

MIAMIBEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

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

Application Information			
FILE NUMBER DRB21-0758		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input 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 11 E Rivo Alto Drive, Miami Beach, FL 33139			
FOLIO NUMBER(S) 02-3233-001-0540			
Property Owner Information			
PROPERTY OWNER NAME Fang Wu			
ADDRESS 11 E Rivo Alto Drive		CITY Miami Beach	STATE FL
ZIPCODE 33139			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Applicant Information (if different than owner)			
APPLICANT NAME			
ADDRESS		CITY	STATE
ZIPCODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST New Two-Story Residence replacing an existing Pre-1942 Residence with understory parking.			

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.		6,466 SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		7,066 SQ. FT.	
Party responsible for project design			
NAME Kobi Karp		<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 571 NW 28th Street		CITY Miami	STATE FL
ZIP CODE 33127			
BUSINESS PHONE 305.573.1818	CELL PHONE	EMAIL ADDRESS KobiKarp@KobiKarp.com	
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
ZIP CODE			
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
ZIP CODE			
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
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

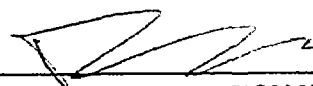
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the 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 from 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

Fang Wu

PRINT NAME

12/5/2021

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF FloridaCOUNTY OF Miami-Dade

I, Fang Wu, 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 5 day of December, 2021. The foregoing instrument was acknowledged before me by FANG WU, who has produced personally known as identification and/or is personally known to me and who did/did not take an oath. to me

NOTARY SEAL OR STAMP

My Commission Expires: 1/20/23Sara Fabian**SIGNATURE**
NOTARY PUBLICSARA FABIAN**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.

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

My Commission Expires: _____

SIGNATURE
NOTARY PUBLIC**PRINT NAME**

POWER OF ATTORNEY AFFIDAVIT

STATE OF _____

COUNTY OF _____

I, _____, 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 _____ to be my representative before the _____ Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

PRINT NAME (and Title, if applicable)**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**CONTRACT FOR PURCHASE**

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contract purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

NAME**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

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.

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

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

DISCLOSURE OF INTEREST
TRUSTEE

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

TRUST NAME	
NAME AND ADDRESS	% INTEREST

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
Kobi Karp	571 NW 28th Street, Miami, FL 33127	305.573.1818
David O.	P.O. Box 331615, Coconut Grove, Florida 33233	305.926.9954

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

[Signature]
SIGNATURE

Sworn to and subscribed before me this 5 day of December, 2021. The foregoing instrument was acknowledged before me by FANG WU, who has produced personally known as identification and/or is personally known to me and who did/did not take an oath. to me

NOTARY SEAL OR STAMP

My Commission Expires: 1/20/23



[Signature]
NOTARY PUBLIC

SARA FABIAN

PRINT NAME



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 11/15/2021

Property Information	
Folio:	02-3233-001-0540
Property Address:	11 E RIVO ALTO DR Miami Beach, FL 33139-1243
Owner	FANG WU
Mailing Address	11 E RIVO ALTO DR MIAMI BEACH, FL 33139 USA
PA Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 5 / 0
Floors	2
Living Units	1
Actual Area	6,236 Sq.Ft
Living Area	5,050 Sq.Ft
Adjusted Area	5,152 Sq.Ft
Lot Size	12,900 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$6,256,500	\$5,418,000	\$5,418,000
Building Value	\$578,235	\$580,099	\$581,963
XF Value	\$52,054	\$52,716	\$53,381
Market Value	\$6,886,789	\$6,050,815	\$6,053,344
Assessed Value	\$1,301,689	\$1,283,717	\$1,254,856

Benefits Information				
Benefit	Type	2021	2020	2019
Save Our Homes Cap	Assessment Reduction	\$5,585,100	\$4,767,098	\$4,798,488
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).				

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,251,689	\$1,233,717	\$1,204,856
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,276,689	\$1,258,717	\$1,229,856
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,251,689	\$1,233,717	\$1,204,856
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,251,689	\$1,233,717	\$1,204,856

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 11/15/2021

Property Information

Folio: 02-3233-001-0540

Property Address: 11 E RIVO ALTO DR

Roll Year **2021** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-3	0800	Square Ft.	12,900.00	\$6,256,500

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1935	4,835	4,209	4,087	\$429,135
1	2	2000	1,401	841	1,065	\$149,100

Extra Features			
Description	Year Built	Units	Calc Value
Wrought Iron Fence	2000	73	\$2,574
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2000	1	\$24,000
Wall - CBS unreinforced	2000	752	\$2,467
Dock - Wood on Light Posts	2000	120	\$2,460
Chain-link Fence 4-5 ft high	2000	130	\$1,066
Wood Fence	2000	40	\$525
Wall - CBS 4 to 8 in, reinforced	1995	160	\$986
Elevator - Passenger	1989	2	\$17,040
Patio - Terrazzo, Pebble	1935	240	\$936

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Property Information

Folio: 02-3233-001-0540

Property Address: 11 E RIVO ALTO DR

Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-3	0800	Square Ft.	12,900.00	\$5,418,000

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1935	4,835	4,209	4,087	\$429,135
1	2	2000	1,401	841	1,065	\$150,964

Extra Features			
Description	Year Built	Units	Calc Value
Wood Fence	2000	40	\$531
Chain-link Fence 4-5 ft high	2000	130	\$1,079
Dock - Wood on Light Posts	2000	120	\$2,490
Wall - CBS unreinforced	2000	752	\$2,497
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2000	1	\$24,300
Wrought Iron Fence	2000	73	\$2,605
Wall - CBS 4 to 8 in, reinforced	1995	160	\$998
Elevator - Passenger	1989	2	\$17,280
Patio - Terrazzo, Pebble	1935	240	\$936

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Generated On : 11/15/2021

Property Information

Folio: 02-3233-001-0540

Property Address: 11 E RIVO ALTO DR Miami Beach, FL 33139-1243

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-3	0800	Square Ft.	12,900.00	\$5,418,000

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1935	4,835	4,209	4,087	\$429,135
1	2	2000	1,401	841	1,065	\$152,828

Extra Features			
Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	2000	752	\$2,527
Dock - Wood on Light Posts	2000	120	\$2,520
Chain-link Fence 4-5 ft high	2000	130	\$1,092
Wood Fence	2000	40	\$538
Wrought Iron Fence	2000	73	\$2,637
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2000	1	\$24,600
Wall - CBS 4 to 8 in, reinforced	1995	160	\$1,011
Elevator - Passenger	1989	2	\$17,520
Patio - Terrazzo, Pebble	1935	240	\$936

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 11/15/2021

Property Information

Folio: 02-3233-001-0540

Property Address: 11 E RIVO ALTO DR

Full Legal Description

33 53 42

RIVO ALTO AMD PB 7-74

LOT 1 & 8FT STRIP ADJ ON BAY

BLK 4

AND PROP INT IN & TO COMMON

ELEMENTS NOT DEDICATED TO PUBLIC

LOT SIZE 12900 SQ FT

OR 17891-3570 1297 1

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
05/05/2021	\$13,550,000	32521-2918	Qual by exam of deed
12/01/1997	\$530,000	17891-3570	Sales which are qualified
07/01/1997	\$0	17743-3767	Sales which are disqualified as a result of examination of the deed
11/01/1996	\$0	17419-0297	Sales which are disqualified as a result of examination of the deed

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