

THE RILEY FIRM, LLC

ATTORNEYS AT LAW

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February 7, 2022

VIA E-FILE

Planning & Zoning Department
City of Miami Beach
Attn: Thomas Mooney, Director
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: Application to the Design Review Board (Extension of Time)
Property Addresses: 5011 Pine Tree Drive

Dear Mr. Mooney:

Please accept this correspondence as our letter of explanation in support of the attached public hearing application to the Design Review Board for an extension of time to obtain a full building permit in accordance with Section 118-258 of the City of Miami Beach Land Development Regulations for File No. DRB20-0534, which was passed and adopted on November 3, 2020 and subsequently modified by that certain Supplemental Order dated February 2, 2021. The undersigned represents the owner of the property, Pine Tree Development, LLC.(hereinafter referred to as the "Applicant").

As you may recall, the board orders made subject to this application involve the onsite relocation of a significantly sized primary home situated on the property. That endeavor, which includes meticulous planning and engineering, was thwarted by the coronavirus pandemic. As restrictions on the pandemic began to lessen, the Applicant purchased the property from its previous owners and initiated its own study concerning the relocation of the primary home. That transaction took place on July 16, 2021.

Since purchasing the property for the purpose of constructing the development program approved by the board orders, the Applicant has engaged in the following:

1. Multiple meetings with the City's professional staff in preparation of presenting construction documents for their review (including planning meetings associated with connection to public infrastructure services, engineering meetings regarding

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Page 2

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City of Miami Beach
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- the home relocation project, planning meetings regarding floodplain requirements and the like),
2. Has applied for permits to construct a new seawall on the property;
 3. Has applied for tree relocation permits; and
 4. Has applied for demolition permits.

In order to complete the process associated with securing a "full building permit" for the property improvements granted in DRB File No. DRB20-0534, the applicant respectfully requests an extension of time in which to obtain the full building permit through Wednesday, May 3, 2023.

Thank you for your consideration of this request. It is greatly appreciated.

Very Truly Yours,

By:



William W. Riley, Jr.