle Klopfer, 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 J. Berrow, M. Amster, L. Schubert, H. Sharif 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.

PRINT NAME (and Title, if applicable)

[Handwritten Signature]

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 2021. The foregoing instrument was acknowledged before me by Kyle Klopfer, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

see Attached

NOTARY PUBLIC

My Commission Expires: Apr. 30, 2022

Im Hiler

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.

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

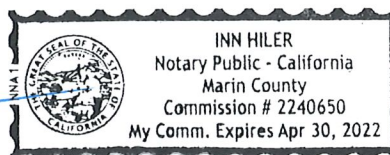
County of Marin

Subscribed and sworn to (or affirmed) before me on this 10th day of June,

2021 by Kyle Klopfer

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

[Signature]
Signature (Seal)



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Power of Attorney

(Title or description of attached document)

Affidavit

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

Additional information _____

INSTRUCTIONS

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- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
 - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

**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.

5800 NORTH BAY ROAD LLC

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
The Bravo Garrison Trust	100%
5800 North Bay Road, Miami Beach, FL	

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.

The Bravo Garrison Trust

TRUST NAME	
NAME AND ADDRESS	% INTEREST
Orlando Bravo	50%
5800 North Bay Road, Miami Beach, FL	
Kathryn Garrison Bravo	50%
5800 North Bay Road, Miami Beach, FL	

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
Jeffrey Bercow	200 S. Biscayne Boulevard, Suite 300	(305) 374-5300
Matthew Amster	200 S. Biscayne Boulevard, Suite 300	(305) 374-5300
Houman Sharif	601 Montgomery St, Suite 1206	(415)421-9000
Leonardo Schubert	500 SE 11th Court, Fort Lauderdale	(954)523-9609

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 California

COUNTY OF Marin

I, Kyle Klopfer, 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 _____ day of _____, 2021. The foregoing instrument was acknowledged before me by Kyle Klopfer, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

See Attached
NOTARY PUBLIC

My Commission Expires: Apr. 30, 2022

Tim Hiler
PRINT NAME

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

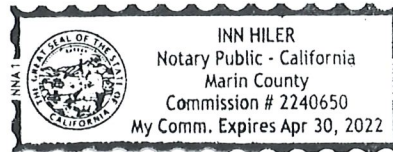
State of California

County of Marin

Subscribed and sworn to (or affirmed) before me on this 10th day of June,
2021 by Kyle Klopfer

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

[Signature]
Signature (Seal)



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Applicant Affidavit
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

Additional information _____

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
 - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

"Exhibit A"

LEGAL DESCRIPTION:

Lots 33 and 34, Block 1A, of "LAGORCE-GOLF SUBDIVISION", according to the plat thereof, as recorded in Plat Book 14, Page 43, of the Public Records of Miami-Dade County, Florida.

Containing 52,759 S.F. (1.21 Acres more or less) Net Area of the original lot lines and 53,426 S.F. (1.27 Acres more or less) of Gross Area that includes the area of the lot to the Water Boundary on the West.

Property Address and Tax Folio Number:

5800 North Bay Road, Miami Beach, Florida, 33140

Folio No.: 02-3215-003-0270



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

July 5, 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: DRB21-0697 – Design Review Approval for New Single-Family Residence at 5800 North Bay Road, Miami Beach

Dear Michael,

This law firm represents 5800 North Bay Road LLC (the "Applicant"), owner of the property located at 5800 North Bay Road (the "Property") in the City of Miami Beach (the "City"). The Applicant intends to build a new, modern-style single-family home that has a minimal impact on the neighbors and provides a large front garden between the main home and accessory structures. 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 with side yard open space waivers to replace an existing pre-1942 two-story residence.

Property Description. The Property consists of two waterfront lots with non-parallel property lines fronting North Bay Road at the intersection of West 58 Street. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio No. 02-3215-003-0270. See Exhibit A, Property Appraiser Summary Report. As noted on the survey prepared by Hadonne and dated May 17, 2021, the effectively dual frontage lot is approximately 53,426 square feet in size. The existing home is at a low elevation of only 5.51' NGVD. This puts the home at a grave risk of flooding, especially when the City's minimum required yard elevations are at 6.56' NGVD and new construction must minimally be at 9' NGVD for this area.

According to the Building Card, on file with the City and included in application materials, the existing home was constructed in 1929. However, microfilm records show that over time many renovations have altered the architecture on all facades, significantly in 1991 and 2006. Specifically, the architectural details on the front façade have been simplified, a portion of the second floor balcony on the west side of the rear elevation has been enclosed, a spiral staircase was added, some of the roof top ornamental features have been altered or eliminated, and many windows and doors have been reconfigured. In summary, substantial changes have occurred to the original building.

Additionally, the Property is located within the RS-2, Single Family Residential Zoning District, and not located in local or national historic district. It is important to note that the surrounding area contains varying sizes and styles of single-family homes, with the 2-story homes on either side being on even larger properties. Many of the waterfront homes in close proximity contain accessory structures and amenities, such as court games and pools.

Proposed Development. The Applicant proposes to construct an elegant contemporary two-story residence that uniquely breaks the overall massing into separate structures. At the front, the Applicant proposes two narrow drives parallel to the north and south property lines, and a centrally located pedestrian entrance lined with lush landscaping. Flanking the two drives are two slender two-story accessory structures that are significantly setback from the main home and in between is an extensive garden area. The building on the north contains the garage with mechanical parking lifts. This provides a beautiful curb appeal and ensures that the main structure is even further setback from the street. Additionally, the garage entrance will be perpendicular from the street, enhancing the design and minimizing any potential impact. The entrance features a shadow pool with steps and an enclosed portion of the home that will appear to be floating.

The centrally located, two-story elevations on the north and south provide a variety of doors, windows, balconies, and roof overhangs contributing to the overall dimension and movement. Towards the rear of the Property, the main home purposefully steps down to a one-story portion with a lush green roof. This softens the massing and provides a moment of relief to the rear elevation. The rear yard contains two, one-story accessory structures separated with a pool and pool deck. This layout furthers the Applicant's goal to provide openness between the main home and the smaller structures.

The design complies with the City of Miami Beach Code of Ordinances (the "Code") requirements for all setbacks, unit size, lot coverage, and height. This ensures minimal impact on the abutting neighbors. The Applicant proposes a front setback of 30' only to one of the narrow accessory structures, with the other closer to 35'. The main home is significantly setback by approximately 114'. Also, the proposed rear setback is 46'-9" which is greater than the minimum required 43'-5" rear setback. The size of the proposed home is approximately 24,254 square feet (45.4%), which is well within the allowable fifty percent (50%) unit size limit. The proposed lot coverage also complies with the thirty percent (30%) maximum permitted at 28.85%. Additionally, the home complies with the maximum permitted height at 28'. To address sea level rise, the base flood elevation is 8', and the Applicant is proposing 3' of free board.

The Applicant is also preserving and protecting a number of large specimen trees. The site will contain forty-six (46) trees and 7,455 shrubs throughout. This will create natural shading of the elaborate front entrance, driveways, and side yards, as well as reduce heat island effects.

The overall design sufficiently addresses the intent of the Code with the main massing centrally located and a variety of architectural articulations and materials, along with extensive plantings. The Applicant is not seeking any variances of the Code.

Waiver Requests. The Applicant respectfully requests Design Review Board approval, pursuant to Code Section 142-106(2)(d), to waive the additional required open space of the two-story north and south side elevations located parallel to the property lines, exceeding fifty percent (50%) of the lot depth or sixty (60) feet.

The intent of the Code is to reduce the scale and massing of the second story portion of homes against the neighboring properties. There are significant setbacks to ensure the home is centrally located on the lot, which will preserve views and minimize any potential impacts to the abutting neighbors. Specifically, the main home is setback approximately 114' from right of way and 46'-9" from the water. Along the north elevation between the garage structure and the main home, there is approximately 623 square feet of recessed space that is open to the sky. Additionally, along the south elevation, the architecture provides significant recessed areas on both floors and the accessory structures are entirely separated from the main home by 26 feet. The proposed design with more modest separated structures, rather than one large massing, provides substantial movement and interest throughout the site that effectively reduces the scale of the home.

The main home is not a continuous height. Both elevations are sufficiently fragmented with varying heights, windows, doors, balconies, and lush plantings. At the northwest corner, the home steps down to a single story with a green roof and to the east the home steps back considerably to the garage passage, providing an extensive courtyard. The center portion of the second story of the south elevation is recessed to two different depths for a length of over 33' and features two separate balconies with ground floor plantings in between. Therefore, the intent of the Code is satisfied and the centrally located main home, with varying architectural interest in design and materials, has a minimal impact on the abutting neighbors.

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

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

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

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

Hurricane proof impact windows will be provided.

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

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

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

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 Applicant is proactively addressing sea level rise projections by raising the first floor of the home to the base flood elevation of 8' NGVD and 3' of freeboard.

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

The Applicant is also preserving a number of large specimen trees on site that will provide significant canopies.

Conclusion. Granting this design review application, with associated waivers, will permit the development of a beautiful and resilient single-family home that will be compatible with the surrounding homes and neighborhood. The modern design with smaller, separated structures provides a centrally focused massing, a variety of openings, and the opportunity for lush landscaping throughout the site. Additionally, the home complies with unit size, lot coverage, required setbacks, and height ensuring a minimal impact on abutting 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

Attachment

cc: Jeffrey Bercow, Esq.
Emily K. Balter, Esq.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/13/2021

Property Information	
Folio:	02-3215-003-0270
Property Address:	5800 N BAY RD Miami Beach, FL 33140-2043
Owner	5800 NORTH BAY ROAD LLC C/O GREG HERKOWITZ ESQ
Mailing Address	9130 SOUTH DADELAND BLVD 1609 MIAMI, FL 33156 USA
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	11 / 10 / 0
Floors	2
Living Units	1
Actual Area	13,451 Sq.Ft
Living Area	11,039 Sq.Ft
Adjusted Area	10,769 Sq.Ft
Lot Size	52,881 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$14,415,889	\$12,321,273	\$12,321,273
Building Value	\$6,724,976	\$6,809,038	\$6,893,100
XF Value	\$138,532	\$140,178	\$141,822
Market Value	\$21,279,397	\$19,270,489	\$19,356,195
Assessed Value	\$21,197,537	\$19,270,489	\$19,009,886

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	\$81,860		\$346,309

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 LOTS 33 & 34 BLK 1 A LOT SIZE 184.900 X 286 OR 21288-2799/01 0303 4 COC 23194-0954 03 2005 1

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$21,197,537	\$19,270,489	\$19,009,886
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$21,279,397	\$19,270,489	\$19,356,195
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$21,197,537	\$19,270,489	\$19,009,886
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$21,197,537	\$19,270,489	\$19,009,886

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/28/2021	\$39,250,000	32323-0967	Qual by exam of deed
06/11/2015	\$33,000,000	29657-1742	Qual by exam of deed
03/01/2005	\$13,900,000	23194-0954	Sales which are qualified
03/01/2003	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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:



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

June 7, 2021

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

Re: Property owners within 375 feet of:

SUBJECT: 5800 North Bay Road, Miami Beach, FL 33140

FOLIO NUMBER: 02-3215-003-0270

ABBREV. LEGAL DESCRIPTION: LA GORCE GOLF SUB PB 14-43 LOTS 33 & 34 BLK 1 A -
Please see boundary survey for full Legal Description

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

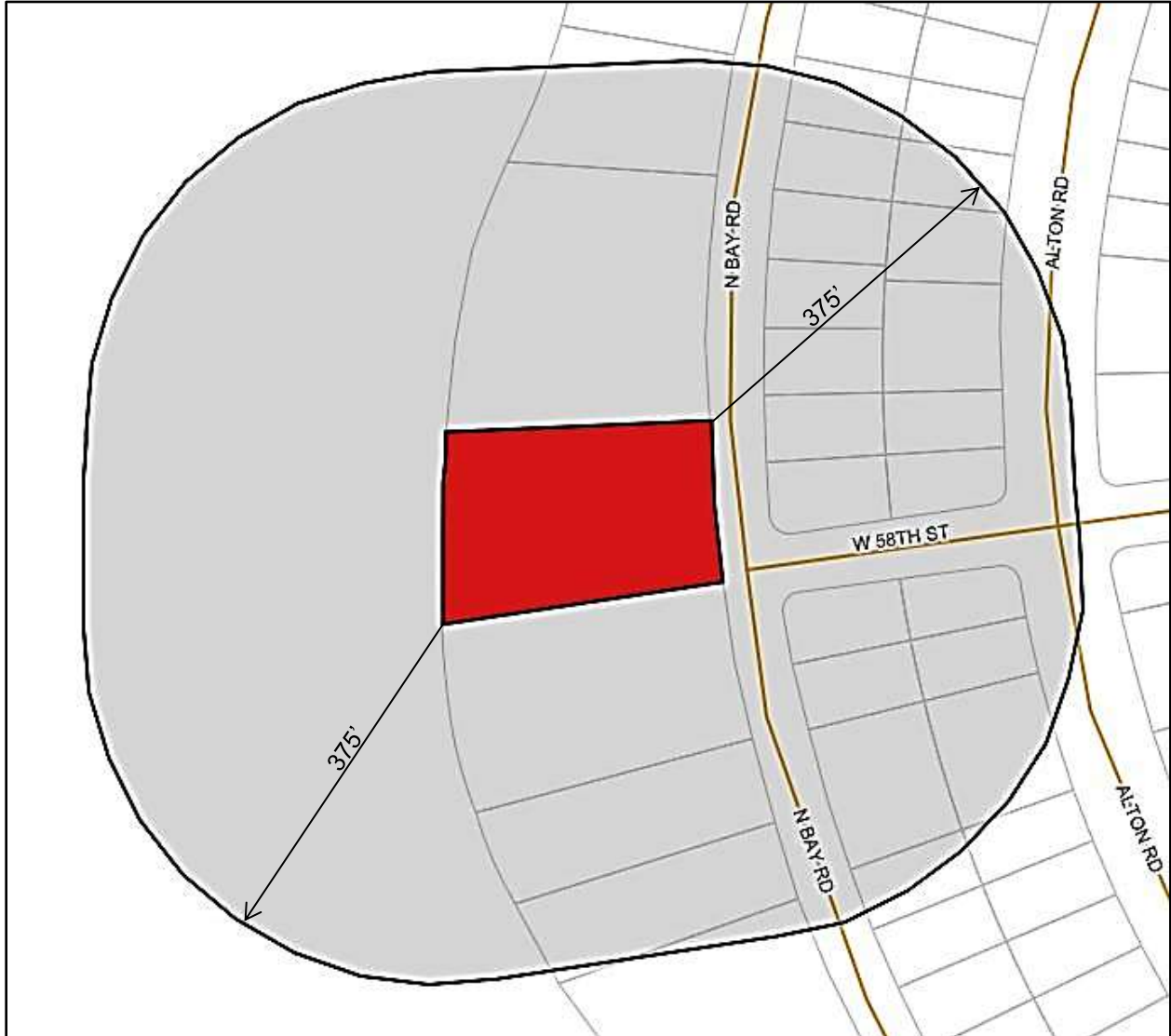
Total number of property owners without repetition: **25, including 0 international**



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
rdmiami.com | diana@rdmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 5800 North Bay Road, Miami Beach, FL 33140

FOLIO NUMBER: 02-3215-003-0270

ABBREV. LEGAL DESCRIPTION: LA GORCE GOLF SUB PB 14-43 LOTS 33 & 34 BLK 1 A -
Please see boundary survey for full Legal Description

Name	Address	City	State	Zip	Country
5787 N BAY ROAD LLC	5790 N BAY ROAD	MIAMI BEACH	FL	33140	USA
5800 NORTH BAY ROAD LLC C/O GREG HERKOWITZ ESQ	9130 SOUTH DADELAND BLVD 1609	MIAMI	FL	33156	USA
5812 ALTON RD LLC	5150 N MIAMI AVE	MIAMI	FL	33127	USA
ALICE ANNE SCHARF MATLICK	5763 N BAY RD	MIAMI BEACH	FL	33140	USA
BARRY GIBB & W LINDA	5820 N BAY ROAD	MIAMI BEACH	FL	33140-2043	USA
BRYAN & LESLIE ROSENFELD REV TRS BRYAN ROSENFELD LESLIE ROSENFELD	5750 ALTON RD	MIAMI BEACH	FL	33140	USA
CHIP HARDY	5780 ALTON RD	MIAMI BEACH	FL	33140	USA
CHRISTIAN DE BERDOUARE & W JENNIFER V VALOPPI	5750 N BAY RD	MIAMI BEACH	FL	33140-2035	USA
DAVID EMMANUEL COHEN	5815 N BAY RD	MIAMI BEACH	FL	33140	USA
EDWARD LANDO	5835 N BAY RD	MIAMI BEACH	FL	33140	USA
FLORENCE WEINER TRS THE FLORENCE WEINER REV TRUST	5775 N BAY RD	MIAMI BEACH	FL	33140	USA
FRANCESCO SEMERARO	5839 N BAY RD	MIAMI BEACH	FL	33140-2036	USA
GIOVANNI J LATONI JESSICA B LATONI	5778 ALTON ROAD	MIAMI BEACH	FL	33140	USA
JEFFREY GREENBERG TRS C/O GREENBERG CPA 5790 N BAY ROAD TR 1/11/2008	5790 N BAY RD	MIAMI BEACH	FL	33140	USA
JEREMY J BAROUH AMANDA B BAROUH	5801 N BAY RD	MIAMI BEACH	FL	33140	USA
JOEL M ELLISON TRACEY S ELLISON	5832 ALTON RD	MIAMI BEACH	FL	33140	USA
JOSE B ALEMAN & JOHN WORMWOOD	5824 ALTON RD	MIAMI BEACH	FL	33140-2023	USA
JOSE R DIAZ & W MARIA P	5760 ALTON RD	MIAMI BEACH	FL	33140-2021	USA
LAND TRUST SERVICES CORP TRS TRUST NO 5840NBR	PO BOX 186	LAKE WALES	FL	33859	USA
LAWRENCE WELKOVICH MARIA WELKOVICH	5745 N BAY RD	MIAMI BEACH	FL	33140	USA
MICHAEL MURR	5760 N BAY RD	MIAMI BEACH	FL	33140	USA
OLIVER CHARLES BUCKWELL ADEL HATTEM LEVY	5800 ALTON RD	MIAMI BEACH	FL	33140	USA
ROBERTO ZARCO	5740 N BAY ROAD	MIAMI BEACH	FL	33140-2035	USA
RODERICK KING SCHERAZADE KING	5808 ALTON RD	MIAMI BEACH	FL	33140	USA
SAN GERONIMO ASSETS LLC	814 PARK AVE	RIVER FOREST	IL	60305	USA

5787 N BAY ROAD LLC
5790 N BAY ROAD
MIAMI BEACH, FL 33140

5800 NORTH BAY ROAD LLC
C/O GREG HERKOWITZ ESQ
9130 SOUTH DADELAND BLVD 1609
MIAMI, FL 33156

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5815 N BAY RD
MIAMI BEACH, FL 33140

EDWARD LANDO
5835 N BAY RD
MIAMI BEACH, FL 33140

FLORENCE WEINER TRS
THE FLORENCE WEINER REV TRUST
5775 N BAY RD
MIAMI BEACH, FL 33140

FRANCESCO SEMERARO
5839 N BAY RD
MIAMI BEACH, FL 33140-2036

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JESSICA B LATONI
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MIAMI BEACH, FL 33140

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C/O GREENBERG CPA
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5790 N BAY RD
MIAMI BEACH, FL 33140

JEREMY J BAROUH
AMANDA B BAROUH
5801 N BAY RD
MIAMI BEACH, FL 33140

JOEL M ELLISON
TRACEY S ELLISON
5832 ALTON RD
MIAMI BEACH, FL 33140

JOSE B ALEMAN & JOHN WORMWOOD
5824 ALTON RD
MIAMI BEACH, FL 33140-2023

JOSE R DIAZ & W MARIA P
5760 ALTON RD
MIAMI BEACH, FL 33140-2021

LAND TRUST SERVICES CORP TRS
TRUST NO 5840NBR
PO BOX 186
LAKE WALES, FL 33859

LAWRENCE WELKOVICH
MARIA WELKOVICH
5745 N BAY RD
MIAMI BEACH, FL 33140

MICHAEL MURR
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MIAMI BEACH, FL 33140

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RIVER FOREST, IL 60305