# 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.

<b>Application Informa</b>	tion	A SHEET OF			
FILE NUMBER		elenesti i			
DRB22-0893					
Board of Adjustment		<ul><li>Design Review Board</li></ul>			
☐ Variance from a provision of the Land Development Regulations		■ Design review approval			
□ Appeal of an administrative decision		□ Variance			
Planning Board		OHistoric Preservation Board			
☐ Conditional use permit			☐ Certificate of Appropriateness for design		
□ Lot split approval			☐ Certificate of Appropriateness for demolition☐ Historic district/site designation		
☐ Amendment to the La	nd Development Regulation	s or zoning map	☐ Historic district/site designation ☐ Variance		
☐ Amendment to the Co	omprehensive Plan or future	land use map	□ Variance		
□ Other:			#F-LiLia A#	4 T. I.	Allendar Land College
<b>Property Informatio</b>	n – Please attach Legal	Description as	EXHIDIT A		
ADDRESS OF PROPERTY					
315 West San Marino D	rive, Miami Beach, FL 3313	39	and a company of the amount of the same	2-1 101-	
FOLIO NUMBER(S)			14-21-18-1-18		
02-3232-003-0850					A STATE OF THE PARTY OF THE PAR
Property Owner Info	ormation				
PROPERTY OWNER NA					
	UVIL				
Anastasia Vlasyuk		CITY		STATE	ZIPCODE
ADDRESS					33139
02 24th Street Apt. 1245			Miami Beach FL		33 133
BUSINESS PHONE	CELL PHONE	EMAIL AD	EMAIL ADDRESS		
	786.867.7625	nasturtium	asturtium7@gmail.com		
Applicant Informatio	on (if different than ow	ner)			491
APPLICANT NAME					
AFFLICAINT NAME					
		CITY	and the part of the state of	STATE	ZIPCODE
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Summary of Request				100	
POVIDE A BRIFF SCOPE	OF REQUEST			15 1850/1106	
wo-Story single-family re	esidence to replace an exi	sting 2 story resid	dence located at 315	W San Marino	Drive.
To Story unigio ranny n	State of the secondary				

Project Information				□ No	
Is there an existing building(s) on the site?			■ Yes		
Does the project include interior or exterior demolition?			■ Yes		
Provide the total floor are	ea of the new construction.			3,59	SQ. FT
Provide the gross floor ar	ea of the new construction (incl	uding required p	oarking and all u	isable area).	302.11
Party responsible for					
NAME		■ Architect □ Contractor □ Landscape Architect			rchitect
Ralph Choeff		☐ Engineer	☐ Tenant	Other	
ADDRESS	y our pourty family key doubt	CITY	aprile the say	STATE	ZIPCODE
8425 Biscayne Blvd. Ste.	201	Miami		FL	33138
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS			
305.434.8338	CELETITOTAL	RChoeff@clfarchitects.com			
	taking (s) Information (if ar				
Authorized Representative(s) Information (if a		□ Attorney □ Contact			
NAME		☐ Agent ☐ Other			
Professional Profession Control	20, 2 - Villy military to 19 35 - 150,000	CITY	diameter (1981)	STATE	ZIPCODE
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NAME		<b>2</b> /			
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NAME		☐ Attorney ☐ Contact			
permit by the second		☐ Agent	Other		- d so fare end
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## 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:

OF THE PROPERTY OF THE PROPERTY WAS DELICABLE TO THE STATE OF THE STAT

- 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
	mis perposa ni powing o literas si Aubia	SIGNATURE
	Anasta	sija Vasiuk
	101	PRINT NAME
	12/2	DATE SIGNED

## OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

My Commission Expires:	PRINT NAME
NOTARY SEAL OR STAMP	NOTARY PUBLIC
identification and/or is personally known to me and who did/did	d not take an oath.
Sworn to and subscribed before me this day of acknowledged before me by identification and/or is personally known to me and who did/dia	, 20 The foregoing instrument was
	SIGNATURE The foregoing instrument was
required by law. (7) I am responsible for remove this notice after	the date of the hearing.
authorized to file this application on behalf of such entity. (3) This application, including sketches, data, and other supplementary mand belief. (4) The corporate entity named herein is the owner acknowledge and agree that, before this application may be publication must be complete and all information submitted in su	application and all information submitted in support of this naterials, are true and correct to the best of my knowledge of the property that is the subject of this application. [5] I blicly noticed and heard by a land development board, the pport thereof must be accurate. (6) I also hereby authorize the of posting a Notice of Public Hearing on my property, as
the sales of the s	sworn, depose and certify as follows: (1) I am the (print name of corporate entity). (2) I am
COUNTY OF	out should but the necession of the countries providences become what or postions. It may of the increase providences were
ALTERNATE OWNER AFFIDAVIT FOR CORPORATION,	PARTNERSHIP OR LIMITED LIABILITY COMPANY
My Commission Expires: Bonded through National Not	PRINT NAME
Commission # HH 11  On My Comm. Expires Apr 1	8, 2025
NOTARY SEAL OR STAMP  JAYMY BENGIO  Notary Public - State of	Fiorida NOTARY PUBLIC
Sworn to and subscribed before me this day of <u>Pecer</u> acknowledged before me by <u>Anesta Siis</u> <u>VlasiuU</u> identification and/or is personally known to me and who did/did	, who has produced
with a self-resident to the many of Target Ready	SIGNATURE
application, including sketches, data, and other supplementary ma and belief. (3) I acknowledge and agree that, before this appl development board, the application must be complete and all infor I also hereby authorize the City of Miami Beach to enter my pro Hearing on my property, as required by law. (5) I am responsible f	ication may be publicly noticed and heard by a land mation submitted in support thereof must be accurate. (4)
, Anastasia Vlasiuk , being first duly swo the property that is the subject of this application. (2) This appl	rn, depose and certify as follows: (1) I am the owner of ication and all information submitted in support of this
COUNTY OF Miami Dade	
STATE OF Florida	

### **POWER OF ATTORNEY AFFIDAVIT**

COLD ITY OF Minus Dade	
COUNTY OF Miami Dade	
appropriation of the auror of the real property that is the	, depose and certify as follows: (1) I am the owner of subject of this application. (2) I hereby authorize
Ralph Choeff to be my representative before the	Design Review Board, (3) I diso hereb
authorize the City of Miami Beach to enter my property for the sole	purpose of posting a Notice of Public Hearing on m
property, as required by law. (4) I am responsible for remove this not	ice after the date of the hearing.
Anastasia Vlasyuk	
PRINT NAME (and Title, if applicable)	// SIGNATUR
Sworn to and subscribed before me this day of <u>Decem.</u> acknowledged before me by <u>Araskasing Via single</u> dentification and/or is personally known to me and who did/did no	be/ , 20 2-Z. The foregoing instrument we take an oath.
NOTARY SEAL OR STAMP	NOTARY BURL
JAYMY BENGI Notary Public - State Commission # HH	of Florida 118149
My Commission Expires:	otary Assn. PRINT NAM
CONTRACT FOR PU	RCHASE
CONTRACT FOR PU	
f the applicant is not the owner of the property, but the applicant is or not such contract is contingent on this application, the applicant is including any and all principal officers, stockholders, beneficiarity corporations, partnerships, limited liability companies, trusts, or other identity of the individuals(s) (natural persons) having the ultimostause or contract terms involve additional individuals, corporations, corporate entities, list all individuals and/or corporate entities.	a party to a contract to purchase the property, whether shall list the names of the contract purchasers belowes or partners. If any of the contact purchasers are corporate entities, the applicant shall further disclosure ownership interest in the entity. If any contingen
f the applicant is not the owner of the property, but the applicant is or not such contract is contingent on this application, the applicant including any and all principal officers, stockholders, beneficiarity corporations, partnerships, limited liability companies, trusts, or other identity of the individuals(s) (natural persons) having the ultimedause or contract terms involve additional individuals, corporations,	a party to a contract to purchase the property, whether shall list the names of the contract purchasers belowes or partners. If any of the contact purchasers care corporate entities, the applicant shall further disclosure ownership interest in the entity. If any contingen
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In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

## 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	
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NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
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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.

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Company of the applicant to the applicant of the applican		

#### 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
Ralph Choeff	8425 Biscayne Blvd. Ste. 201	305.434.8338
NEW ASSOCIATION NO. 12 NO.		
Additional names can be placed on a	separate page attached to this application.	
DEVELOPMENT BOARD OF THE SUCH BOARD AND BY ANY O	EDGES AND AGREES THAT (1) AN APPROVI CITY SHALL BE SUBJECT TO ANY AND ALL THER BOARD HAVING JURISDICTION, AND OF THE CITY OF MIAMI BEACH AND ALL OTH	(2) APPLICANT'S PROJECT
	APPLICANT AFFIDAVIT	
STATE OF Florida		
STATE OF Florida  COUNTY OF Minni - Dade		
I, Anastasia Wasi or representative of the applicant. (2)	This application and all information submitted in support materials, are true and correct to the best of my kn	port of this application, including
Sworn to and subscribed before me tacknowledged before me by Anasidentification and/or is personally kno	this 7 day of December, 2022 Stersing Vlasina , who has proportion to me and who did/did not take an oath.	The foregoing instrument was duced as
NOTARY SEAL OR STAMP	JAYMY BENGIO Notary Public - State of Florida	NOTARY PUBLIC
My Commission Expires:	Commission # HH 118149 My Comm. Expires Apr 18, 2025 Bonded through National Notary Assn.	PRINT NAME

## Exhibit "A"

### Property Address:

315 West San Marino Drive, Miami Beach, FL 33139

### Legal Description:

LOT 5, BLOCK 8, OF SAN MARINO ISLAND ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA