

VIA HAND DELIVERY

August 14, 2017

Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: Letter of Intent in Support of Design Review Approval for the Property at 3400 Chase Avenue, Miami Beach Florida

Dear Tom:

This architecture firm represents 3400 Chase LLC (the "APPLICANT"), the owner of the above-referenced property (the "Property"). Please consider this the Applicant's letter of intent in support of Design Review Board ("DRB") approval for the construction of a new single-family home on the Property.

This home has previous DRB approval from September 6, 2016, file number DRB 0716-0040.

This property property sits on an irregular shaped lot 94'-9" wide by 201'-7" deep lot. The lot to the north (3410 Chase Avenue) contains a single-story, sloped roof home, and the property to the south (3370 Chase Avenue) contains a two-story sloped roof property.

THE PROPERTY

The Property, identified by Miami-Dade County Folio No. 02-3227-007-0120, measures approximately 17,889 square feet and is located at the west side of Chase Avenue, Miami Beach. To the north, the Property abuts a waterway. The Property is located in the RS-3, Single-Family Residential Zoning District, where the surrounding area contains a mix of 1- and 2-story single-family homes. The property contains a two-story single family home that will be demolished.

DESCRIPTION OF PROPOSED DEVELOPMENT

The Applicant proposes to improve the parcel with a residence of approximately 6,670.80 square feet in size, representing a reduction of 705.20 square feet from the previously approved home. The proposed 2-story home will be designed in a contemporary style with a warm color palette and complimentary materials of stone, lime finish stucco, and metallic elements. Lush landscaping will surround and beautify the Property, while providing privacy to the Homeowner and neighboring Properties.

The Applicant proposes a home with unique architectural style, while maintaining compatibility with the existing neighborhood. Importantly, the proposed home complies with all of the City of Miami Beach Code ("Code") requirements for open space, lot coverage, and unit size requirements. The proposed home contains a unit size of 37.29% and lot coverage of 25.37%.

WAIVER REQUEST

The applicant will not require waivers for this application.

VARIANCE REQUEST

The applicant seeks the following variances from the code:

1) Variance to reduce the side setback to construct a stair in the required yard:

Section 142-106(2)c: Interior sides. For lots greater than 60 feet in width any one interior side yard shall have a minimum of ten percent of the lot width or ten feet, whichever is greater. For lots 60 feet in width or less, any one interior side yard shall have a minimum of seven and one-half feet.

2) Variance to reduce the sum of the side setbacks to construct a stair in the required yard:

Section 142-106(2)a: The sum of the required side yards shall be at least 25 percent of the lot width.

These variances will allow the applicant to construct a stair to gain access to the first floor of the home from the side yard to the service area of the home.

Satisfaction of Hardship Criteria. The Applicant's request satisfies all hardship criteria as follows:

(1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

Single family residential districts in Miami Beach allow for the construction of single family residences at Base Flood Elevation + Freeboard to address future sea level rise. This allowed additional height results in a side yard access stair that exceeds the allowable parameters of the code and results in the variances requested.

(2) The special conditions and circumstances do not result from the action of the applicant.

The Finish Floor Elevation (FFE) of the first floor of the home is within allowable parameters of the code at BFE(+8 NGVD)+5' freeboard setting the FFE at +13.0 NGVD. Current zoning only allows for +30" above adjusted grade for projection elevations resulting in a disparity of 3.94' in height difference. This allowed additional height of the FFE of the home results in the variances requested.

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this land development regulations to other lands, buildings, or structures the same zoning district.

The variance is not excessive in scope in that it is limited to requesting a setback variance for the stair, in order to access the permitted first floor elevation of the home.

- (4) **Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms and of these land development regulations and work work necessary and undue hardship to the applicant.**

The literal interpretation of the provisions of the land development regulations would prevent the applicant from being able to access the first floor of the home from the side yard for service accessibility and result in a hardship.

- (5) **The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

The variance request would allow reasonable access to the first floor of the home.

- (6) **The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

The requested side yard service access stair will not be injurious to the area involved as it only seeks to reach the permitted first floor elevation of the home and is the minimum footprint necessary by code.

- (7) **The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set fourth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to scheduling of a public hearing or anytime prior to the board of adjustment voting on the applicant's request.**

The variance requests are consistent with the City's comprehensive plan and do not reduce the levels of service as set forth in the plan.

CONCLUSION

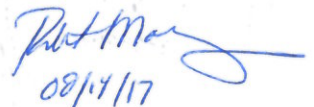
Approval of the proposed residence will permit development of a well-designed single-family home which will undoubtedly enhance the composition of the neighborhood. The Applicant proposes a contemporary design that demonstrates thoughtful consideration for the existing built context, including the height and proportions of the neighboring context. As the Applicant has taken careful measures to mitigate any negative impact of the proposed development, we respectfully request that you approve the proposed design with its accompanying variance. These modest requests capture the spirit of the land development regulations and will not result in negative impacts to the neighborhood. We look forward to your favorable review of the application. If you have any questions or comments, please contact me directly at (305) 674-8031.

Sincerely



ROBERT MOEHRING

Architect, Landscape Architect, LEED AP
PRINCIPAL



08/11/17

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND 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 _____

SUBJECT PROPERTY ADDRESS: 3400 CHASE AVE MIAMI BEACH, FL 33140

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) 02-3227-007-0130

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

NAME 3400 CHASE LLC
 ADDRESS 2800 PRAIRIE AVE MIAMI BEACH, FL 33140
 BUSINESS PHONE _____ CELL PHONE 310-980-6305
 E-MAIL ADDRESS JACOPO.BRACCO@YAHOO.COM

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

☐ AGENT:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

☐ CONTACT:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____

NAME DOMO ARCHITECTURE + DESIGN
 ADDRESS 420 LINCOLN ROAD SUITE 500, MIAMI BEACH, FL 33139
 BUSINESS PHONE (305) 674-8031 CELL PHONE _____
 E-MAIL ADDRESS ROBERT@DOMODESIGNSTUDIO.COM

FILE NO. _____

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

DEMOLITION OF AN EXISTING PRE 1942 HOME AND THE
CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY RESIDENCE,
POOL AND POOL DECK

- 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) _____ SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). 6,669.24 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. _____

- 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: _____

JACOPO BRACCO ON BEHALF OF 3400 CHASE LLC

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____
 COUNTY OF _____

I, _____, 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

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

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

STATE OF _____
 COUNTY OF _____

I, JACOPO BRACCO, being duly sworn, depose and certify as follows: (1) I am the PRINCIPAL (print title) of 3400 CHASE LLC (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 14 day of JULY, 2017. The foregoing instrument was acknowledged before me by JACOPO BRACCO, PRINCIPAL of 3400 CHASE LLC, 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:



Maria Roman
 Commission # GG020978
 Expires: August 14, 2020
 Bonded thru Aaron Notary

 NOTARY PUBLIC

Maria Roman
 PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF
COUNTY OF

I, JACOPO BRACCIO, 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 DOMO STUDIO LLC to be my representative before the Design Review 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.

JACOPO BRACCIO, PRINCIPAL
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 14 day of JULY, 2017. The foregoing instrument was acknowledged before me by JACOPO BRACCIO, owner of 3400 CHASE LLC 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



Maria Roman
Commission # GG020978
Expires: August 14, 2020
Bonded thru Aaron Notary

[Signature]
NOTARY PUBLIC
Maria Roman
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.*

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. _____

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.*

3400 CHASE LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

JACOB BRALLO 2800 PRAIRIE AVE
MIAMI BCH, FL 33140

100

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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. _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTE: Notarized signature required on page 9

FILE NO. _____

3. 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 #
a.	<u>ROBERT MOEHRING</u>	<u>420 LINCOLN ROAD</u>	<u>(305) 674-8031</u>
b.	_____	<u>STE 506 MIAMI BEACH, FL</u>	_____
c.	_____	<u>33139</u>	_____

Additional names can be placed on a separate page attached to this form.

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY 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
COUNTY OF

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

SIGNATURE

Sworn to and subscribed before me this 14 day of JULY, 2017. 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:



Maria Roman
Commission # GG020978
Expires: August 14, 2020
Bonded thru Aaron Notary

NOTARY PUBLIC

Maria Roman

PRINT NAME

FILE NO. _____

SYDNEY LEWIS JR &W ELSE H
3443 N MERIDIAN AVE
MIAMI BEACH, FL 33140-3848

TRUNG NGHIA DUONG
3300 CHASE AVE
MIAMI BEACH, FL 33140

3400 CHASE LLC
3400 CHASE AVE
MIAMI BEACH, FL 33140

ALEXANDER O LOPEZ
3440 N MERIDIAN AVE
MIAMI BEACH, FL 33140

ALEXANDRE L ELBAZ FLORENCE ELBAZ
3322 CHASE AVE
MIAMI BEACH, FL 33140

ANTHONY CAPANO
3447 CHASE AVE
MIAMI BEACH, FL 33140-3416

ARTHUR BLECH &W REBECA
3290 CHASE AVE
MIAMI BEACH, FL 33140-3435

BALI 33 LLC
2018 NORTH BAY ROAD
MIAMI BEACH, FL 33140

BERTHA A SANCHEZ TRS
BERTHA A SANCHEZ REVOC LIVING TR
3334 CHASE AVE
MIAMI BEACH, FL 33140

CITY OF MIAMI BEACH
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

CLARA M & CLARA SUE STEGEMANN
3437 CHASE AVE
MIAMI BEACH, FL 33140-3416

CLAUDIA A MARTINEZ
3464 N MERIDIAN AVE
MIAMI BEACH, FL 33140

DAVID ACOSTA
3340 CHASE AVE
MIAMI BEACH, FL 33140-3415

DAVID HOWARD SCHOEN MICHELE SCHOEN
3458 CHASE AVE
MIAMI BEACH, FL 33140

EDW A MCCARTHY BISHOP OF DIOCESE OF
MIA
9401 BISC BLVD
MIAMI, FL 33138-2970

EMMANUELLE SAINT MARTIN
3450 N MERIDIAN AVE
MIAMI BEACH, FL 33140

FORTY SIX LLC
9805 NW 52 ST APT 120
MIAMI, FL 33178

GRAZIANO SBROGGIO
3427 MERIDIAN AVENUE
MIAMI BEACH, FL 33140-2808

IGAL HAIMOV &W JANET
3450 CHASE AVE
MIAMI BEACH, FL 33140-3417

ILEANA SALMAN
3421 MERIDIAN AVE
MIAMI BEACH, FL 33140

JACOB BLACHER &W JACKIE
3475 N MERIDIAN AVE
MIAMI BEACH, FL 33140-3848

JUDY HERSKOWITZ
3470 CHASE AVE
MIAMI BEACH, FL 33140

LAWRENCE M CIMENT &W HELEN
3420 CHASE AVE
MIAMI BEACH, FL 33140-3417

LISETTE SIMON
3451 MERIDIAN AVE
MIAMI BEACH, FL 33140-3848

MARTIN R SHERMAN &W GRACE
3484 CHASE AVE
MIAMI BEACH, FL 33140-3417

MATHIEU MASSA
999 BRICKELL AVE #600
MIAMI, FL 33131

MATTHEW TURETSKY NATALIE TURETSKY
540 W 37TH ST
MIAMI BEACH, FL 33140-3954

MICHAEL P SORENSON
3425 CHASE AVE
MIAMI BEACH, FL 33140-3416

RICHARD TODARO JR MARGOT TODARO
3434 CHASE AVE
MIAMI BEACH, FL 33140

SAMUEL KURTZ &W FAYGE
5200 15 AVE
BROOKLYN, NY 11219

SARA VILLAMAR
3485 N MERIDIAN AVE
MIAMI BEACH, FL 33140-3848

SHALE J NISKIN &W DEBORAH
3415 CHASE AVE
MIAMI BEACH, FL 33140-3416

Name	Address	City	State	Zip	Country
3400 CHASE LLC	3400 CHASE AVE	MIAMI BEACH	FL	33140	USA
ALEXANDER O LOPEZ	3440 N MERIDIAN AVE	MIAMI BEACH	FL	33140	USA
ALEXANDRE L ELBAZ FLORENCE ELBAZ	3322 CHASE AVE	MIAMI BEACH	FL	33140	USA
ANTHONY CAPANO	3447 CHASE AVE	MIAMI BEACH	FL	33140-3416	USA
ARTHUR BLECH &W REBECA	3290 CHASE AVE	MIAMI BEACH	FL	33140-3435	USA
BALI 33 LLC	2018 NORTH BAY ROAD	MIAMI BEACH	FL	33140	USA
BERTHA A SANCHEZ TRS BERTHA A SANCHEZ REVOC LIVING TR	3334 CHASE AVE	MIAMI BEACH	FL	33140	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLARA M & CLARA SUE STEGEMANN	3437 CHASE AVE	MIAMI BEACH	FL	33140-3416	USA
CLAUDIA A MARTINEZ	3464 N MERIDIAN AVE	MIAMI BEACH	FL	33140	USA
DAVID ACOSTA	3340 CHASE AVE	MIAMI BEACH	FL	33140-3415	USA
DAVID HOWARD SCHOEN MICHELE SCHOEN	3458 CHASE AVE	MIAMI BEACH	FL	33140	USA
EDW A MCCARTHY BISHOP OF DIOCESE OF MIA	9401 BISC BLVD	MIAMI	FL	33138-2970	USA
EMMANUELLE SAINT MARTIN	3450 N MERIDIAN AVE	MIAMI BEACH	FL	33140	USA
FORTY SIX LLC	9805 NW 52 ST APT 120	MIAMI	FL	33178	USA
GRAZIANO SBROGGIO	3427 MERIDIAN AVENUE	MIAMI BEACH	FL	33140-2808	USA
IGAL HAIMOV &W JANET	3450 CHASE AVE	MIAMI BEACH	FL	33140-3417	USA
ILEANA SALMAN	3421 MERIDIAN AVE	MIAMI BEACH	FL	33140	USA
JACOB BLACHER &W JACKIE	3475 N MERIDIAN AVE	MIAMI BEACH	FL	33140-3848	USA
JUDY HERSKOWITZ	3470 CHASE AVE	MIAMI BEACH	FL	33140	USA
LAWRENCE M CIMENT &W HELEN	3420 CHASE AVE	MIAMI BEACH	FL	33140-3417	USA
LISETTE SIMON	3451 MERIDIAN AVE	MIAMI BEACH	FL	33140-3848	USA
MARTIN R SHERMAN &W GRACE	3484 CHASE AVE	MIAMI BEACH	FL	33140-3417	USA
MATHIEU MASSA	999 BRICKELL AVE #600	MIAMI	FL	33131	USA
MATTHEW TURETSKY NATALIE TURETSKY	540 W 37TH ST	MIAMI BEACH	FL	33140-3954	USA
MICHAEL P SORENSON	3425 CHASE AVE	MIAMI BEACH	FL	33140-3416	USA
RICHARD TODARO JR MARGOT TODARO	3434 CHASE AVE	MIAMI BEACH	FL	33140	USA
SAMUEL KURTZ &W FAYGE	5200 15 AVE	BROOKLYN	NY	11219	USA
SARA VILLAMAR	3485 N MERIDIAN AVE	MIAMI BEACH	FL	33140-3848	USA
SHALE J NISKIN &W DEBORAH	3415 CHASE AVE	MIAMI BEACH	FL	33140-3416	USA
SYDNEY LEWIS JR &W ELSE H	3443 N MERIDIAN AVE	MIAMI BEACH	FL	33140-3848	USA
TRUNG NGHIA DUONG	3300 CHASE AVE	MIAMI BEACH	FL	33140	USA



public notification packages | lists of property owners within a specific radius + radius maps + mailing labels
www.rdrmiami.com | diana@rdrmiami.com | 305.498.1614

July 12, 2017

City of Miami Beach
Planning Department
1700 Convention Center Dr.
Miami Beach, FL 33139

Re: Property Owners List within 375 feet of:

SUBJECT: 3400 Chase Avenue, Miami Beach, FL 33140

FOLIO NUMBER: 02-3227-007-0130

LEGAL DESCRIPTION: MID GOLF EXT SUB PB 40-69 LOT 13

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

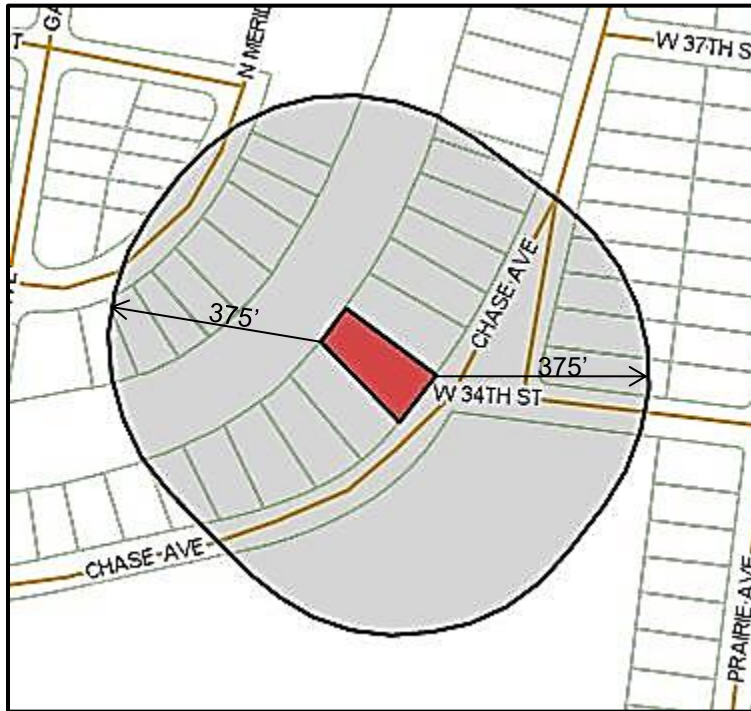
RDR | Diana B. Rio

Total number of property owners without repetition: **32, including 0 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

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375' RADIUS MAP



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