DocuSign Envelope ID: 2E85C022-B566-4807-A599-6C9024E5C0A4

MIAMIBEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

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

Application Information

FILE NUMBER	Is the property the primary residence & homestead of the applicant/property owner? ■ Yes ☐ No (if "Yes," provide office of the property appraiser summary report)
DRB21-0747	

Board of Adjustment	Design Review Board
☐ Variance from a provision of the Land Development Regulations	■ Design review approval
☐ Appeal of an administrative decision	■ Variance
☐ Modification of existing Board Order	☐ Modification of existing Board Order
Planning Board	**Historic Preservation Board**
☐ Conditional Use Permit	☐ Certificate of Appropriateness for design
☐ Lot Split	☐ Certificate of Appropriateness for demolition
☐ Amendment to the Land Development Regulations or Zoning Map	☐ Historic District/Site Designation
☐ Amendment to the Comprehensive Plan or Future Land Use Map	☐ Variance
☐ Modification of existing Board Order	☐ Modification of existing Board Order

☐ **Other:**

Property Information – Please attach Legal Description as "Exhibit A"

ADDRESS OF PROPERTY
317 N. Coconut Lane

FOLIO NUMBER(S)
02-4205-002-0010

Property Owner Information

PROPERTY OWNER NAME
Lucia R. Penrod

ADDRESS	CITY	STATE	ZIPCODE
1016 SE 4th Street	Fort Lauderdale	FL	33301

BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS
	See Owner's Rep.	See Owner's Representative

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 a new two-story home with associated waivers. See Letter of Intent for additional details.

8492B3CF-F1B7-4B05-89B3-ACB75459A987 --- 2021/10/15 13:28:20 -8:00

Diana Ramos
Signed on 2021/10/15 13:32:31 -8:00
B3-ACB75459A987

Project Information		
Is there an existing building(s) on the site?	■ Yes	☐ No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?	☐ Yes	■ No
Does the project include interior or exterior demolition?	■ Yes	☐ 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 Scott Collison		■ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other_____		
ADDRESS 214 Brazilian Avenue		CITY Palm Beach	STATE FL	ZIPCODE 33480
BUSINESS PHONE (561) 805-8591	CELL PHONE	EMAIL ADDRESS SCollison@fairfaxandsammons.com		

Authorized Representative(s) Information (if applicable)				
NAME Matthew Amster		■ Attorney ☐ Contact ☐ Agent ☐ Other_____		
ADDRESS 200 S. Biscayne Blvd., Suite 300		CITY Miami	STATE FL	ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mamster@brzoninglaw.com		
NAME Emily K. Balter		■ Attorney ☐ Contact ☐ Agent ☐ Other_____		
ADDRESS 200 S. Biscayne Blvd., Suite 300		CITY Miami	STATE FL	ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com		
NAME		☐ Attorney ☐ Contact ☐ Agent ☐ 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).

8492B3CF-F1B7-4B05-89B3-ACB75459A987 --- 2021/10/15 13:28:20 -8:00

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".

- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
  (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.

- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.

- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.

- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.

- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by: ☐ Owner of the subject property ☐ Authorized representative

_____
SIGNATURE

Lucia R. Penrod
_____
PRINT NAME

_____
DATE SIGNED

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

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

November 8, 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: DRB21-0747 – Design Review Approval for a New Single-Family Home at 317 N. Coconut Lane, Miami Beach

Dear Michael,

This law firm represents Lucia Penrod (the "Applicant"), owner of the property located at 317 N. Coconut Lane (the "Property") in the City of Miami Beach (the "City"). The Applicant intends to build a new, Modern Mediterranean 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 to replace an existing pre-1942 two-story residence, with waivers of the north side yard open space and portion of the front two-story elevation, and variances related to the south side setback.

Property Description. The Property is a very narrow pie-shaped, waterfront lot with nonparallel property lines that is located on the westernmost side of Palm Island. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio No. 02-4205-002-0010. See Exhibit A, Property Appraiser Detailed Report. Additionally, the Property is zoned RS-4, which is a more common zoning designation for interior lots on the City's various residential islands with only 6,000 square foot lots. Here the lot is approximately 8,492 square feet in size. On the south, the lot abuts a 19.66' platted but unimproved street end. As such, the lot effectively has three frontages, a condition that creates significant development challenges.

The existing home has a large 1-story garage at the front southeast corner, which notably is approximately 8 inches from the front property line and right on the south property line, making it substantially conforming. The 2-story residence is centrally located but does not conform with the sum of the sides. The home is at an extremely low elevation of only 5.85' NGVD, which puts it at grave risk of flooding, especially when the City's minimum required yard elevations are almost a foot higher at 6.56' NGVD and new construction must minimally be at 9' NGVD for this area, which is over 3' higher.

According to the Building Card on file with the City Building Department, the home was built in 1924. See Exhibit B, Building Card. The permit history for the Property includes a number of modifications and additions to the home from 1929 to 2019. The notable changes include:

- Added a garage and dock;
- Added pergola to west, removal of western wall, added columns, trellis and perimeter wall at the northeast patio, added Bahama shutters to the façade, added storage loft to garage interior;
- Obtained a waiver to build a carport;
- Removed and replaced tile with same Altusa clay;
- Installed swimming pool and spa;
- Added twelve (12) window awnings;
- Installed eighteen (18) impact windows;
- Installed BBQ pergola, including minor permitting for resurfacing, electrical, plumbing, and boiled;
- Installed seven (7) aluminum panel shitted, five (5) impact windows, three (3) impact sliding glass doors, one (1) impact swing door, and one (1) accordion;
- Re-roof of title and flat roofs.

Proposed Development. The Applicant proposes to construct a modern two-story residence. The estimated cost of construction, including demolition of the existing structure, is approximately $3,87,320.00. The overall design has specific Mediterranean inspired moments, including chimneys, concrete columns, wood shutters, arched walkways, and a decorative parapet along a portion of the front elevations, as well as significant fenestrations of square and rounded windows. The entrance of the home is intricately designed to minimize the massing at the narrowest portion of the lot. The purposeful layout of the home facilitates an ease and natural flow of the living spaces, while simultaneously moving the massing towards the widest portion of the lot. The overhangs and balconies create shading, which continue to the side elevations interior

courtyard, and rear of the home. The rear of the home continues the variety of balconies and covered, non-a/c living spaces. There is a pool and pool deck in the rear yard.

The Applicant's design complies with the City of Miami Beach Code of Ordinances (the "Code") requirements for height, unit size, and lot coverage. This ensures minimal impact on the abutting neighbors. The height is 26'-10 3/4" for the sloped roof. The Applicant proposes a front setback for the two-story structure at 30'-4", with an additional portion of the second story setback further with a balcony. Also, the proposed rear setback is 24'-5" which is greater than the minimum required 21'-9" rear setback. The size of the proposed home is approximately 4,219 square feet, which complies with the allowable fifty percent (50%) unit size limit. The proposed lot coverage also complies with the thirty percent (30%) maximum permitted.

The overall design sufficiently addresses the intent of the Code with the main massing centrally located and a variety of highly-designed, architectural articulations and materials, along with extensive plantings.

<u>Waiver Requests.</u> The Applicant respectfully requests Design Review Board approval of the following waivers:

1. Code Section 142-106(2)(d), to waive the additional required open space of the two-story north side elevation located parallel to the north side property line exceeding 50% of the lot depth or 60 feet.
2. Code Section 142-105(b)(4)(c)(1), to waive a portion of the additional required five (5) foot setback for thirty-five percent (35%) of the two-story front elevation.

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 the north elevation. Due to the non-parallel property lines, the rear of the home is setback further from north. This results in approximately 153 square feet of additional space that is open to the sky. Additionally, there are three (3) substantial recesses in the north elevation that are 6'-11", 5'-9", and 23'-4" wide, portions of which are shaded with the roof eave.

Moreover, to minimize massing, there is a 26'-10" by 23'- 3 1/4" private courtyard within the south elevation. This area contains a wrapping veranda connecting the living spaces, a pergola, and large shade tree. 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.

Additional Front Setback. The intent of the Code is to minimize flat elevations and massing towards the street and require two-story homes to provide significant interest. The proposed home is substantially setback at 30'. The Application provides an additional setback for 35% of the frontage, but not quite the full depth required. Of the approximately 31'-3" façade length, a 10'-11" is setback approximately 4'-5" at the narrowest expanding to 4'-11". This purposeful recess allows for front steps leading to the entrance and a terrace above. Above the portion of the front façade at the 30' setback is a decorative parapet. These details ensure the design has no negative impacts and result in a beautiful new home.

Variance Request. The Applicant's proposal substantially complies with the single-family home regulations, including lot coverage, unit size, and height. The related setback variances are minor and do not contradict the intent of the Code or result in a larger home than permitted. In order to fully realize its development and due to the Property's confining characteristics, the Applicant requests the following variances:

1. A Variance of Code Section 142-106(a)(2)(b)(1), to permit the south side, facing a street, setback at 7'-10" when 15' is required.
2. A Variance of Code Section 142-106(a)(2)(a), to permit the sum of the side setbacks are 15'-8" when 22'-5" is required.

The south side of the Property abuts an unimproved street end that dead-ends at the waterway and provides no access to either the neighboring property of this Property. The narrow width, 19.66', cannot effectively accommodate a street and therefore it is extremely unlikely that this will ever become a true street. As such, it functions more like an interior lot condition and the Applicant provides more than the required side interior setback and also complies with the associated sum of sides. In essence, it is simply an open space that will remain unimproved and effectively functions as a significant additional setback between the two properties. Taking this condition into account, the Applicant provides close to double the required south side setback, approximately 27.5' when only 15' required. Notably the 27.5' is also more than the required sum of the sides for the Property, and the Property has this on just one side.

Hardship Criteria. The Applicant's request satisfies all hardship criteria as follows:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

The lot is irregularly shaped, a very narrow, pie-shaped lot with limited developable area due to all setbacks. Property abuts an unimproved, platted portion of Palm Avenue, approximately 19.66′ wide. See Exhibit C, Plat Book 32-37. Therefore, for setback purposes, the south side is considered a side facing a street, which requires a 15′ setback and a sum of the side setbacks of 22.5′. The Applicant is only proposing a 7′-10″ setback, which is slightly greater than the minimum required for an interior side setback. This is an extremely narrow, pie-shaped lot and the street end will likely never be improved for vehicles. In effect, even with a setback of 7′-10″, the home will be approximately 27.49′ from the neighboring home's property line. This will give the appearance of providing more than the required setback. Notably, the minor encroachment into the side setback does not occur for the entire length of the home and does not result in a larger home. The proposed design is a "U" shape with a large 23′ by 26′ open courtyard abutting this side, significantly limits the mass of the home at the south side.

This is a unique circumstance that complies with the intent of the Code and is sensitive to the abutting neighbor within the beautifully designed modern-Mediterranean style home.

2. The special conditions and circumstances do not result from the action of the applicant;

The special conditions and circumstances of the Property do not result from an action of the Applicant. The western half of Palm Island was platted in 1928, creating the narrow pie-shaped lot and the street end. The portion of Palm Avenue extended to the island's edge was provided on the Plat, but never improved and will likely never be improved for vehicles. The Applicant wishes to create a new home that is sensitive to the neighbors, and complies with the intent of the Code.

3. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;

The Code allows other similarly situated property owners to seek similar variances to accommodate development and allow for the construction of certain features, especially on irregular, waterfront lots. The proposed home complies with the purpose

and intent of the Code. The Project is well within the Code requirements for height, front and rear setbacks, unit size, and lot coverage. Therefore, granting of this encroachment into the south side setback for a minimal portion of the narrow, pie-shaped lot does not confer any special privilege on the Applicant, nor does it result in a larger home than allowed.

4. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;

The home substantially complies with the land development regulations with regards to front and rear setbacks, unit size, lot coverage, and height requirements for homes in the RS-4 zoning district. A literal interpretation of the provisions of these land development regulations would severely limit the developable area of this narrow, pie-shaped lot. The slight deviations from the land development regulations are necessary to construct a viable home, with certain amenities for its residents, and to limit negative impact on the north neighbor if the entire home is limited to extremely confined development area, when development adhering to the south side interior setback does not adversely impact the south neighbor. As a result, the Code would deprive the Applicant of the right to build what is enjoyed by other properties and would work an unnecessary and undue hardship on the Applicant.

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

The Applicant's goal is to comply with RS-4 land development regulations to the greatest extent possible. The proposed 7'-10" is greater than the minimum required for an interior side setback. A setback of 15' and a combined setback of 22'-6", would render almost half of this average 58'-4" lot undevelopable. Also, even with a setback of 7'-10", the home will be approximately 27.49' from the neighboring home's property line, which is almost double the 15' required.

6. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

The residence will be in harmony with the surrounding properties, and aims to further the intent and purpose of the land development regulations. Granting the

requested variances for a side facing a street and sum of the side setbacks will not be injurious to the area involved or otherwise detrimental to the public welfare. It is unlikely that Palm Avenue will be improved for vehicles or parking. If ever improved, the home will still be 7'-10" from the property line and the approximately 27.49' from the neighboring home's property line. The design of the home purposefully considers the narrow width and pie-shape with a variety of recesses and projections, windows, steps and overhangs on each elevation, as well as significant open courtyard along the south.

7. The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request.

The variances requested are consistent with the City's Comprehensive Plan and do not reduce the levels of service as set forth in the plan.

Practical Difficulty. The platted narrow, pie-shaped lot, and abutting unimproved right of way are practical difficulties inhibiting the Applicant from meeting all of the land development regulations. It is unlikely that the Palm Avenue street end will ever be improved for vehicles. This results in the proposed home with a 7'-10" side setback, which exceeds the interior side setback, and located approximately 27.49' from the neighboring home's property line. Designing the home with a 15' setback on the south would push more massing to the north, front, and rear, and eliminate the ability to provide a 26' wide courtyard. The Applicant's proposal satisfies the intent and purposes of the Code to provide a beautifully designed new home that is compatible with the neighborhood.

Sea Level Rise and Resiliency Criteria. The new home advances the sea level rise and resiliency criteria in Section 133-50(a) of the 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 seal level rise projections by raising the first floor of the home to the base flood elevation of 9' NGVD plus 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, ramping, and side yards 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 large courtyard, 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 and variances, will permit the development of a compatible and resilient single-family home that will add value to the surrounding neighborhood. The home complies with height, unit size, lot coverage, and required front and rear setbacks, and is centrally located with significant recesses and architectural details. The Mediterranean-inspired design features a variety of beautifully articulated moments and lush landscaping.

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: Emily K. Balter, Esq.

EXHIBIT A

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/15/2021

Property Information	
Folio:	02-4205-002-0010
Property Address:	317 N COCONUT LN Miami Beach, FL 33139-5163
Owner	LUCIA R PENROD
Mailing Address	317 N COCONUT LANE MIAMI BEACH, FL 33139-5163
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0102 RESIDENTIAL - SINGLE FAMILY : ADDITIONAL LIVING QUARTERS
Beds / Baths / Half	4 / 3 / 0
Floors	1
Living Units	2
Actual Area	3,448 Sq.Ft
Living Area	2,590 Sq.Ft
Adjusted Area	2,752 Sq.Ft
Lot Size	7,924 Sq.Ft
Year Built	Multiple (See Building Info.)

Assessment Information			
Year	2021	2020	2019
Land Value	$2,852,640	$2,852,640	$2,852,640
Building Value	$264,265	$266,054	$267,843
XF Value	$56,177	$56,697	$57,215
Market Value	$3,173,082	$3,175,391	$3,177,698
Assessed Value	$952,523	$939,372	$918,253

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$902,523	$889,372	$868,253
School Board			
Exemption Value	$25,000	$25,000	$25,000
Taxable Value	$927,523	$914,372	$893,253
City			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$902,523	$889,372	$868,253
Regional			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$902,523	$889,372	$868,253

Benefits Information				
Benefit	Type	2021	2020	2019
Save Our Homes Cap	Assessment Reduction	$2,220,559	$2,236,019	$2,259,445
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).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/1998	$0	00000-00000	Sales which are disqualified as a result of examination of the deed
10/01/1998	$710,000	18329-2736	Sales which are qualified
11/01/1994	$610,000	16588-1468	Sales which are qualified

Short Legal Description

RIVIERA 1ST & 2ND ADDN AMD
PB 32-37
LOT 1 BLK 2 A
LOT SIZE 7924 SQ FT
OR 20948-3342 12 2002 4

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:

Helen S. Jones

EXHIBIT B

Owner BISCAYNE BAY ISLAND CO. Mailing Address Riveria sec Permit No. 767 Date Mar. 26-1924

Lot 1 Block 2-A Subdivision PALM ISLAND Address 317 North Coconut Lane

9112

4205-02-0010

General Contractor Biscayne Bay Island Company Address

Architect August Geiger Address

Front 38' Depth 44'6 Height 24' Stories 2 Use Residence- 8 rms andn garage

Type of construction cem blks. Cost $ 10,000.oo Foundation Piling & Reinf. conc Roof -------Tile

---

Plumbing Contractor Harry Sanborn Address Date July 1- 1924

Plumbing Fixtures 8 Rough approved by H. Scheibli Date

Gas Stoves

Gas Heaters Address Date

Final approved by Date

Sewer connection Septic tank Make Date

Electrical Contractor V.S. DeKalands Address Date June 13-1924

OUTLETS Switch Light 20 Receptacles Range 1 Motors HEATERS Water 1 Space Fans Temporary service Centers of Distribution

Electrical Contractor Address Date

No. fixtures set Final approved by Date

Date of service

Alterations or repairs # 3452: Boat Dock and garage addition: John C. Gaffney, contractor: L.G. Schreffler, architect: $ 9,400.oo----- Date Nov. 13- 1929

BUILDING PERMIT # 13982- Remodeling:(removing old wooden part and replacing with cement blocks) Marvin J. Scoville, contractor- $ 2,750.oo - May 3-1940

Electrical permit # 14892- Gross Electric- 3 switch, 4 light outlets- 8 receptacles- 5 fixtures- 5-13-1940

Over

ALTERATIONS & ADDITIONS

Building Permits: #67392 Dock and Marine Const. Co.: Sea wall repairs - $222. - 6/6/62

#00986-Lancris Builders- Re-roof garage and new tile 8 squares-$3500-5-4-72

#01179-Carruth Roofing- Re-roof ,story residential-$1000-6-5-72

#01714-Marine Construction-Dock as per plan-$3000-9-7-72

#02024-Tomco Roofing- Re-roof 27 sqs-$3290-11-8-72

#88966-Wm.Erskine Earnest-Remodel and additions as per plans-$4000-12-15-75

#3464-Airguide Sales- 2 2½ton central a/c-1-20-76

#08749-Gunite Construction-Gunite repairs to boathouse columns and beams-$3600-3-15-76

ILE NO: 1074 ARTHUR C. STIFFEL, owner Applicant requests waiving of 6 ft. of the required 7'6" northeast side yard setback, in rder to construct a carport.Applicant also requests waiving of 5'2" of the required 5'8" side yard setback in order to project the oof overhang and beams of the subject carport into said setback area. BOARD OF ADJUSTMENT SEPTEMBER 9, 1976, DEFERRED-Applicant id not appear. BOARD OF ADJUSTMENT OCTOBER 8, 1976, GRANTED

11105-Owner-Walkways-$1200-4-6-77

#12000-Owner-Erect open beam car port, fence, paint,repair driveway-$3950-8-31-77

Plumbing Permits # 13402- McGuire Plumbing Co.- 1 water closet - 1 lavatory - 1 bar sink - 1 shower - 5/ 8/ 1940

#42597 Economy Plbg: 1 - 4" Sewer - Oct. 4, 1960 OK 10/24/60 Cox

#49054-People Gas System-1 Gas Outlet and conn. with heater-3-28-72

#53212-Horne Plumbing- 1 dishwasher; 1 disposal; 3 lavatory; 1 laundry tray; 1 clothes washer; 1 sink; 1 water closet-12-16-76

#61969 2/15/85 Nationwide Power Corp - solar water heater

Electrical Permits: #55857 Astor Elec:replace 1 service-equip., 10/3/60

#6o635 Astor Elec: 3 receptacles--2/3/64

#69620-F & D Electrical Contractors,INc.- 3 Receptacles; 4 Motors 2-5- H.P- 1 400 AMP; 2 100 AMP Panel 1 200 AMP Panels;4-26-72

#72894-YOung Electric- 5 switch outlets; 5 light outlets; 5 receptacles; 1 range top; 1 oven-2-2-76

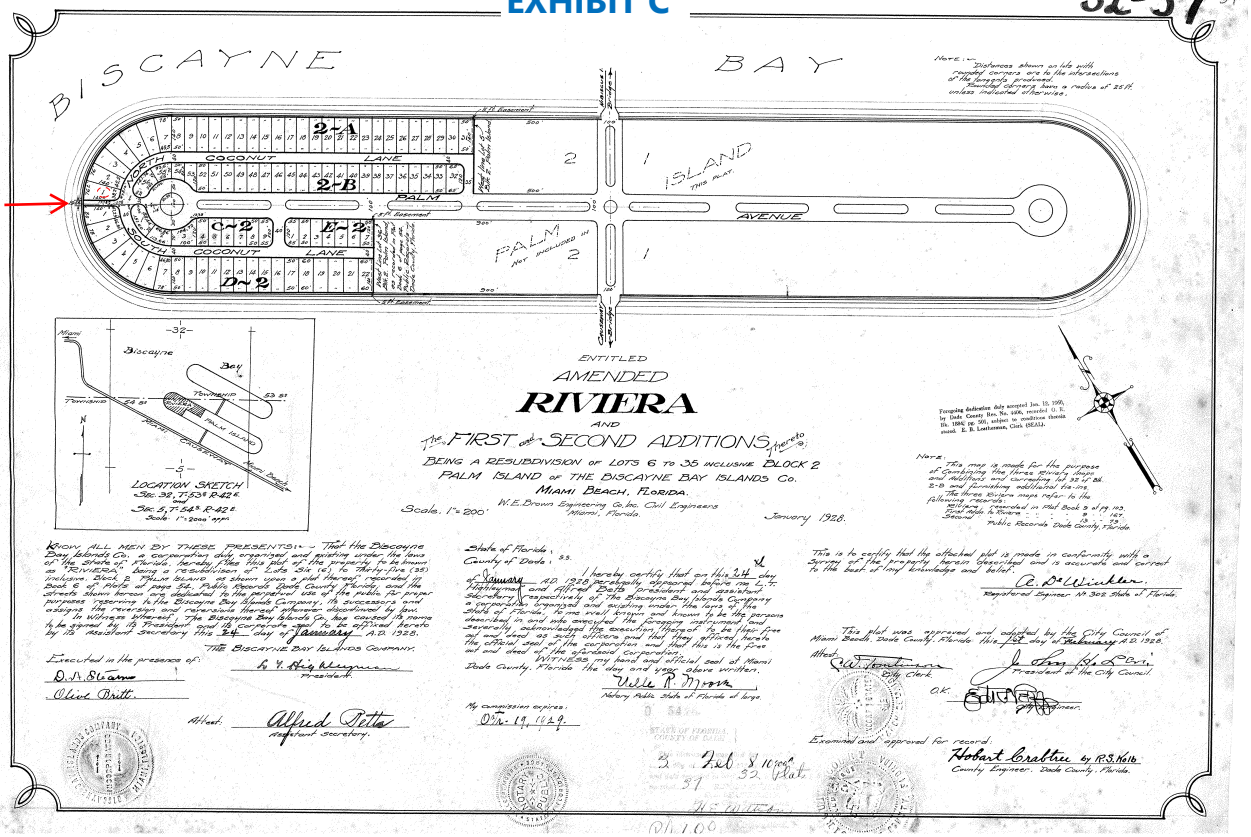
BUILDING PERMITS contd.

17759 Pierce, Inc. Reroof 20 squares $1600. 3-24-80

ELECTRICAL PERMITS: #E8801008 - Brink's Home Security - 1 Burglar alarm, 10 devices - 6-2-88

EXHIBIT C

32-37



KNOW ALL MEN BY THESE PRESENTS:— That the Biscayne Bay Islands Co. a corporation duly organized and existing under the laws of the State of Florida, hereby, has this plat of the property to be known as "RIVIERA" being a resubdivision of Lots Six (6) to Thirty-five (35) inclusive Block 2 Palm Island as shown upon a plat thereof, recorded in Book E of Plats at page 54, Public Records Dade County, Florida, and the streets shown hereon are dedicated to the perpetual use of the public for proper purposes, reserving to the Biscayne Bay Islands Company, its successors and assigns the reversion and reversions thereof whenever discontinued by law.

In Witness whereof, The Biscayne Bay Islands Co. has caused its name to be signed by its President and its corporate seal to be affixed hereto by its Assistant Secretary this 24 day of January A.D. 1928.

THE BISCAYNE BAY ISLANDS COMPANY.

Executed in the presence of:

D. S. Sturm

Olive Brill.

R. H. Ridgway
President.

Attest: Alfred Potts
Assistant Secretary.

State of Florida,
County of Dade, ss.

I hereby certify that on this 24 day of January A.D. 1928 personally appeared before me L. T. Ridgway and Alfred Potts President and Assistant Secretary respectively of The Biscayne Bay Islands Company a corporation organized and existing under the laws of the State of Florida, to me well known and known to be the persons described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be their free act and deed as such officers and that they affixed hereto the official seal of the corporation and that this is the free act and deed of the aforesaid corporation.

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

Nelle R. Moore
Notary Public State of Florida at Large.

My commission expires.
Oct. 19, 1929.

This is to certify that the attached plat is made in conformity with a Survey of the property herein described and is accurate and correct to the best of my knowledge and belief.

A. D. Winkler.
Registered Engineer No. 302 State of Florida.

This plat was approved and adopted by the City Council of Miami Beach, Dade County, Florida this 1st day of February A.D. 1928.

Attest: W. Tomlinson
City Clerk.

J. Lee Rhodes
President of the City Council.

O.K. [illegible]
City Engineer.

Examined and approved for record.

Hobart Crabtree by R.S. Kelly
County Engineer. Dade County, Florida.

STATE OF FLORIDA
COUNTY OF DADE

Feb 8 10 00 A.M.
32 Plat.
37
H. C. Wilson
Clerk

Property Address: 317 N Coconut Lane **Date:** 9/29/21

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 that 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.	✔
2	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	✔
3	Copy of signed and dated check list issued at Pre-Application meeting.	✔
4	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✔
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.**	✔
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.	✔
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.	✔
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.	✔
7	Copies of all current or previously active Business Tax Receipts if applicable.	☐
8	Copies of previous recorded final Orders if applicable.	✔
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.	✔
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.	✔
b	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✔
10	Copy of original Building Permit Card, & Microfilm, if available.	✔
11	Copy of previously approved building permits. (provide building permit number).	✔
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.	✔
b	Drawing Index	✔
c	Copy of the original survey included in plan package. See No. 10 above for survey requirements	✔
d	Zoning Data Sheet (Use Planning Department zoning data sheet format).	✔
e	Context Location Plan, Min 8.5"X11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✔

Indicate N/A If Not Applicable

Initials: FSC

Property Address: 317 N Coconut Lane **Date:** 9/29/21

f	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✔
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)	✔
h	Existing Lot Coverage and Unit Size Diagrams.	✔
i	Proposed Lot Coverage Diagram.	✔
j	Proposed Unit Size Diagram for each floor, including roof plan.	✔
k	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✔
l	Demolition Plans (Floor Plans & Elevations with dimensions)	✔
m	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✔
n	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	✔
o	Proposed Section Drawings	✔
p	Color Renderings (elevations and three dimensional perspective drawings).	✔
q	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	✔
r	Axonometric Diagram.	✔
s	Required yards open space calculations and shaded diagrams.	✔
t	Required yards section drawings.	✔
u	Variance and/or Waiver Diagram, if applicable.	✔
13	**Landscape Plans and Exhibits (must be 11"x 17")**	
a	Tree Survey	✔
b	Tree Disposition Plan	✔
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.	✔
d	Hardscape Plan, i.e. paving materials, pattern, etc.	✔
Other*		☐
Other*		☐
Other*		☐
Other*		☐

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

Indicate N/A If Not Applicable

Initials: FSC

Property Address: 317 N Coconut Lane **Date:** 9/29/21

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.	✔
2	Original of all applicable items.	✔
3	One (1) signed and sealed 11"X17" bound, collated set of all the required documents. AND - 14 Collated copies of all required documents.	✔
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.	✔
5	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	✔

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

9/29/2021 — **Date**

Indicate N/A If Not Applicable

Initials: FSC

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

September 30, 2021

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

Re: Property owners within 375 feet of:
SUBJECT: 317 North Coconut Lane, Miami Beach, FL 33139
FOLIO NUMBER: 02-4205-002-0010
ABBREV. LEGAL DESCRIPTION: RIVIERA 1ST & 2ND ADDN AMD PB 32-37 LOT 1 BLK 2 A

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

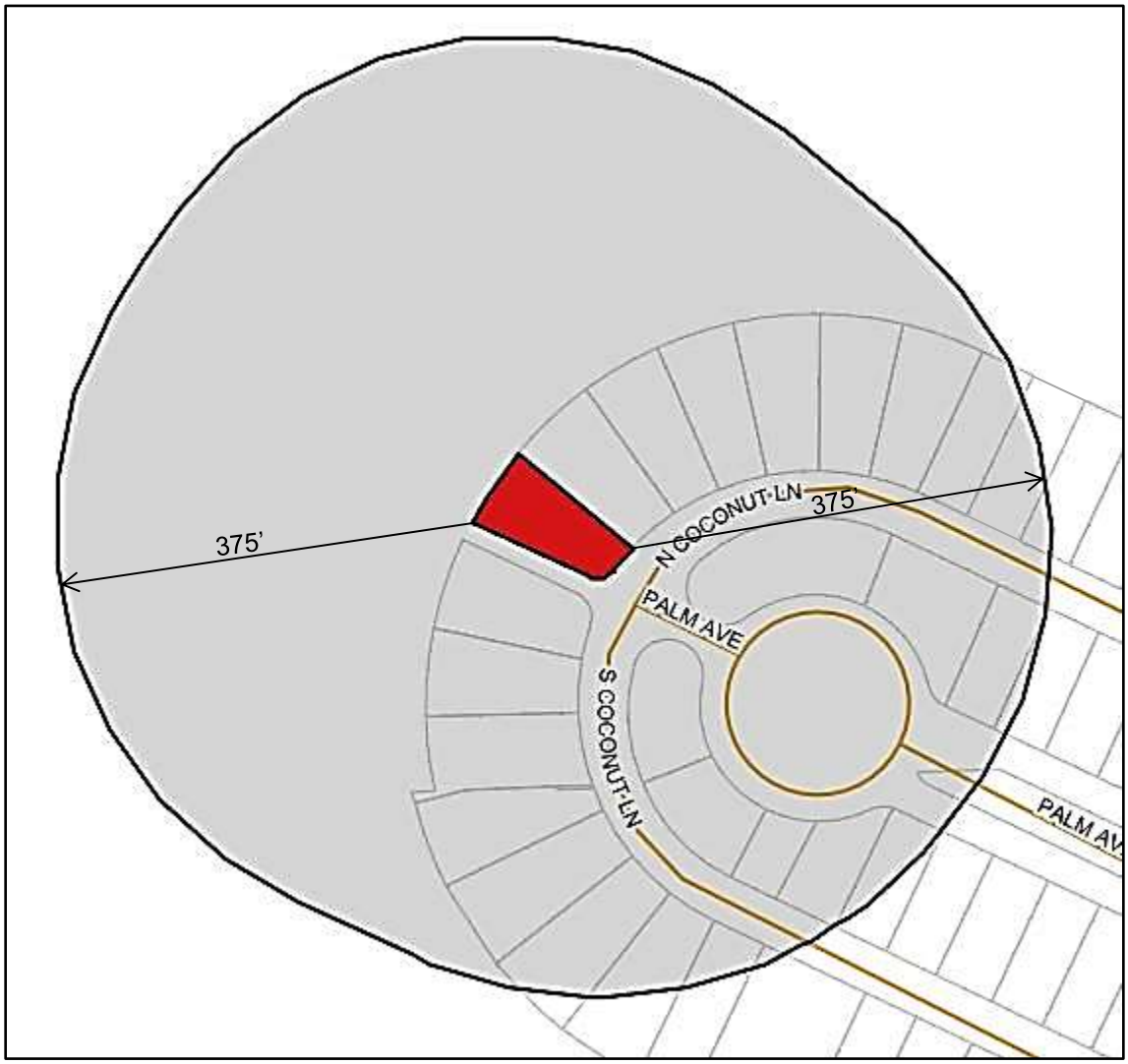
Total number of property owners without repetition: **29, including 0 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

rdr miami | public hearing notification services
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP

N



SUBJECT: 317 North Coconut Lane, Miami Beach, FL 33139
FOLIO NUMBER: 02-4205-002-0010
ABBREV. LEGAL DESCRIPTION: RIVIERA 1ST & 2ND ADDN AMD PB 32-37 LOT 1 BLK 2 A

Name	Address	City	State	Zip	Country
287 PALM AV LLC	287 PALM AVE	MIAMI BEACH	FL	33139	USA
291 COCONUT LN LLC	291 N COCONUT LN	MIAMI BEACH	FL	33139	USA
AG 07 INVESTMENTS LLC	2905 PADDOCK RD	WESTON	FL	33331	USA
BRETT MARUT	298 S COCONUT LN	MIAMI BEACH	FL	33139	USA
CANCICAN GROUP INC	12599 NW 107 AVE	MEDLEY	FL	33178	USA
CASA DE PALM LLC	8212 NW 30 TERR	DORAL	FL	33122	USA
CHUNG YIN NG &W ANGELA	282 PALM AVE	MIAMI BEACH	FL	33139-5142	USA
CITY OF MIAMI BEACH FLA CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	285 N COCONUT LN	MIAMI BEACH	FL	33139	USA
DAVID M BENSON &W LAURA G	312 PALM AVE	MIAMI BEACH	FL	33139-5144	USA
DIANE DREYFUSS OWADE	295 N COCONUT LN	MIAMI BEACH	FL	33139	USA
DORON VALERO TRS	320 S COCONUT LN	MIAMI BEACH	FL	33139-5166	USA
EDUARDO G GOMEZ &W AMALIA G	311 N COCONUT LN	MIAMI BEACH	FL	33139-5163	USA
ELISA VERASTEGUI DE GOSSELIN TRS ELISA V DE GOSSELIN 1999 REV TR	308 S COCONUT LN	MIAMI BEACH	FL	33139	USA
FOJOSO LLC C/O PETTIGREW	8465 W SAHARA AVE 111 701	LAS VEGAS	NV	89117	USA
FRANCISCO GONZALEZ &W MARIA	305 N COCONUT LN	MIAMI BEACH	FL	33139-5163	USA
IFF LLC	1752 COURTLAND DR	FRISCO	TX	75034	USA
JOY INVEST LLC	4000 HOLLYWOOD BLVD 285 S	HOLLYWOOD	FL	33021	USA
KEITH DESOUSA MOLLY CONDON	281 PALM AVE	MIAMI BEACH	FL	33139	USA
LEON ZWICK TRS LEON ZWICK REVOCABLE LIV TRUST	940 LINCOLN RD #301	MIAMI BEACH	FL	33139	USA
LUCIA R PENROD	317 N COCONUT LANE	MIAMI BEACH	FL	33139-5163	USA
MARIO MONTOYA MARCIA DIAZ MONTOYA	302 S COCONUT LN	MIAMI BEACH	FL	33139	USA
MAXIMO RUMIS &W MARCELA LEIVA	286 PALM AVE	MIAMI BEACH	FL	33139	USA
MMS 316 COCONUT LLC	1521 ALTON RD #894	MIAMI BEACH	FL	33139	USA
MONA L KEARBEY	281 N COCONUT LN	MIAMI BEACH	FL	33139	USA
PIERRE DE AGOSTINI % SHUR'S INTERIORS INC	310 S COCONUT LN	MIAMI BEACH	FL	33139-5166	USA
ROBERT GUME GARZA	297 N COCONUT LN	MIAMI BEACH	FL	33139	USA
SAMUEL YELIN TRS SAMUEL YELIN DECLARATION OF TRUST	315 N COCONUT LN	MIAMI BEACH	FL	33139	USA
WARREN S SCHWARTZ	303 N COCONUT LN	MIAMI BEACH	FL	33139-5163	USA

287 PALM AV LLC
287 PALM AVE
MIAMI BEACH, FL 33139

291 COCONUT LN LLC
291 N COCONUT LN
MIAMI BEACH, FL 33139

AG 07 INVESTMENTS LLC
2905 PADDOCK RD
WESTON, FL 33331

BRETT MARUT
298 S COCONUT LN
MIAMI BEACH, FL 33139

CANCICAN GROUP INC
12599 NW 107 AVE
MEDLEY, FL 33178

CASA DE PALM LLC
8212 NW 30 TERR
DORAL, FL 33122

CHUNG YIN NG &W ANGELA
282 PALM AVE
MIAMI BEACH, FL 33139-5142

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

CURRENT PROPERTY OWNER
285 N COCONUT LN
MIAMI BEACH, FL 33139

DAVID M BENSON &W LAURA G
312 PALM AVE
MIAMI BEACH, FL 33139-5144

DIANE DREYFUSS OWADE
295 N COCONUT LN
MIAMI BEACH, FL 33139

DORON VALERO TRS
320 S COCONUT LN
MIAMI BEACH, FL 33139-5166

EDUARDO G GOMEZ &W AMALIA G
311 N COCONUT LN
MIAMI BEACH, FL 33139-5163

ELISA VERASTEGUI DE GOSSELIN TRS
ELISA V DE GOSSELIN 1999 REV TR
308 S COCONUT LN
MIAMI BEACH, FL 33139

FOJOSO LLC
C/O PETTIGREW
8465 W SAHARA AVE 111 701
LAS VEGAS, NV 89117

FRANCISCO GONZALEZ &W MARIA
305 N COCONUT LN
MIAMI BEACH, FL 33139-5163

IFF LLC
1752 COURTLAND DR
FRISCO, TX 75034

JOY INVEST LLC
4000 HOLLYWOOD BLVD 285 S
HOLLYWOOD, FL 33021

KEITH DESOUSA
MOLLY CONDON
281 PALM AVE
MIAMI BEACH, FL 33139

LEON ZWICK TRS
LEON ZWICK REVOCABLE LIV TRUST
940 LINCOLN RD #301
MIAMI BEACH, FL 33139

LUCIA R PENROD
317 N COCONUT LANE
MIAMI BEACH, FL 33139-5163

MARIO MONTOYA
MARCIA DIAZ MONTOYA
302 S COCONUT LN
MIAMI BEACH, FL 33139

MAXIMO RUMIS &W
MARCELA LEIVA
286 PALM AVE
MIAMI BEACH, FL 33139

MMS 316 COCONUT LLC
1521 ALTON RD #894
MIAMI BEACH, FL 33139

MONA L KEARBEY
281 N COCONUT LN
MIAMI BEACH, FL 33139

PIERRE DE AGOSTINI
% SHUR'S INTERIORS INC
310 S COCONUT LN
MIAMI BEACH, FL 33139-5166

ROBERT GUME GARZA
297 N COCONUT LN
MIAMI BEACH, FL 33139

SAMUEL YELIN TRS
SAMUEL YELIN DECLARATION OF TRUST
315 N COCONUT LN
MIAMI BEACH, FL 33139

WARREN S SCHWARTZ
303 N COCONUT LN
MIAMI BEACH, FL 33139-5163