

# MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> FLOOR  
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV  
305-673-7550

## 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.

☐ BOARD OF ADJUSTMENT

- ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
- ☐ APPEAL OF AN ADMINISTRATIVE DECISION

☒ DESIGN REVIEW BOARD

- ☒ DESIGN REVIEW APPROVAL
- ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.

☐ HISTORIC PRESERVATION BOARD

- ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- ☐ HISTORIC DISTRICT / SITE DESIGNATION
- ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.

☐ PLANNING BOARD

- ☐ CONDITIONAL USE PERMIT
- ☐ LOT SPLIT APPROVAL
- ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP

☐ FLOOD PLAIN MANAGEMENT BOARD

- ☐ FLOOD PLAIN WAIVER

☒ OTHER Request to forgo 70% 2nd Fl. volume requirement  
per 142-105(4)c

SUBJECT PROPERTY ADDRESS: 2179 MERIDIAN AVE  
MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A" MTD GOLF SUB, LOT 21  
BLK 1, PB 4-200

FOLIO NUMBER (S) 02-3227-006-0190

1. APPLICANT: ☐ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☒ ARCHITECT ☐ LANDSCAPE ARCHITECT  
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER \_\_\_\_\_

NAME Juan C. David R.A.  
 ADDRESS 428W-43rd Street, Miami Beach, Fl. 33140  
 BUSINESS PHONE 305-285-4343 CELL PHONE 786-443-6750  
 E-MAIL ADDRESS mariad@jcdarchitect.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME Anthony Manganaro & Michele Manganaro  
 ADDRESS 8221 Snowden River Pkwy, Columbia, MD 21044  
 BUSINESS PHONE 410-923-1306 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS amanganaro@sienafarm.com

2. AUTHORIZED REPRESENTATIVE(s):

☐ ATTORNEY:

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

☒ AGENT:

NAME Juan C. David R.A.  
 ADDRESS 428W 43rd. Street, Miami Beach, Fl. 33140  
 BUSINESS PHONE 305-285-4343 CELL PHONE 786-443-6750  
 E-MAIL ADDRESS \_\_\_\_\_

☐ CONTACT:

NAME SAME AS ABOVE  
 ADDRESS \_\_\_\_\_  
 BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: \_\_\_\_\_

NAME JCD ARCHITECT, INC  
 ADDRESS 1385 CORAL WAY #207, MIAMI, FL. 33145  
 BUSINESS PHONE 305-285-4343 CELL PHONE 786-443-6750  
 E-MAIL ADDRESS mariad@jcdarchitect.com

FILE NO. 23064

## 4. SUMMARY OF APPLICATION – PROVIDE BRIEF SCOPE OF PROJECT:

Request for demolition of pre-1942 SFR, and design  
approval for new 5,199 SF SFR.

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☒ YES ☐ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) 5,199 SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). 5,519 SQ. FT.

## 5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ \_\_\_\_\_

- 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 FEE. 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 A PROJECT 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, LANDSCAPE ARCHITECTS, ENGINEERS, 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.

FILE NO. 23064

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT 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 SERVICES 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: \_\_\_\_\_

PRINT NAME: Juan C. David R.A.

FILE NO. 2306A

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF  
COUNTY OF

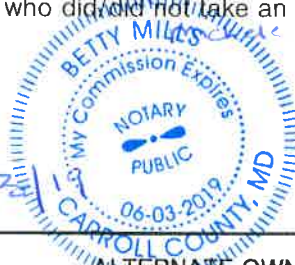
and Michel Manganaro  
I, Anthony Manganaro being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary 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 removing this notice after the date of the hearing.

[Signature]  
SIGNATURE

Sworn to and subscribed before me this 31 day of March, 2016. The foregoing instrument was acknowledged before me by Anthony and Michel Manganaro, who has produced Known personally as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 6/23/19



Betty Mills  
NOTARY PUBLIC

Betty Mills  
PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR  
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY  
(Circle one)

STATE OF  
COUNTY OF

I, N/A, being 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 or tenant 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 the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

\_\_\_\_\_  
SIGNATURE

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The foregoing instrument was acknowledged before me by \_\_\_\_\_ of \_\_\_\_\_, on behalf of such entity, 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:

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
PRINT NAME

FILE NO. 23064



POWER OF ATTORNEY AFFIDAVIT

STATE OF  
COUNTY OF

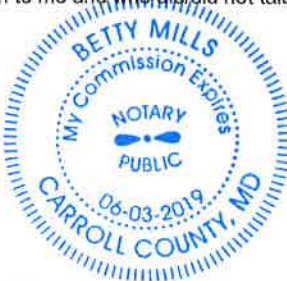
I, Anthony Manganaro and Michele Manganaro, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Juan C. David to be my representative before the DRB Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Anthony Manganaro  
PRINT NAME (and Title, if applicable)  
Michele Manganaro

[Signature] [Signature]  
SIGNATURE

Sworn to and subscribed before me this 31 day of March, 20 16. The foregoing instrument was acknowledged before me by Anthony and Michele Manganaro of \_\_\_\_\_ 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 6/3/19

Betty Mills  
NOTARY PUBLIC

Betty Mills  
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 individual(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.\*

N/A

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 is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

FILE NO. 23064

CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

**1. 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

N/A

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

N/A

*IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.*

*NOTE: Notarized signature required on page 9*

FILE NO. 23064

CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION  
DISCLOSURE OF INTEREST

**2. TRUSTEE**

If the property that is the subject of this 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

N/A

*NOTE: Notarized signature required on page 9*

FILE NO. 23064





1385 CORAL WAY SU # 207  
MIAMI, FL 33145

TEL. # (305)285-4343  
FAX # (305)285-4330

April 15, 2016

**City of Miami Beach**  
**Department of Planning & Zoning**  
**DRB & BOA Boards**  
1700 Convention Dr  
Miami Beach, FL 33140

**Owner: Mr. & Mrs. Manganaro**  
**Address: 2179 Meridian Avenue**  
**Miami Beach, FL 33139**  
**DRB File #: 23064**

**“Letter of Intent”**

The undersigned **Juan C. David RA # 15344** –Architect of record and authorized representative for the above property, certifies herein our intention to:

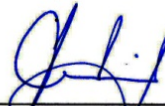
- 1- Demolish existing 5,135.00 SF - 1928 structure (incl. 1991, 2011 & 2012 additions to exist.).
- 2- Proposed to build a new 5,199SF -2 Story Structure (not including 321sf -1 Story Garage).
- 3- No Variances are requested at this time, only waiver to forego 70% 2<sup>nd</sup> floor Volume to approx. 80% 2<sup>nd</sup> floor Volume of the first floor area per section 142-105(b)(3)c, when in compliance with sect. 142-105.

The property in question sits on a standard 65ft x 160ft lot with 10,400 sf with no special features.

It is for the above reasons we respectfully request the Zoning Director to grant this permit and to forego the Volume percentage, where this new Building will be in compliance with the FBC and can be considered safe and sound by the City of Miami Beach.

Should you have any question or need additional information, please do not hesitate to contact me.

Sincerely,

  
\_\_\_\_\_  
**Juan C. David**  
**PRES.**

RA # 00015344

Tel.# (786) 443-6750

Cc/ File  
Mr. & Mrs. Manganaro.

# MIAMI BEACH

Planning Department, 1700 Convention Center Drive 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

DRB 23264

Property Address: <u>2179 Meridian Avenue</u>	Date: <u>3/24/2016</u>
File Number:	

## BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with Board staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL CHECK LIST	Required
	<b>ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE</b>	
1	Make an appointment with Board Liaison for application submittal at least 2 days in advance of the submittal deadline	X
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X
3	Copies of all current or previously active Business Tax Receipts	X
4	Letter of Intent with details of application request, hardship, etc.	X
5	Application Fee	X
6	Mailing Labels - 1 printed set and a CD including: Property owner's list and Original certified letter from provider.	X
7	School Concurrency Application, for projects with a net increase in residential units (no SFH)	N/A
8	Provide four (4), 11"x17" collated sets, two (2) of which must be signed & sealed. Sets shall include the following:	X
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X
10	All Applicable Zoning Information on City of Miami Beach Zoning Data Sheet	X
11	Location Plan, Aerial 1/2 mile radius, colored with streets and project site identified	X
12	Survey (original signed & sealed) dated less than 6 months old at the time of application ( lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade) , spot elevations and Elevation Certificate	X
13	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X
14	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	X
15a	Indicate any backflow preventer and FPL vault if applicable	N/A
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X
17	Current, dated color photographs, min 4"x6" of interior space (no Google images)	
18	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)	X
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)	X
20	Demolition Plans (Floor Plans & Elevations with dimensions)	X
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X
23	Proposed Section Drawings	X
24	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	X
25	Hardscape Plan, i.e. paving materials, pattern, etc.	X
26	Color Renderings (elevations and three dimensional perspective drawings)	X

Indicate N/A If Not Applicable

Initials: LC

# MIAMI BEACH

Planning Department, 1700 Convention Center Drive 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

Address:

File Number:

ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required
27	Vacant or Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Department	
28	Copy of original Building Permit Card, & Microfilm, if available	
29	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure)	
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)	X
31	Line of Sight studies	
32	Structural Analysis of existing building including methodology for shoring and bracing	
33	Proposed exterior and interior lighting plan, including photometric calculations	
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)	X
35	Neighborhood Context Study	X
36	Open Space calculations and shaded diagrams	X
37	Proposed Operational Plan	
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov	
39	Sound Study report (Hard copy) with 1 CD	
40	Set of plans 24"x 36" (when requested by staff)	
41	Copies of previous Recorded Final Orders	
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)	
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)	
44	<b>Site Plan (Identify streets and alleys)</b>	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
45	<b>Floor Plan (dimensioned)</b>	
a	Total floor area _____	
a	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
b	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	

Address:

Indicate N/A If Not Applicable

Initials: LC

# MIAMI BEACH

Planning Department, 1700 Convention Center Drive 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

## File Number:

46	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:	
47	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)	
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
49	CU - Mechanical Parking - Section 130-38 (3)(c )(i)(1)-(2) & (4)(a)-(k)	
50	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)	
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
52	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
<b>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</b>		

#	FINAL SUBMITTAL CHECK LIST:	Required
53	One (1) signed and sealed 11"X17" unbound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X
54	14 collated copies of all the above documents	X
55	One (1) CD/DVD with electronic copy of entire final application package	X

## NOTES:

- A. Other information/documentation required for first submittal will be identified during pre-application meeting.
- B. Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. 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.
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval, as applicable.

Indicate N/A If Not Applicable

Initials: LC

# MIAMI BEACH

Planning Department, 1700 Convention Center Drive 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)  
305.673.7550

  
\_\_\_\_\_  
APPLICANT'S OR DESIGNEE'S SIGNATURE

3/24/16  
Date



**JCD ARCHITECT, INC**

**A.A. #26001560**

1385 CORAL WAY SU # 207  
MIAMI, FL 33145

TEL. # (305)285-4343  
FAX # (305)285-4330

March 30, 2016

Miami Beach Building Dept.  
Building Code Compliance Department  
1700 Convention Dr  
Miami Beach, FL 33140

**Owner:** Anthony Manganaro & Michele Manganaro

**Address:** 2179 Meridian Ave.  
Miami Beach, FL 33139-1512

**"CERTIFICATE"**

The undersigned **Juan C. David RA # 15344** –Architect of record for the above property, certifies herein to the best of my knowledge, belief and professional judgment, that the ownership list and mailing labels are complete and accurate representation of the real property and property owners within 375 ft. of the subject property, inclusive of the subject property

Should you have any question or need additional information, please do not hesitate to contact me.

Sincerely,

  
Juan Carlos David  
RA #00015344

Tel.# (786) 443-6750

Cc/ File  
Anthony Manganaro & Michele Manganaro.

APR 01 2016

Name	Address	City	State	Zip	Country
COURTNEY LORD & KAREN LORD	2301 N MERIDIAN AVE	MIAMI BEACH	FL	33140	USA
SPI INTERNATIONAL INC	55 WHITE ST #1A	NEW YORK	NY	10013	USA
PETER CONLEY & ANA CONLEY	2225 N MERIDIAN AVE	MIAMI BEACH	FL	33139	USA
WALTER J GAYMAN	PO BOX 403052	MIAMI,	FL	33140	USA
TRK BID LLC C/O CAPITAL INTL FINANCIAL FD LLC	170 SE 14 ST 1002	MIAMI,	FL	33131	USA
2152 PRAIRIE LLC	2152 PRAIRIE AVE	MIAMI BEACH	FL	33139	USA
LML REALTY LTD	2205 N MERIDIAN AVE	MIAMI BEACH	FL	33139	USA
2010 LINCOLN TRUST C/O MICHAEL ROSENBAUM ESQ	755 WEST 41 ST	MIAMI BEACH	FL	33140	USA
MANUEL A DIAZ & ROSE MARY MCVEIGH	PO BOX 402008	MIAMI BEACH	FL	33140-0008	USA
JOSHUA W SCHRAGER & STACI J RUTMAN	2140 PRAIRIE AVE	MIAMI BEACH	FL	33139	USA
BHARAT CHATANI & W NEELAM	2185 MERIDIAN AVE	MIAMI BEACH	FL	33139	USA
RICHARD W JOHN MANHIRE & W KATIE LOUISE MANHIRE	2128 PRAIRIE AVE	MIAMI BEACH	FL	33139	USA
VIVIAN PINO	2112 PRAIRIE AVE	MIAMI BEACH	FL	33139-1516	USA
JACK STUPP	2161 MERIDIAN AVE	MIAMI BEACH	FL	33139-1512	USA
DANIEL DO VALE GALA BRAS	2100 PRAIRIE AVE	MIAMI BEACH	FL	33139	USA
DAN P PETERSON & CHRISTINA PAINTER	2151 MERIDIAN AVE	MIAMI BEACH	FL	33139-1512	USA
YOSHIHIRO KATSUMURA & NOBUKO KATSUMURA	3257 N HALSTED ST	CHICAGO	IL	60657	USA
JOSE SARRAFF & W LILLY	2145 N MERIDIAN AVE	MIAMI BEACH	FL	33139-1512	USA
HAKAN ATLAN C/O ELIZABETH ATLAN	245 MICHIGAN AVE UNIT GL8	MIAMI BEACH	FL	33139	USA
JACOB 1535 PROP INC	3510 PINE TREE DR	MIAMI	FL	33140	USA
RAYMOND SLACK	2074 PRAIRIE AVE	MIAMI BEACH	FL	33139	USA
JORGE RAMON EXPOSITO & W ALINA	2123 MERIDIAN AVE	MIAMI BEACH	FL	33139-1512	USA
JAMES H QUINLAN & W LAURA E	2064 PRAIRIE AVE	MIAMI BEACH	FL	33139-1515	USA
PAUL EXPOSITO	2115 MERIDIAN AVE	MIAMI BEACH	FL	33139	USA
FRANCISCO ACUNA & MONICA CERVI	2054 PRAIRIE AVE	MIAMI BEACH	FL	33139	USA
KATHERINE COAKLEY	90 PLEASANT ST	WOBURN	MA	01801	USA
MATTHEW H CRANE & AMAL CRANE	2044 PRAIRIE AVE	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
B P I DADE CO	1410 NE 2 AVE	MIAMI	FL	33132-1308	USA
ANTHONY MANGANARO & MICHELE MANGANARO	8221 SNOWDEN RIVER PARKWAY	COLUMBIA	MD	21044	USA

