

# MIAMIBEACH

## PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: [www.miamibeachfl.gov/planning](http://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 DRB21-0686		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)	
<b>Board of Adjustment</b> <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		<b>Design Review Board</b> <input checked="" type="checkbox"/> Design review approval <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<b>Planning Board</b> <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		<b>Historic Preservation Board</b> <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 2464 Prairie Avenue, Miami Beach, FL 33140			
FOLIO NUMBER(S) 02-3227-006-0410			
Property Owner Information			
PROPERTY OWNER NAME Stephanie Oka Freed, TRUSTEE			
ADDRESS 4701 Meridian Avenue, Unit 308		CITY Miami Beach	STATE FL
ZIPCODE 33140			
BUSINESS PHONE	CELL PHONE 305-495-1371	EMAIL ADDRESS nutdish@aol.com	
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 Complete Demolition of existing 2-story single family home and accessory buildings and New Construction of 2-story single family home. See Letter of Intent for more information.			

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
Party responsible for project design			
NAME Neuvio Architects		<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 7636 NE 4th COURT, SUITE 101		CITY MIAMI	STATE FL
		ZIPCODE 33138	
BUSINESS PHONE (954) 361-5983	CELL PHONE (786) 201-0351	EMAIL ADDRESS janie@neuv.io	
Authorized Representative(s) Information (if applicable)			
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
		ZIPCODE	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
		ZIPCODE	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
		ZIPCODE	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

**Please note the following information:**

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

**Please read the following and acknowledge below:**

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

The aforementioned is acknowledged by:

☒ Owner of the subject property    ☐ Authorized representative

*Stephanie Oka Freed, Trustee*  
**SIGNATURE**

*STEPHANIE OKA FREED, TRUSTEE*  
**PRINT NAME**

*04/09/21*

**DATE SIGNED**



**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**STATE OF FloridaCOUNTY OF Miami-Dade

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

Sworn to and subscribed before me this 9th day of JUNE, 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

My Commission Expires 03/13/22

Stephanie Oka Freed  
SIGNATURE

Jisette Jimenez  
NOTARY PUBLIC

JISSETTE JIMENEZ  
PRINT NAME

**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, being first duly sworn, depose and certify as follows: (1) I am the \_\_\_\_\_ (print title) of \_\_\_\_\_ (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

PRINT NAME

**POWER OF ATTORNEY AFFIDAVIT**STATE OF FloridaCOUNTY OF Miami-Dade

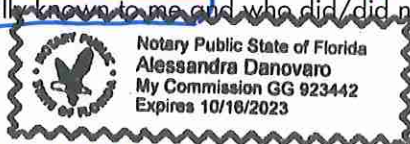
I, Stephanie Oka Freed, TRUSTEE, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Neuvio Architects to be my representative before the Design Review Board. (3) 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.

Stephanie Oka Freed, TRUSTEE**PRINT NAME (and Title, if applicable)**

Stephanie Oka Freed  
**SIGNATURE**

Sworn to and subscribed before me this 2nd day of JULY, 2021. The foregoing instrument was acknowledged before me by Stephanie Oka Freed, 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: 10.16.23

Alessandra Danovaro  
#GG 92 3442 **NOTARY PUBLIC**  
ALESSANDRA DANOVARO  
**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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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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.

N/A

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**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.

<p><u>STEPHANIE OKA FREED TRUST</u></p> <p style="text-align: center;"><b>TRUST NAME</b></p>	
<p style="text-align: center;">NAME AND ADDRESS</p> <p><u>STEPHANIE OKA FREED</u></p> <p><u>4701 N MERIDIAN AVE</u></p> <p><u>UNIT # 308</u></p> <p><u>MIAMI BEACH, FL 33140</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p style="text-align: center;">% INTEREST</p> <p><u>100%</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>

## 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
Mayra Cohen-Mora	7636 NE 4th Court, Suite 101	305-361-5961

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**

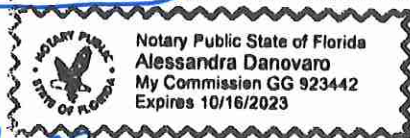
COUNTY OF Miami-Dade

I, Stephanie Oka Freed, TRUSTEE, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

  
SIGNATURE

Sworn to and subscribed before me this 2nd day of July, 2021. The foregoing instrument was acknowledged before me by Stephanie Oka-Freed, 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: 10.16.23

oath: Alessandra Danovaro  
# GG-923442 **NOTARY PUBLIC**  
ALESSANDRA DANOVARO  
**PRINT NAME**



**EXHIBIT A**

**LEGAL DESCRIPTION**

**LOT 16, BLOCK 2, OF MID GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLT BOOK 4 AT PAGE 200, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA**



# PEDRO J. GARCIA MIAMI-DADE PROPERTY APPRAISER

Address

Owner Name

Folio

## SEARCH:

2464 prairie Avenue

Suite

[Back to Search Results](#)

### PROPERTY INFORMATION

Folio: 02-3227-006-0410

Sub-Division:  
MID GOLF SUBProperty Address  
2464 PRAIRIE AVEOwner  
2464 PRAIRIE LLCMailing Address  
1500 STATE STREET STE 204  
SARASOTA, FL 34236PA Primary Zone  
0800 SGL FAMILY - 1701-1900 SQPrimary Land Use  
0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

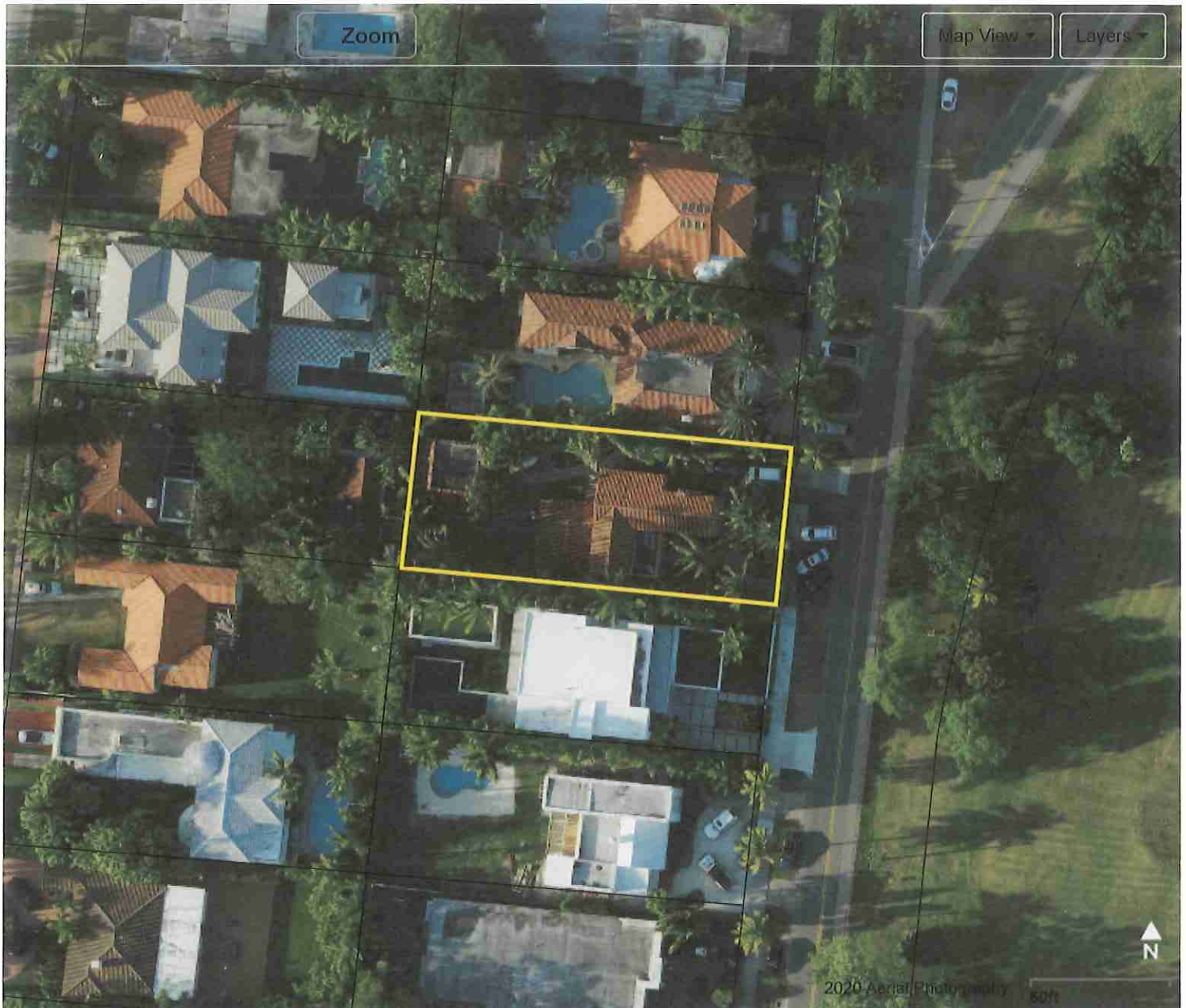
Beds / Baths / Half 5 / 4 / 0

Floors 2

Living Units 1

Actual Area 4,339 Sq.Ft

Living Area	3,935 Sq.Ft
Adjusted Area	3,701 Sq.Ft
Lot Size	10,400 Sq.Ft
Year Built	Multiple (See Building Info.)



#### Featured Online Tools

Comparable Sales  
PA Additional Online Tools  
Property Search Help  
Report Discrepancies

Glossary  
Property Record Cards  
Property Taxes  
Report Homestead Fraud



Special Taxing Districts and Other Non-Ad valorem Assessments  
 Tax Estimator  
 Value Adjustment Board

Tax Comparison  
 TRIM Notice

## ASSESSMENT INFORMATION

Year	2020	2019	2018
Land Value	\$749,042	\$749,042	\$883,701
Building Value	\$369,608	\$308,104	\$308,685
Extra Feature Value	\$2,715	\$2,754	\$2,792
Market Value	\$1,121,365	\$1,059,900	\$1,195,178
Assessed Value	\$1,121,365	\$613,119	\$601,687

## TAXABLE VALUE INFORMATION

	2020	2019	2018
<b>COUNTY</b>			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$1,121,365	\$563,119	\$551,687
<b>SCHOOL BOARD</b>			
Exemption Value	\$0	\$25,000	\$25,000
Taxable Value	\$1,121,365	\$588,119	\$576,687
<b>CITY</b>			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$1,121,365	\$563,119	\$551,687
<b>REGIONAL</b>			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$1,121,365	\$563,119	\$551,687

## BENEFITS INFORMATION

Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction		\$446,781	\$593,491
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,000	\$25,000

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

## FULL LEGAL DESCRIPTION

MID GOLF SUB PB 4-200

LOT 16 BLK 2

LOT SIZE 65.000 X 160

OR 17330-3609 0896 1

COC 21603-4512 08 2003 1

## SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1
09/03/2019	\$0	31602-4955	Corrective, tax or QCD; min consideration	PLANTATION GROVE LTD
08/22/2019	\$1,750,000	31588-1304	Qual by exam of deed	CARLOS D WINITZKY &W SILVIA
08/01/2003	\$726,000	21603-4512	Sales which are qualified	
08/01/1996	\$265,000	17330-3609	Sales which are qualified	
04/01/1995	\$210,000	16758-3244	Sales which are qualified	
06/01/1991	\$170,000	15072-0542	Sales which are qualified	
04/01/1988	\$167,500	13654-2055	Sales which are qualified	
06/01/1986	\$110,000	12938-1610	Sales which are qualified	
07/01/1974	\$66,000	00000-00000	Sales which are qualified	

For more information about the Department of Revenue's Sales Qualification Codes.


2020      2019      2018

## LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-3	0800 - SGL FAMILY - 1701-1900 SQ	Front Ft.	65.00	\$749,042

## BUILDING INFORMATION

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1927	2,856	2,807	2,506	\$275,785
1	2	1988	446	288	367	\$40,388
1	3	2000	105	0	28	\$3,515
2	1	1927	932	840	800	\$49,920

 Current Building Sketches Available!

## EXTRA FEATURES

Description	Year Built	Units	Calc Value
Patio - Concrete Slab	2000	200	\$648
Wood Fence	1985	190	\$2,067

## ADDITIONAL INFORMATION

\* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

### LAND USE AND RESTRICTIONS

Community Development District: NONE

Community Redevelopment Area: NONE

Empowerment Zone: NONE

Enterprise Zone: NONE

Urban Development: INSIDE URBAN DEVELOPMENT BOUNDARY

Zoning Code: RS-3 -

Existing Land Use: 10 - SINGLE-FAMILY, MED.-DENSITY (2-5 DU/GROSS ACRE).

Government Agencies and Community Services

### OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives

Childrens Trust

City of Miami Beach

Environmental Considerations

Florida Inland Navigation District

PA Bulletin Board

Special Taxing District and Other Non-Ad valorem Assessment

School Board

South Florida Water Mgmt District

Tax Collector



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>

For inquiries and suggestions email us at <http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

Version: 2.0.3

## EXEMPTIONS & BENEFITS

Deployed Military

Disability Exemptions

Homestead

Institutional

Senior Citizens

[More >](#)

## REAL ESTATE

40 Yr Building

Re-Certification

Appealing Your Assessment

Defective Drywall

Folio Numbers

Mortgage Fraud

[More >](#)

## TANGIBLE PERSONAL PROPERTY

Appealing your Assessment

Assessment Information Search

Exemptions

Extension Requests

Filing Returns

[More >](#)

## **PUBLIC RECORDS**

Address Blocking

Change of Name

Change of Address

Change of Ownership & Title

Declaration of Condominium

[More >](#)

## **ONLINE TOOLS**

Property Search

Property Sales

Tax Estimator

Tax Comparison

Homestead Exemption and Portability

[More >](#)

## **TAX ROLL ADMINISTRATION**

Appealing your Assessment

Reports

More >