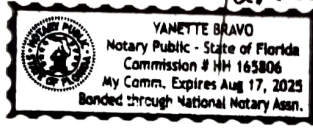


Yanette Bravo



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

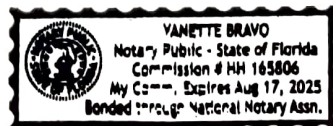
The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER DRB22-0834			
<input type="radio"/> 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="radio"/> Design Review Board <input type="checkbox"/> Design review approval <input checked="" type="checkbox"/> Variance	
<input type="radio"/> Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <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="radio"/> 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"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 3100 PINE TREE DRIVE, MIAMI BEACH, FL 33140-3929			
FOLIO NUMBER(S) 02-3227-001-0310			
Property Owner Information			
PROPERTY OWNER NAME TRAVERS TRUST CO LLC TRS JOSHUA FAMILY BED TRUST			
ADDRESS 201 SOUTH PHILIPS AVE. STE. 215	CITY SIOUX FALLS	STATE SD	ZIP CODE 57104
BUSINESS PHONE 3125862051	CELL PHONE 7739805421	EMAIL ADDRESS JMWOOD305@GMAIL.COM	
Applicant Information (if different than owner)			
APPLICANT NAME			
ADDRESS			
CITY			
STATE			
ZIP CODE			
BUSINESS PHONE			
CELL PHONE			
EMAIL ADDRESS			
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST REAR SETBACK VARIANCE FOR A TWO-STORY ACCESSORY BUILDING IN THE REAR YARD OF AN EXISTING PRE-1942 ARCHITECTURALLY SIGNIFICANT SINGLE FAMILY HOME, AND A VARIANCE FROM THE PREVIOUS OPEN SPACE REQUIREMENTS.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		1,435 SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		3,555 SQ. FT.	
Party responsible for project design			
NAME DNA DESIGN & ARCHITECTURE OLGA KUSCHE		<input checked="" type="checkbox"/> Architect	<input type="checkbox"/> Contractor
		<input type="checkbox"/> Engineer	<input type="checkbox"/> Tenant
		<input type="checkbox"/> Landscape Architect	<input type="checkbox"/> Other _____
ADDRESS 7288 NW 1ST COURT		CITY MIAMI	STATE FL
		ZIP CODE 33150	
BUSINESS PHONE 305-350-2993	CELL PHONE 305-282-4136	EMAIL ADDRESS OKUSCHE@DNA-ARC.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).



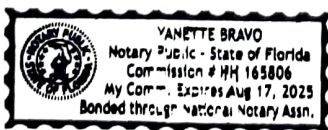
Yanette Bravo

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".
- 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



Yanette Bravo

Joshua Woodward

 SIGNATURE

 PRINT NAME
 5.3.22

 DATE SIGNED

**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.

Joshua Family BED Trust

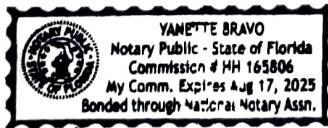
TRUST NAME

NAME AND ADDRESS

% INTEREST

Joshua M. Woodward 3100 Pine Tree Dr. 33140

100



Yamette Bravo

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
<u>RODRIGO CARRION</u>	<u>7288 NW 1ST COURT,</u>	<u>305-350-2993</u>
<u>DN'A DESIGN & ARCHITECTURE</u>	<u>MIAMI, FL 33150</u>	<u></u>
<u></u>	<u></u>	<u></u>

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

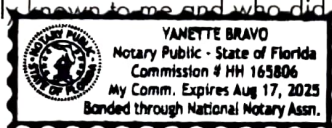
COUNTY OF Miami-Dade

I, Joshua M. Woodward, 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 3 day of May, 2022. The foregoing instrument was acknowledged before me by Joshua Woodward, who has produced Florida license as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: Aug. 17, 2025

[Signature]
NOTARY PUBLIC

Yanette Bravo
PRINT NAME

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	3100 Pine Tree Drive, Miami Beach, FL 33140		
2	Folio number(s):	02-3227-001-0310		
3	Board and file numbers :	DRB22-0834		
4	Year built:	Main House: 1931	Zoning District:	RS-2
5	Base Flood Elevation:	8.00' NGVD	Grade value in NGVD:	5.40 NGVD
6	Adjusted grade (Flood+Grade/2):	6.70 NGVD	Free board:	1.00'
7	Lot Area:	19,866 SQFT.		
8	Lot width:	100 FT.	Lot Depth:	200 FT.
9	Max Lot Coverage SF and %:	7,946 sqft. or 40%	Proposed Lot Coverage SF and %:	5,682 SQFT. 28.2%
10	Existing Lot Coverage SF and %:	3,779 SQFT.	Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	EXIST. TO REMAIN	Rear Yard Open Space SF and %:	1,477 SQFT. 65.6%
12	Max Unit Size SF and %:	11,920 SQFT. or 60%	Proposed Unit Size SF and %:	7,439 SQFT. 37.4%
13	Existing First Floor Unit Size:	3,779 SQFT.	Proposed First Floor Unit Size:	4,323 SQFT.
14	Existing Second Floor Unit Size	2,036 SQFT.		
15			Proposed Second Floor Unit Size SF and % :	3,116 SQFT.
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17a	Height Main Building:	31'-0" MAX.	23'-6"	EXIST. TO REMAIN	
17b	Height Accessory Structure:	20'-0" MAX.	N/A	20'-0"	
18	Setbacks:				
19	Front First level:	22'-6"	25'-0"	EXIST. TO REMAIN	
20	Front Second level:	22'-6"	25'-0"	EXIST. TO REMAIN	
21	Side 1:	12'-6"	15'-0"	EXIST. TO REMAIN	
22	Side 2 or (facing street):	15'-0"	15'-4"	EXIST. TO REMAIN	
23	Rear:	22'-6"	85'-2"	EXIST. TO REMAIN	
	Accessory Structure Side 1:	10'-0"	N/A	16'-0"	
24	Accessory Structure Side 2 or (facing street) :	15'-0"	N/A	15'-6"	
25	Accessory Structure Rear:	15'-0"	N/A	7'-6" first level, 15'-0' second level	
26	Sum of side yard :	25% MIN.	30.30%	30.30%	
27	Located within a Local Historic District?			No	
28	Designated as an individual Historic Single Family Residence Site?			No	
29	Determined to be Architecturally Significant?			Yes (Main House)	
	Additional data or information must be presented in the format outlined in this section				

Notes:

If not applicable write N/A



PEDRO J. GARCIA
MIAMI-DADE PROPERTY APPRAISER

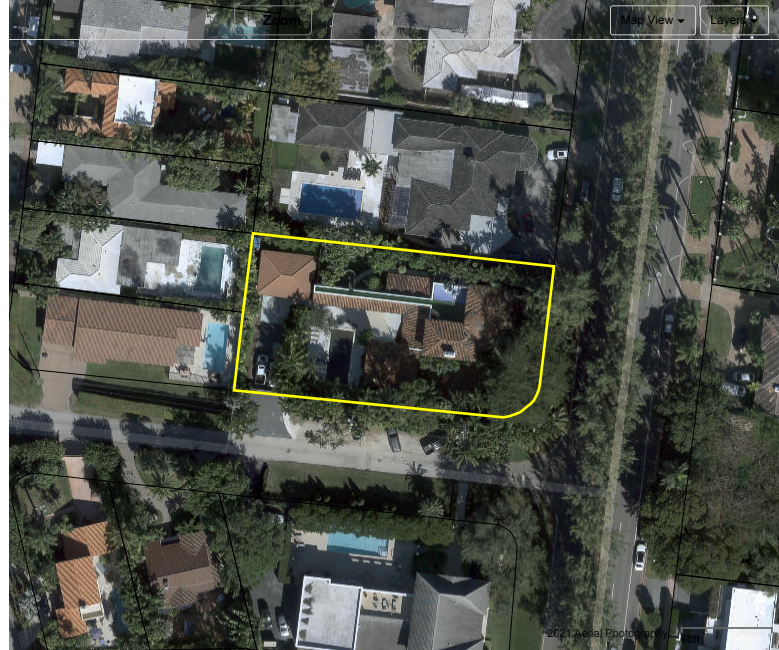


Address Owner Name Subdivision Name Folio

SEARCH: 3100 pine tree drive Suite [Back to Search Results](#)

PROPERTY INFORMATION ⓘ

Folio:	02-3227-001-0310
Sub-Division:	ORCHARD SUB NO 1
Property Address	3100 PINE TREE DR
Owner	TRAVERS TRUST CO LLC TRS JOSHUA FAMILY BED TRUST
Mailing Address	201 S PHILLIPS AVE 215 SIOUX FALLS, SD 57104
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 3 / 0
Floors	2
Living Units	1
Actual Area	
Living Area	
Adjusted Area	6,021 Sq.Ft
Lot Size	20,000 Sq.Ft
Year Built	Multiple (See Building Info.)



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- [Tax Comparison](#)
- [Tax Estimator](#)
- [TRIM Notice](#)
- [Value Adjustment Board](#)

ASSESSMENT INFORMATION ⓘ

Year	2021	2020	2019
Land Value	\$1,700,253	\$1,499,746	\$1,499,746
Building Value	\$623,225	\$631,955	\$640,686
Extra Feature Value	\$39,481	\$39,972	\$40,464
Market Value	\$2,362,959	\$2,171,673	\$2,180,896
Assessed Value	\$2,202,076	\$2,171,673	\$2,180,896

TAXABLE VALUE INFORMATION ⓘ

	2021	2020	2019
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$2,152,076	\$2,121,673	\$2,130,896

BENEFITS INFORMATION ⓘ

Benefit	Type	2021	2020	2019
Save Our Homes Cap	Assessment Reduction	\$160,883		
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).

FULL LEGAL DESCRIPTION ⓘ

ORCHARD SUB NO 1 PB 6-111
 LOT 1 BLK 44
 LOT SIZE 100,000 X 200
 OR 19956-0673 10 2001 1

SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$2,177,076	\$2,146,673	\$2,155,896
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$2,152,076	\$2,121,673	\$2,130,896
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$2,152,076	\$2,121,673	\$2,130,896

SALES INFORMATION ⓘ

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1
02/23/2021	\$4,850,000	32384-4198	Qual by exam of deed	CONRAD JONES
10/15/2014	\$3,250,000	29352-3825	Qual by exam of deed	IGMM CORP
10/01/2001	\$1,400,000	19959-0673	Sales which are qualified	
12/01/1998	\$500,000	18429-877	Sales which are qualified	
12/01/1998	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed	
09/01/1983	\$225,000	11902-0872	Sales which are qualified	
05/01/1974	\$130,000	00000-00000	Sales which are qualified	

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

2021 2020 2019

LAND INFORMATION ⓘ

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-2	2100 - ESTATES - 15000 SQFT LOT	Front Ft.	100.00	\$1,700,253

BUILDING INFORMATION ⓘ

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1931			3,669	\$372,404
1	2	1961			750	\$76,125
1	3	1931			768	\$77,952
1	4	2000			834	\$96,744

EXTRA FEATURES ⓘ

Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	2000	600	\$1,968
Wrought Iron Fence	2000	16	\$564
Patio - Concrete Slab	2000	1,789	\$5,725
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2000	1	\$24,000
Pool - Wading - 2-4' depth	2000	96	\$2,304
Wall - CBS unreinforced	1965	1,500	\$4,920

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-2 -
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
Tax Collector			South Florida Water Mgmt District

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