

MIAMI BEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

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

Application Information			
FILE NUMBER DRB21-0722		Is the property the primary residence & homestead of the applicant/property owner? <input checked="" 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 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 1649 W 22 Street			
FOLIO NUMBER(S) 02-3228-001-1920			
Property Owner Information			
PROPERTY OWNER NAME 164922 LLC			
ADDRESS 196 Bay Lane		CITY Water Mill	STATE NY
ZIP CODE 11976			
BUSINESS PHONE See Authorized Rep.	CELL PHONE	EMAIL ADDRESS	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Design Review Board approval for a new two-story home with associated waiver(s). See Letter of Intent for additional details.			

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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.		10,385	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		10,385	SQ. FT.
Party responsible for project design			
NAME Ralph Choeff		<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 8425 Biscayne Boulevard, Suite 201		CITY Miami	STATE FL
		ZIPCODE 33138	
BUSINESS PHONE (305) 434-8338	CELL PHONE	EMAIL ADDRESS rchoeff@clfarchitects.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 377-6231	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Matthew Amster		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 377-6236	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 Boulevard, Suite 300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 377-6232	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com	

Please note the following information:

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

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Please read the following and acknowledge below:

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

The aforementioned is acknowledged by:

☐ Owner of the subject property☒ Authorized representative

DocuSigned by:

Steven Price

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SIGNATURE

Steven Price, Manager

PRINT NAME

08/16/2021

DATE SIGNED

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OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FLORIDACOUNTY OF MIAMI-DADE

I, Steven Price
Manager (print title) of 164922 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.

DocuSigned by:

Steven Price

F8277D4358FC4AD...

SIGNATURE

Sworn to and subscribed before me this 16TH DAY OF AUGUST, 2021. The foregoing instrument was acknowledged before me by -STEVEN PRICE, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Diana Ramos
Commission # GG 308355
Notary Public - State of Florida
My Commission Expires Apr 10, 2023

NOTARY PUBLIC

My Commission Expires: _____

DIANA RAMOS

PRINT NAME

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**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.

164922 LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B - Disclosure of Interest

N/A

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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



DISCLOSURE OF INTEREST
TRUSTEE

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

N/A

TRUST NAME	
NAME AND ADDRESS	% INTEREST

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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
Ralph Choeff	8425 Biscayne Blvd., Ste. 201 <small>Miami, FL 33138</small>	(305) 434-8338
Michael Larkin	200 S. Biscayne Blvd., Ste. 300 <small>Miami, FL 33131</small>	(305) 377-6231
Matthew Amster	200 S. Biscayne Blvd., Ste. 300 <small>Miami, FL 33131</small>	(305) 377-6236
Emily Balter	200 S. Biscayne Boulevard., Ste. 300 <small>Miami, FL 33131</small>	(305) 377-6232

Additional names can be placed on a separate page attached to this application.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Steven Price, 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.

Steven Price

F8277D4358FC4AD...

SIGNATURE

Sworn to and subscribed before me this 16TH DAY OF AUGUST, 2021. The foregoing instrument was acknowledged before me by STEVEN PRICE, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: _____

DIANA RAMOS

PRINT NAME

NOTARY PUBLIC



Exhibit A

LEGAL DESCRIPTION:

LOT 23, BLOCK 4A, OF "3RD REVISED PLAT OF
SUNSET ISLANDS", ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 40, AT PAGE 8, OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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Exhibit B

Disclosure of Interest in 164922 LLC

164922 LLC

Steven Price C/O Tag Associates 810 7th Avenue, 7th Floor NY, NY 10019	25.5%
Tina Price C/O Tag Associates 810 7th Avenue, 7th Floor NY, NY 10019	25.5%
LHP 2013 LLC C/O Tag Associates 810 7th Avenue, 7th Floor NY, NY 10019	24.5%
KP 2016 LLC C/O Tag Associates 810 7th Avenue, 7th Floor NY, NY 10019	24.5%

LHP 2013 LLC

LP 2013 Trust (Grantor Trust) C/O Tag Associates 810 7th Avenue, 7th Floor NY, NY 10019	100%
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LP 2013 Trust

Lucy Price (Sole Grantor) C/O Tag Associates 810 7th Avenue, 7th Floor NY, NY 10019	100%
--	------

KP 2016 LLC

KP 2016 Trust (Grantor Trust) C/O Tag Associates 810 7th Avenue, 7th Floor NY, NY 10019	100%
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KP 2016 Trust

Kyle Price (Sole Grantor) C/O Tag Associates 810 7th Avenue, 7th Floor NY, NY 10019	100%
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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/12/2021

Property Information	
Folio:	02-3228-001-1920
Property Address:	1649 W 22 ST Miami Beach, FL 33140-4512
Owner	164922 LLC
Mailing Address	196 BAY LN WATER MILL, NY 11976 USA
PA Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 3 / 1
Floors	3
Living Units	1
Actual Area	5,976 Sq.Ft
Living Area	4,287 Sq.Ft
Adjusted Area	4,537 Sq.Ft
Lot Size	19,812 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$5,928,741	\$5,547,360	\$5,547,360
Building Value	\$388,756	\$391,573	\$394,886
XF Value	\$49,734	\$50,211	\$50,915
Market Value	\$6,367,231	\$5,989,144	\$5,993,161
Assessed Value	\$3,439,935	\$3,392,441	\$3,316,170

Benefits Information				
Benefit	Type	2021	2020	2019
Save Our Homes Cap	Assessment Reduction	\$2,927,296	\$2,596,703	\$2,676,991
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
27-28-33-34 53 42 PB 40-8 SUNSET ISLANDS-ISLAND NO 4 LOT 23 BLK 4A LOT SIZE 19812 SQ FT OR 20450-4259 05 2002 1	

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$3,389,935	\$3,342,441	\$3,266,170
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$3,414,935	\$3,367,441	\$3,291,170
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$3,389,935	\$3,342,441	\$3,266,170
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$3,389,935	\$3,342,441	\$3,266,170

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2021	\$13,412,500	32442-0420	Qual by exam of deed
07/26/2012	\$0	28389-0695	Corrective, tax or QCD; min consideration
07/26/2012	\$3,150,000	28205-1458	Qual by exam of deed
05/01/2002	\$2,900,000	20450-4259	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:



Property Address: 1649 W 22nd Street

Date: 7/29/21

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 checked="" 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 checked="" 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 checked="" 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 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: 1649 W 22nd StreetDate: 7/29/21

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*	Height Waiver	<input checked="" type="checkbox"/>
Other*	Potential 2-Story side elevation open space waiver	<input checked="" type="checkbox"/>
Other*		<input type="checkbox"/>
Other*		<input type="checkbox"/>

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

Property Address: 1649 W 22nd Street

Date: 7/29/21

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. AND - 14 Collated copies of all 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.**

Ralph Choeff

Applicant's or designee's Name

Applicant's or designee's signature

08/05/2021

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 AND HARD-COPY SUBMITTAL

September 7, 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: DRB21-0722 – Design Review Approval for the Property
Located at 1649 W 22 Street, Miami Beach, Florida

Dear Michael,

This law firm represents 164922 LLC (the "Applicant"), the owner of the property located at 1649 W 22 Street (the "Property") in the City of Miami Beach (the "City"). The Applicant intends to build a new, Tropical Modern style single-family home. 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 height and additional open space waivers.

Property Description. The Property is a waterfront, pie-shaped lot located on Sunset Island 4. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio No. 02-3228-001-1920. See Exhibit A, Property Appraiser Summary Report. According to the Property Appraiser, the home was constructed in 1988, with modifications in 1989. The dual frontage lot is approximately 21,497 square feet in size. The Property is located within the RS-3, Single Family Residential Zoning District. The island contains varying sized and styles of single-family homes.

Proposed Development. The Applicant proposes to construct an exquisitely designed, Tropical Modern two-story residence. The entrance features a mix of natural elements, such as a wood garage door perpendicular to the abutting road and a pond with floating steps leading to the main entrance. The variety of elements and articulations continues to the side elevations and rear of the home. The pool is located closer to the home, preserving

views of the Bay. The layout of the home follows the drastic pie-shape of the lot, and the two-story massing starts eight-four (84) feet from the public right of way. Additionally, the modest roof deck is centrally located on the Property. The purposeful layout of the home, with varying projections, cut-outs, window shapes, and overhangs, ensures minimal impact on abutting neighbors and privacy for the residents.

The Applicant's design complies with the City of Miami Beach Code of Ordinances (the "Code") requirements for all setbacks, unit size, and lot coverage. This ensures minimal impact on the abutting neighbors. The Applicant proposes increased first and second level front setbacks of 33'-10.5" and 84'-0" respectively, which is significantly greater than the 20' and 40' required. Also, the proposed rear setback is 43'-5.5", which is significantly greater than the minimum required 34'-3" rear setback. The size of the proposed home is approximately 10,385 square feet (48% of the lot size), which is also below the allowable 50% unit size limit. The proposed lot coverage is within the 30% maximum permitted at approximately 28.3%.

Both side elevations contain a variety of additional open space moments with sufficient movement that effectively reduce the scale of the home. One important design element is the water feature that begins at the front entrance and wraps to the south side. The southeast side features an extremely unique 15' by 16' trellis covered cutout with a raised pond cascading into the wraparound water feature and space for a lush tree. The two-story elevation along the north is setback further from the front and rear, and features a variety of openings and overhangs to minimize the massing. The north also provides a juxtaposition of materials from the first story with concrete brush finishes and smooth stucco and second story with the light stained Ipe wood finishes, which purposefully adds contrast and interest.

The proposed landscape includes removal many of the non-shade palms in order to make way for twenty-eight (28) new trees. According to the arborist report, prepared by Alvey Tree Consulting and included in the application materials, there is only one tree and it is only in a fair condition with poorly attached shoot growth, and visible decay. The larger shade trees are strategically placed along the property lines and around the driveway to reduce the impacts of 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 of the following waiver:

1. Code Section 142-106(2)(d), to waive the additional required open space of the two-story side elevations located parallel to a side property lines exceeding 50% of the lot depth or 60 feet; and
2. Code Section 142-105(b)(1), to permit an increased height up to 28' for a flat roof.

Additional Open Space. The intent of the Code is to reduce the scale and massing of the second story portion of homes against the neighboring properties. The proposed design provides substantial movement and interest along both elevations. There are significant moments of recess with water and landscaping elements. The design also takes advantage of a variety of natural materials to reduce the scale significantly. The lengths in between and on either side are sufficiently fragmented with windows and doors, as well as open balconies. Additionally, the layout of the home complies with the required side yard setbacks, yard open spaces, unit size, and lot coverage. 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.

Height. At 21,497 square feet in size, the Property is larger than the minimum size of a RS-2 zoned lot and close to the minimum size of a RS-1 zoned lot. Both RS-1 and RS-2 allow a 28' maximum building height. Therefore, the comparable lot size lends itself to the 28'. Significant portions of the elevations are stepped back and recessed, so that the additional height does not occur for the entire length of the home along the property lines. All massing is centrally located within the lot. There are significant front (notably 84') and rear setbacks for the 2-story portion to ensure the home is centrally located on the lot, which will preserve views and minimize any potential impacts to the abutting neighbors. Additionally, the Applicant proposes to actively address sea level rise and construct the proposed finished floor of the new home at base flood elevation, plus two (2) feet of freeboard. The Applicant is looking to the longevity and resiliency of the newly designed home. The proposed height is sensitive and compatible with the surrounding properties.

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 9' NGVD and 2' 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 large open spaces and non-air-conditioned shaded living spaces to strategically minimize the potential for heat island effects on site.

Conclusion. Granting this design review application, with associated waivers, will permit the development of a compatible and resilient single-family home that will add value to the surrounding neighborhood. The Tropical Modern design features a variety of beautiful natural moments and lush landscaping. The home significantly complies with unit size, lot coverage, and required setbacks, 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

Attachments

cc: Michael W. Larkin, Esq.
Emily K. Balter, Esq.

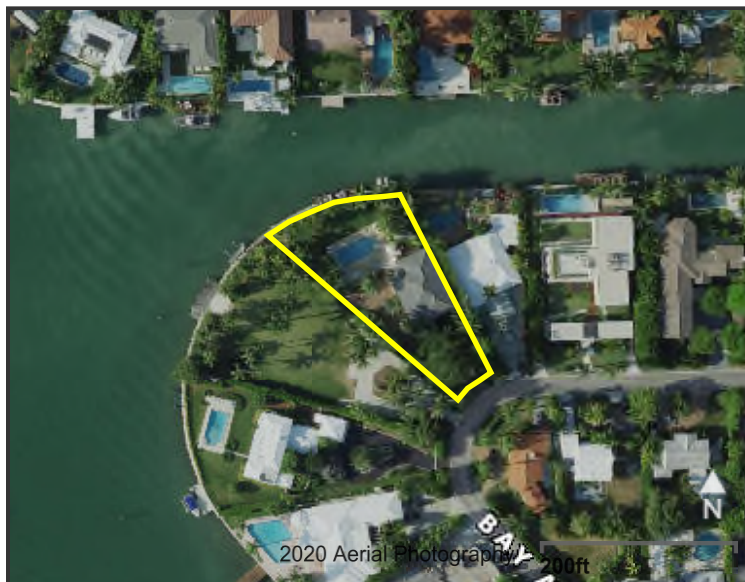


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/12/2021

Property Information	
Folio:	02-3228-001-1920
Property Address:	1649 W 22 ST Miami Beach, FL 33140-4512
Owner	164922 LLC
Mailing Address	196 BAY LN WATER MILL, NY 11976 USA
PA Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 3 / 1
Floors	3
Living Units	1
Actual Area	5,976 Sq.Ft
Living Area	4,287 Sq.Ft
Adjusted Area	4,537 Sq.Ft
Lot Size	19,812 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$5,928,741	\$5,547,360	\$5,547,360
Building Value	\$388,756	\$391,573	\$394,886
XF Value	\$49,734	\$50,211	\$50,915
Market Value	\$6,367,231	\$5,989,144	\$5,993,161
Assessed Value	\$3,439,935	\$3,392,441	\$3,316,170

Benefits Information				
Benefit	Type	2021	2020	2019
Save Our Homes Cap	Assessment Reduction	\$2,927,296	\$2,596,703	\$2,676,991
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
27-28-33-34 53 42 PB 40-8 SUNSET ISLANDS-ISLAND NO 4 LOT 23 BLK 4A LOT SIZE 19812 SQ FT OR 20450-4259 05 2002 1	

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$3,389,935	\$3,342,441	\$3,266,170
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$3,414,935	\$3,367,441	\$3,291,170
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$3,389,935	\$3,342,441	\$3,266,170
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$3,389,935	\$3,342,441	\$3,266,170

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2021	\$13,412,500	32442-0420	Qual by exam of deed
07/26/2012	\$0	28389-0695	Corrective, tax or QCD; min consideration
07/26/2012	\$3,150,000	28205-1458	Qual by exam of deed
05/01/2002	\$2,900,000	20450-4259	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:



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

August 12, 2021

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

Re: Property owners within 375 feet of:

SUBJECT: 1649 W 22 Street, Miami Beach, FL 33140

FOLIO NUMBER: 02-3228-001-1920

ABBREV. LEGAL DESCRIPTION: 27-28-33-34 53 42 PB 40-8 SUNSET ISLANDS-ISLAND
NO 4 LOT 23 BLK 4A - Please refer to a 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: **32, including 2 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
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375' RADIUS MAP



SUBJECT: 1649 W 22 Street, Miami Beach, FL 33140

FOLIO NUMBER: 02-3228-001-1920

ABBREV. LEGAL DESCRIPTION: 27-28-33-34 53 42 PB 40-8 SUNSET ISLANDS-ISLAND
NO 4 LOT 23 BLK 4A - Please refer to a Boundary Survey for full Legal Description

Name	Address	City	State	Zip	Country
2138 BAY HOME LLC	135 YORKVILLE AVE STE 900	TORONTO ON M5R 0C7			CANADA
REGENT TRUST CO LTD TRS KAPA TRUST	GUSPE HOUSE 66 72 THE ESPLANADE	ST HELIER			JERSEY
164922 LLC	196 BAY LN	WATER MILL	NY	11976	USA
1826 W 23 ST LLC C/O MATHIEU MASSA	999 BRICKELL AVE #600	MIAMI	FL	33131	USA
1844 W 23RD LLC	4500 BISCAYNE BLVD #200	MIAMI	FL	33137	USA
2122 BAY AVENUE LLC C/O RHP PROPERTIES INC	31200 NORTHWESTERN HWY	FARMINGTON HILLS	MI	48334	USA
BAW 2 PROPERTY LLC	18851 NE 29 AVE STE 405	MIAMI	FL	33180	USA
BRIAN BERMAN &W ANNE B	1541 W 22 ST ISLE #4	MIAMI BEACH	FL	33140	USA
CATANIA PROPERTIES LLC	1620 W 21 ST	MIAMI BEACH	FL	33140	USA
CHRISTINA GETTY MAERCKS	1730 W 23 ST	MIAMI BEACH	FL	33140	USA
DANIEL J SCHWARTZ C/O GEOMETRY VENTURES	200 S PARK RD STE 425	HOLLYWOOD	FL	33021	USA
DAVID B HABER TRUSTEE DAVID B HABER DECL OR TRUST DAVID B HABER	1831 W 23 ST	MIAMI BEACH	FL	33140	USA
DAVID J BERGER &W CINDY	1836 W 23 ST	MIAMI BEACH	FL	33140-4521	USA
DAVID P LINDSEY	2120 BAY AVE	MIAMI BEACH	FL	33140	USA
ELYSE ROSENBERG KHOUDARI ALAN MIRO KHOUDARI	2110 LUCERNE AVE	MIAMI BEACH	FL	33140	USA
FRANCESCO SENIS INGA ROZA LUKSZA SENIS	1621 W 21 ST	MIAMI BEACH	FL	33141	USA
JEFFREY L BRANDON &W IRENE R	2130 BAY AVE SUNSET ISLAND 4	MIAMI BEACH	FL	33140-0000	USA
JOE COMESANA &W MERCY	1630 W 22 ST	MIAMI BEACH	FL	33140-0000	USA
JORGE APALMO ALEXANDER VANT NOORDENDE	2300 SUNSET DR	MIAMI BEACH	FL	33140	USA
KEITH A GRAY TRS KEITH A GRAY INTERVIVOS TRUST	1645 W 22 ST	MIAMI BEACH	FL	33140	USA
KENNETH NAYLOR RACHEL NAYLOR	1616 W 22 ST	MIAMI BEACH	FL	33140-4513	USA
NICHOLAS TANKSLEY SMITH	1745 W 23 ST	MIAMI BEACH	FL	33140	USA
PETER LURIA &W PAM	1800 W 23 ST	MIAMI BEACH	FL	33140-4521	USA
RANDY FRANKEL BARBARA FRANKEL	161 MAIN RD	MONTVILLE	NJ	07045	USA
RENE COMAS TRS RENE COMAS REVOCABLE TRUST	363 7 AVE 18 FLR	NEW YORK	NY	10001	USA
RICHARD ALTER &W ROSALIE	1818 W 23 ST	MIAMI BEACH	FL	33140-4521	USA
RICHARD TESTER KIRSTEN TESTER	1617 W 22 ST	MIAMI BEACH	FL	33140	USA
SCOTT ROBINS &W DEBORAH	1800 W 24 ST	MIAMI BEACH	FL	33140-4531	USA
STAR I GUTMAN	2131 BAY AVE	MIAMI BEACH	FL	33140-4533	USA
STEPHANIE OKA FREED TRS STEPHANIE OKA FREED TR	2288 SUNSET DR SUNSET ISLAND III	MIAMI BEACH	FL	33140	USA
STEPHEN P BRADWAY ATHENA H BRADWAY	5410 CARMEL PARK DR	CHARLOTTE	NC	28226-5143	USA
VILLA LUCERNE LLC	2121 LUCERNE AVE	MIAMI BEACH	FL	33141	USA

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135 YORKVILLE AVE STE 900
TORONTO ON M5R 0C7
CANADA

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NEW YORK, NY 10001

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