

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: 5350 North Bay Road and 5370 North Bay Road

LEGAL DESCRIPTION: Please refer to "Exhibit A" attached hereto

FOLIO NUMBER (5) 02-3215-003-1850 and 02-3215-003-1840

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

NAME *Rex & Carolyn Runzheimer c/o Bart Reines*

ADDRESS *5370 North Bay Road*

BUSINESS PHONE *(305) 534-9099*

CELL PHONE *N/A*

E-MAIL ADDRESS *bartreines@mac.com*

OWNER IF DIFFERENT THAN APPLICANT:

NAME *KDRIVE, LLC*

ADDRESS *1025 Anconda Dr., Castle Rock, CO*

BUSINESS PHONE *N/A*

CELL PHONE *N/A*

E-MAIL ADDRESS *N/A*

2. AUTHORIZED REPRESENTATIVE(S):

ATTORNEY:

NAME *Michael Larkin, Esq.*

ADDRESS *200 S. Biscayne Blvd., #850 Miami, FL 33131*

BUSINESS PHONE *(305) 377-6231*

CELL PHONE *N/A*

E-MAIL ADDRESS *MLarkin@BRZoningLaw.com*

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 ENGINEER CONTRACTOR OTHER

ARCHITECT NAME *Kobi Karp*

ADDRESS *2915 Biscayne Blvd, Suite*

BUSINESS PHONE *(305) 573-1818*

CELL PHONE *N/A*

E-MAIL ADDRESS *kobikarp@kobikarp.com*

FILE NO.

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

*The Applicant requests design review approval in order to construct a new single-family home on the property.
See letter of intent for further details.*

4A IS THERE AN EXISTING BUILDING(S) ON THE SITE YES NO4B 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). 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).

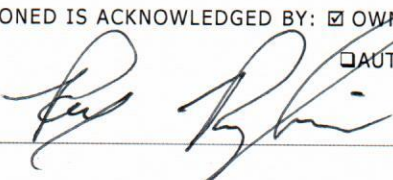
PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

- 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, (H) 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: Rex Runzheimer _____

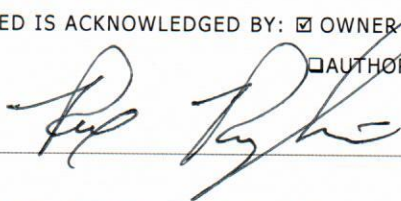
SIGNATURE:  _____

PRINT NAME: Carolyn Runzheimer _____

- 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, (H) 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.
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THE AFOREMENTIONED IS ACKNOWLEDGED BY: OWNER OF THE SUBJECT PROPERTY
 AUTHORIZED REPRESENTATIVE

SIGNATURE: _____



PRINT NAME: Rex Runzheimer, Principal/Owner of KDRIVE, LLC

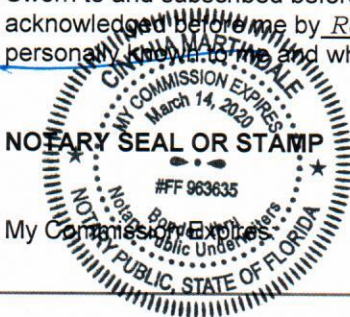
OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

Rex Runzheimer, 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 18th day of March, 2016. The foregoing instrument was acknowledged before me by Rex Runzheimer, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.



[Signature]
NOTARY PUBLIC
Cynthia Martindale
PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

(Circle one)

**STATE OF
COUNTY OF**

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 _____, 2016. 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:

NOTARY PUBLIC

PRINT NAME

My Commission Expires:

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Carolyn Runzheimer, 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 18th day of March, 2016. The foregoing instrument was acknowledged before me by Carolyn Runzheimer, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Signature]
NOTARY PUBLIC

My Commission Expires:

Cynthia Martindale
PRINT NAME

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

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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

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NOTARY SEAL OR STAMP:

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 2016. 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 FLORIDA
COUNTY OF MIAMI-DADE

Rex Runzheimer, being duly sworn, depose and certify as follows: (1) I am the Principal/Owner (print title) of KDRIVE, 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.

Rex Runzheimer
SIGNATURE

Sworn to and subscribed before me this 18th day of March, 2016. The foregoing instrument was acknowledged before me by Rex Runzheimer, Principal/Owner of KDRIVE, 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

Cynthia Martindale
NOTARY PUBLIC

My Commission Expires:

Cynthia Martindale
PRINT NAME



FILE NO.

POWER OF ATTORNEY AFFIDAVIT

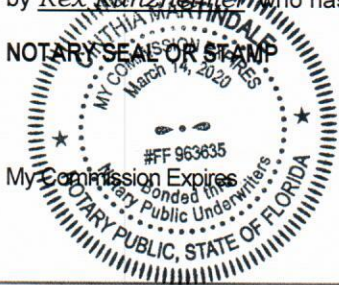
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Rex Runzheimer, 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 Michael Larkin, Esq., Matthew Amster, Esq. and Bercow Radell and Fernandez, PLLC to be my representative before the Planning 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.

Rex Runzheimer
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 18th day of March, 2016. The foregoing instrument was acknowledged before me by Rex Runzheimer who has produced as identification and/or is personally known to me and who did/did not take an oath.



[Signature]
NOTARY PUBLIC

Cynthia Martindale
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
NAME, ADDRESS, AND OFFICE

DATE OF CONTRACT
% 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. _____

POWER OF ATTORNEY AFFIDAVIT

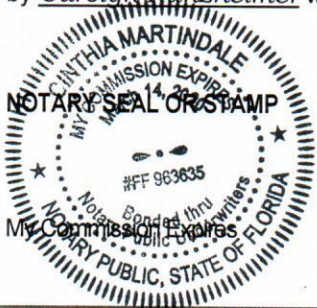
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Carolyn Runzheimer, 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 Michael Larkin, Esq., Matthew Amster, Esq. and Bercow Radell and Fernandez, PLLC to be my representative before the Planning 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.

Carolyn Runzheimer
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 17th day of March, 2016. The foregoing instrument was acknowledged before me by Carolyn Runzheimer who has produced as identification and/or is personally known to me and who did/did not take an oath.



[Signature]
NOTARY PUBLIC
Cynthia Martindale
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.*

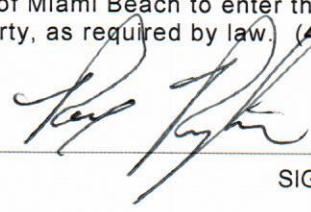
<u>N/A</u> NAME	DATE OF CONTRACT
NAME, ADDRESS, AND OFFICE	% OF STOCK
_____	_____
_____	_____
_____	_____
_____	_____

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.

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Rex Runzheimer, Principal/Owner of KDRIVE, LLC, 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 Michael Larkin, Esq., Matthew Amster, Esq. and Bercow Radell and Fernandez, PLLC to be my representative before the Planning 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.

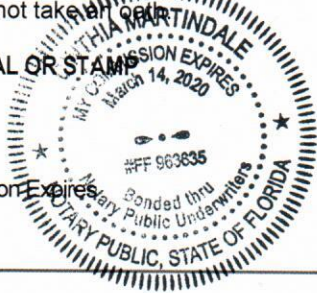


Rex Runzheimer, Principal/Owner of KDRIVE, LLC
PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 18th day of March, 2016. The foregoing instrument was acknowledged before me by Rex Runzheimer, Principal/Owner of KDRIVE, 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



NOTARY PUBLIC

My Commission Expires

Cynthia Martindale

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.

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.*

KDRIVE, LLC

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
<i>Rex Runzheimer</i>	<i>100%</i>
<i>5370-5380 North Bay Road</i>	
<i>Miami Beach, FL</i>	
_____	_____
_____	_____
_____	_____
_____	_____

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.*

N/A

TRUST NAME

NAME AND ADDRESS

% INTEREST

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

NOTE: Notarized signature required on page 9

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.

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

	NAME	ADDRESS	PHONE #
a.	<u>Michael Larkin, Esq.</u>	<u>200 S. Biscayne Blvd., #850</u>	<u>(305) 377-6231</u>
b.	<u>Matthew Amster, Esq.</u>	<u>200 S. Biscayne Blvd., #850</u>	<u>(305) 377-6236</u>
c.	<u>Kobi Karp</u>	<u>2915 Biscayne Blvd., #200</u>	<u>(305) 573-1818</u>

*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 FLORIDA

COUNTY OF MIAMI-DADE

Rex Runzheimer, 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.

[Handwritten Signature]
SIGNATURE

Sworn to and subscribed before me this 18th day of March, 2016. 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



[Handwritten Signature]
NOTARY PUBLIC STATE OF FLORIDA

Cynthia Martindale
PRINT NAME

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.

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

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d.	<u>Michael Larkin, Esq.</u>	<u>200 S. Biscayne Blvd., #850</u>	<u>(305) 377-6231</u>
e.	<u>Matthew Amster, Esq.</u>	<u>200 S. Biscayne Blvd., #850</u>	<u>(305) 377-6236</u>
f.	<u>Kobi Karp</u>	<u>2915 Biscayne Blvd., #200</u>	<u>(305) 573-1818</u>

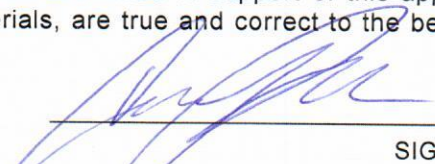
*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 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 FLORIDA
COUNTY OF MIAMI-DADE


Carolyn Runzheimer, 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 18th day of March, 2016. 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 STATE OF FLORIDA
Cynthia Martindale
PRINT NAME

FILE NO. _____



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6236
E-Mail: MAmster@brzoninglaw.com

VIA HAND-DELIVERY

April 15, 2016

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

Re: Revised Letter of Intent for Design Review Approval and a Waiver for the Property Located at 5350-70 North Bay Road, in Miami Beach, Florida

Dear Tom:

This law firm represents Rex and Carolyn Runzheimer, as well as KDRIVE, LLC (collectively, the "Applicant"), the owners of the above-referenced property (the "Property"). Please consider this revised letter as the Applicant's required letter of intent in support of a request for design review approval, a waiver and a variance for the construction of a new single-family residence on the Property.

Property. The Property consists of two (2) separate lots, 5350 North Bay Road (individually, "South Parcel") and 5370 North Bay Road (individually, "Middle Parcel"), which are identified by Miami-Dade County Folio Nos. 02-3215-003-1850 and 02-3215-003-1840. See Exhibit A, Property Appraiser Summary Reports. The Property is located within the RS-3, Single-Family Residential zoning district. The Property is a 25,442 square foot waterfront lot located mid-block on the west side of North Bay Road. The South Parcel currently contains an approximately 4,431 square foot single family residence that was constructed in 1934. The surrounding area contains a mix of 1- and 2-story single-family homes.

In 2014, the Design Review Board ("DRB") approved a landscape plan for the Middle Parcel in association with the extensive renovation of the existing pre-1942 home on 5380 North Bay Road (individually, "North Parcel"). See Exhibit B, DRB Order No.

23105. The unification of the North and Middle Parcels called for the total demolition of the then-existing structure, which was done pursuant to Permit No. BD150304. The Applicant formally unified the North and Middle Parcels through the Unity of Title recorded in Official Records Book 29411, at Page 859 in the Public Records of Miami-Dade County, Florida. See Exhibit C, Unity of Title.

Description of Development. The Applicant recently purchased the South Parcel and, on March 21, 2016, the Applicant filed Planning Board File No. 2326 to split the North and Middle Parcels to allow the Middle and South Parcels to be combined for redevelopment purposes. Essentially, the Applicant is swapping the double-lot from the North and Middle Parcels to the Middle and South Parcels and will return the North Parcel to its originally platted status.

In conjunction with the lot split, the Applicant proposes to construct a new 2-story single family residence on the Property ("Project"). The proposed modern private residence will be a great enhancement to the neighborhood. The home is distinguished by its unique architectural features in a beautifully modern style. The unique architectural features include the orientation of the home, the design of the architectural elements, and the distinct materials. The Project also includes a modest roof deck at the rear of the Property. As the Property is a waterfront lot, the Applicant requests approval to have the roof deck at the rear property line in accordance with City Code Section 142-105(b)(6). Finally, the new home will be substantially landscaped to maximize the home's aesthetic value and privacy, while also ensuring compatibility with the neighborhood. In order to construct the new single family residence, the existing residence on the South Parcel will be demolished.

The resulting development on the relocated double-lot (the joined Middle and South Parcels) will comply with unit size (42.0% where 50.0% permitted), lot coverage (24.4% proposed where 30.0% permitted), and open space regulations. The Applicant seeks a waiver of the maximum building height and a variance of the front yard setback for two-story structures.

Requests. In order to construct the Project, the Applicant seeks design review approval, a waiver to permit a building height of 28' where a maximum building height of 24' for flat roofs is permitted without DRB approval pursuant to City Code Section 142-105(b)(1), and a variance of City Code Section 142-106(1)(b) in order to provide a 20' front yard setback where a 30' front yard setback is required for two-story structures.

Although the Property is zoned RS-3, which requires a minimum lot area of 10,000 square feet, the Property's size is more analogous to RS-1 and RS-2 zoned properties that

have minimum lot areas of 30,000 square feet and 18,000 square feet, respectively. In fact, at over 25,000 square feet, the Property is approximately two and a half times the size of the minimum RS-3 zoned lot, and its lot area is more comparable to RS-1 zoned properties, which permit a height of 28' for flat roofs. Further, the siting of the home provides for generous side setbacks of 16'-6 1/2" and 29'-11" and extensive landscaping that will buffer the new home from the neighboring properties. As such, the Property can accommodate a larger scale than typically-sized RS-3 zoned lots. Specifically, the Property can adequately accommodate the slightly larger scale of 28' in height while being consistent with the surrounding neighborhood, where notably the two adjacent properties also contain 2-story homes.

Satisfaction of Hardship Criteria. The Applicant's variance 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;**

The Property is irregularly-shaped, with a wider front than rear property line, as well as a curved front property line. These conditions do not impact all RS-3 lots. As a result, the Property is a non-rectangular property that when combined with the development regulations creates a substantial difficulty in centering the massing on the Property.

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

The irregular, non-rectangular nature of the Property is an existing condition that results from the original platting and does not result from the action of the Applicant.

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

There are numerous structures in the area, some of which have been recently constructed or renovated that contain an attached 1-story garage at the 20' setback line with the 2-story portion of the home at the 30' setback line. Granting the requested variance will enable the Applicant to construct the proposed residence while allowing for the enclosed garage amenity. The Code allows other similarly situated property owners to seek similar variances to

accommodate development and allow for the construction of two-story single family residents with 1-story garages. The granting of this variance is in line with the purpose and intent of the Code and does not confer any special privilege on the Applicant.

- (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 of these land development regulations and would work unnecessary and undue hardship on the applicant;**

A literal interpretation of the provisions of these land development regulations would deprive the Applicant of the right to construct an enclosed and detached garage amenity, such as those enjoyed by other nearby properties. Further, a literal interpretation of the recently amended provisions of these land development regulations would work an unnecessary and undue hardship on the Applicant. This variance is requested in order to effectuate the development of a single-family home and allow for the construction of a garage amenity that will serve to increase the Property's value. Other property owners have sought and been approved for setback variances, for instance, in order to provide for certain amenities on their properties.

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

The request is the minimal variance needed to provide for the reasonable and modest new single-family home on the Property with a garage amenity connected to the main home, which is a common amenity for single family homes in the City. The Applicant has worked diligently with its design professionals to center the massing of the home considering the Property's special conditions, and requests the variance for a mere 23'-6" portion of the Property in order to accommodate the garage amenity. Notably, the second floor portion in this area is setback farther than the minimum requirement at 34' and the majority of the front façade of the home is significantly setback at approximately 50'.

- (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; and**

Although the proposed home is classified as a two-story structure, the portion that extends passed the permitted front setback is merely an open terrace area, not an enclosed area. The actual two-story portion of the structure is setback thirty-four (34) feet and the majority of the home is setback much further, which results in the majority of the home being setback more the most of the nearby homes. The design therefore minimizes scale and massing fronting the street, while providing substantial open space in the front of the Property.

The Applicant may otherwise propose two 1-story detached garages at the twenty (20) foot setback line that, although 1-story in height, would increase the scale and massing of the home closer to the to the street. Instead, the Applicant has proposed a scale and massing that provides significant additional open space at the front of the Property. As such, the granting of the requested variance will be in harmony with the general intent and purpose of the land development regulations and will not be injurious to the area. The proposed development is compatible with the neighborhood in layout on the Property as well as height. Therefore, the Applicant's design evinces the intent and purpose of the Code.

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

The variance requested is consistent with the City's comprehensive plan and does not reduce the levels of service as set forth in the plan.

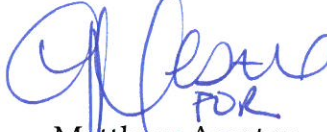
Practical Difficulty. The Property's irregular, non-rectangular shape combined with the Code's zoning regulations creates a practical difficulty in centering the massing while designing a single family home that meets all Code requirements. This variance is the minimum request necessary to allow for reasonable use of the land. The proposed location for the garage provides ample open space at the front of the Property on this double lot. Further, the provided second-story setback, as described above, is more than the required setback and the narrowness of the attached garage minimizes visibility from and two-story massing on the right-of-way. As a result, this request meets the intent and purpose of the Code.

Conclusion. Granting this design review application will permit the development of a modern single-family home that is compatible with the surrounding neighborhood.

Thomas Mooney, Planning Director
April 15, 2016
Page 6 of 6

We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-377-6236.

Sincerely,



FOR
Matthew Amster

Attachments

cc: Rex Runzheimer
Michael W. Larkin, Esq.
Gianeli Mestre, Esq.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

EXHIBIT

A

Generated On : 4/1/2016

Property Information	
Folio:	02-3215-003-1850
Property Address:	5350 N BAY RD Miami Beach, FL 33140-2041
Owner	KDRIVE LLC
Mailing Address	1025 ANACONDA DR CASTLE ROCK, CO 80108 USA
Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 4 / 0
Floors	2
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,431 Sq.Ft
Lot Size	12,680 Sq.Ft
Year Built	1934



Assessment Information			
Year	2015	2014	2013
Land Value	\$4,486,184	\$3,881,241	\$3,528,400
Building Value	\$416,226	\$400,549	\$401,104
XF Value	\$26,881	\$27,166	\$27,449
Market Value	\$4,929,291	\$4,308,956	\$3,956,953
Assessed Value	\$4,929,291	\$1,000,699	\$985,911

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction		\$3,308,257	\$2,971,042
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
10 11 22 53 42 LA GORCE GOLF SUB PB 14-43 LOT 10 BLK 14 LOT SIZE 79.250 X 160 OR 14147-1968 0689 4	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$4,929,291	\$950,699	\$935,911
School Board			
Exemption Value	\$0	\$25,000	\$25,000
Taxable Value	\$4,929,291	\$975,699	\$960,911
City			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$4,929,291	\$950,699	\$935,911
Regional			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$4,929,291	\$950,699	\$935,911

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/11/2015	\$7,250,000	29658-2263	Qual by exam of deed
11/22/2013	\$100	28941-0011	Corrective, tax or QCD; min consideration
06/01/1989	\$0	14147-1968	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/1/2016

Property Information	
Folio:	02-3215-003-1840
Property Address:	5370 N BAY RD Miami Beach, FL 33140-2041
Owner	REX RUNZHEIMER CAROLYN RUNZHEIMER
Mailing Address	5370 NORTH BAY ROAD MIAMI BEACH, FL 33140 USA
Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	12,759 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$4,514,134	\$3,888,435	\$3,534,940
Building Value	\$567,462	\$546,155	\$547,546
XF Value	\$33,335	\$33,754	\$34,172
Market Value	\$5,114,931	\$4,468,344	\$4,116,658
Assessed Value	\$5,114,931	\$1,206,244	\$1,188,418

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction		\$3,262,100	\$2,928,240
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
LA GORCE GOLF SUB PB 14-43 LOT 9 BLK 14 LOT SIZE 79.250 X 161 OR 13069-737 1086 1

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$5,114,931	\$1,156,244	\$1,138,418
School Board			
Exemption Value	\$0	\$25,000	\$25,000
Taxable Value	\$5,114,931	\$1,181,244	\$1,163,418
City			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$5,114,931	\$1,156,244	\$1,138,418
Regional			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$5,114,931	\$1,156,244	\$1,138,418

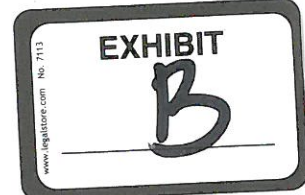
Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/30/2014	\$6,500,000	29226-0294	Qual by exam of deed
10/01/1986	\$690,000	13069-0737	Sales which are qualified
09/01/1985	\$295,000	12637-2327	Sales which are qualified
05/01/1985	\$360,000	12512-0187	Sales which are qualified

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CFN 2015R0011634
DR Bk 29456 Pgs 4114 - 4118F (5Pg)
RECORDED 01/08/2015 10:06:23
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

DESIGN REVIEW BOARD
City of Miami Beach, Florida



MEETING DATE: December 02, 2014

FILE NO: 23105

PROPERTY: 5370-5380 North Bay Road

LEGAL: Lots 8 and 9 of Block 14 of the LaGorce Golf Subdivision, according to Plat thereof as recorded in Plat Book 14, Page 43 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for a new landscape plan for a portion of the site which will require the total demolition of an existing pre-1942 architecturally significant two-story home.

CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT, CITY OF MIAMI BEACH

[Signature] 12/10/14
(Signature of Planning Director or Designee) (Date)
Person(s) known to me or Produced ID: _____

Notary Public, State of Florida at Large
Printed Name: TERESA MARIA
My Commission Expires: (Seal) 12-2-17

This document contains 5 pages.

TERESA MARIA
MY COMMISSION # FF 02108
EXPIRES: December 2, 2017
Booked thru budget history services



ORDER

The applicant, Rex Runzheimer, filed an application with the City of Miami Beach Planning Department for Design Review Approval.

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 9 and 11 in Section 118-251 of the Miami Beach Code.
- B. The project would be consistent with the criteria and requirements of section 118-251 if the following conditions are met:
 - 1. Any new home or structure on the subject property at any point in the future shall require the review and approval of the Design Review Board.

2. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - a. The revised landscape plan shall include the addition of more shade trees in order to provide a more diverse plant pallet, in a manner to be reviewed and approved by staff.
 - b. A new masonry wall and driveway gate shall be constructed along the front property line at the southern half of the unified parcel that is similar in size, height and materiality to that of the existing masonry wall and gates located at the northern portion of the property line, in order to physically unify the site, in a manner to be reviewed and approved by staff.
 - c. The applicant shall eliminate one of the existing driveways located in the southern half of the property. Additionally, the remaining driveway and any pedestrian pathway shall be resurfaced with a similar surface material as the existing driveways in the northern half of the site, in a manner to be reviewed and approved by staff.
 - d. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
 - e. Any existing plant material within the public right-of-way may be required to be removed, at the discretion of the Public Works Department.
 - f. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
 - g. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
 - h. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
 - i. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the

site and landscape plans and shall be subject to the review and approval of staff.

- j. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - k. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
3. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
 4. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
 5. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
 6. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
 7. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
 8. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were adopted by the Board, that the Application for Design Review approval is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph B of the Findings of Fact (Condition Nos. 1-8, inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Design Review Board, as determined by staff, entitled "5370 and 5380 North Bay Road New Garden Space and Unity of Title Project", as prepared by **Christopher Crawley, LA** signed and sealed October 13, 2014, modified in accordance with the conditions set forth in this Order and staff review and approval.

Kr

Page 4 of 5
Meeting Date: December 02, 2014
DRB File No. 23105

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. The issuance of Design Review Approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Design Review Approval was granted, the Design Review Approval will expire and become null and void, unless the applicant makes application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. If the Full Building Permit should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the Design Review Approval will expire and become null and void.

In accordance with Section 118-264 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code.

Dated this 5th day of December, 2014.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

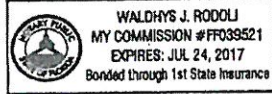
BY: 
DEBORAH TACKETT
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 5th day of December 2014 by Deborah Tackett, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

OR BK 29456 PG 4118
LAST PAGE

Page 5 of 5
Meeting Date: December 02, 2014
DRB File No. 23105



Waldhys J. Rodoli
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 7-24-17

Approved As To Form:
City Attorney's Office: [Signature] (12/4/2014)
Filed with the Clerk of the Design Review Board on 12-5-14 (WJR)

F:\PLAN\SDRB\DRB14\Dec14\DEC Final Orders\DRB 23105 5370-80 No Bay Rd.DEC14.fo.docx

CFN: 20140824332 BOOK 29411 PAGE 859
DATE: 12/02/2014 03:10:54 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

This instrument was prepared by:
Eric van der Vlugt, Esq.
Feldman & van der Vlugt, P.A.
1111 Kane Concourse, Ste. 209
Bay Harbor Islands, FL 33154



(Space reserved for Clerk)

UNITY OF TITLE

WHEREAS, the undersigned is the Owner of that property ("Property") legally described as:

Lot 8 and Lot 9, Block 14, LAGORCE - GOLF SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 14, Page 43, Public Records of Miami-Dade County, Florida.

The address of which is 5380 and 5370 North Bay Road, Miami Beach, Florida, 33140, and bearing Folio numbers 02-3215-003-1830 and 02-3215-003-1840 respectively.

Owner recognizes and acknowledges that for the public health, safety and welfare, the herein-described property shall not be divided into separate parcels owned by several owners so long as the same is put to the hereinafter use, and

In consideration of Ten Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner hereby agrees to restrict the use of the subject property in the following manner:

That the Property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.

City Inspection. As further part of this Unity of Title, it is hereby understood and agreed that any official inspector of the City of Miami Beach, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Unity of Title on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at the Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the public welfare.

Further provided, however, that a release will be executed when the premises are made to conform with applicable zoning regulations or the use or structure is removed from the premises and there is no further reason to maintain the Unity of Title on the public records.

CFN: 20140824332 BOOK 29411 PAGE 860

Term. This Unity of Title is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Unity of Title is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Unity of Title has first been modified or released by the City of Miami Beach.

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders by all mortgagees, if any, provided that the same is also approved by the Director of the Miami Beach Department of Planning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence.

Should this Unity of Title be so modified, amended or released, the Director of the Department of Planning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this Unity of Title shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for the City to Withhold Permits and Inspections. In the event the terms of this Unity of Title are not being complied with, in addition to any other remedies available, the City is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

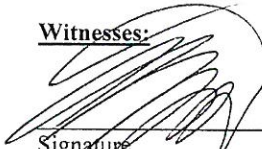
Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the City, and inspections made and approval of occupancy given by the City, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Unity of Title.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect.

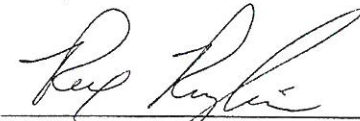
CFN: 20140824332 BOOK 29411 PAGE 861

IN WITNESS WHEREOF, Rex Runzheimer and Carolynn Runzheimer have caused these presents to be signed in its name by its proper officials this 1 day of ~~October~~^{December}, 2014.

Witnesses:



Signature



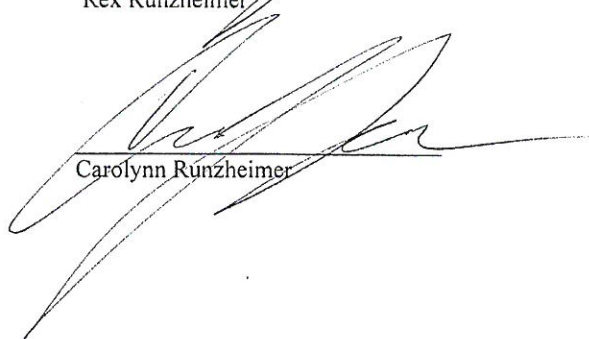
Rex Runzheimer

Gerald van der Vlugt

Print Name



Signature



Carolynn Runzheimer

Mark Van Garcia

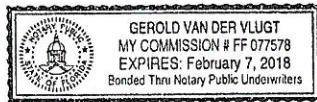
Print Name

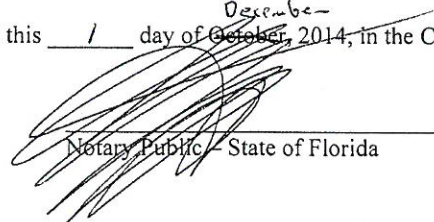
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Rex Runzheimer and Carolynn Runzheimer. They are personally known to me or have produced Drivers License, as identification.

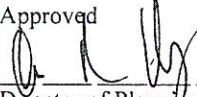
Witness my signature and official seal this 1 day of ~~October~~^{December}, 2014, in the County and State aforesaid.





Notary Public - State of Florida

Print Name:
My Commission Expires:

Approved


Director of Planning

11-6-2014

Dated

Approved as to form
& language and for
execution

for [Signature]

City Attorney

11-6-14

Dated





zoning public notification packages | ownership lists + mailing labels + radius maps
diana@rdrmiami.com | 305.498.1614

March 17, 2016

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

Re: Property Owners List within 375 feet of:

SUBJECT: 5350 North Bay Road, Miami Beach, FL 33140

FOLIO NUMBER: 02-3215-003-1850

LEGAL DESCRIPTION: LA GORCE GOLF SUB PB 14-43 LOT 10 BLK 14

SUBJECT: 5370 North Bay Road, Miami Beach, FL 33140

FOLIO NUMBER: 02-3215-003-1840

LEGAL DESCRIPTION: LA GORCE GOLF SUB PB 14-43 LOT 9 BLK 14

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,

Rio Development Resources, LLC

Diana B. Rio

Total number of property owners without repetition: **34**

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.

5250 ALTON LLC
1060 BRICKELL AVE #2307
MIAMI, FL 33131

5446 NBR LLC
PO BOX 402249
MIAMI BEACH, FL 33140

ADAM J RUBINSTEIN &W JENNIFER G
ALTMAN
5400 ALTON RD
MIAMI BEACH, FL 33140-2017

ANDREW S ATKINS &W AMY E C
5347 N BAY RD
MIAMI BEACH, FL 33140-2030

ARLENE EDELMAN LANDSMAN
5361 NORTH BAY ROAD
MIAMI BEACH, FL 33140

DAVID J KAISERMAN LOREN KAISERMAN
5251 N BAYRD
MIAMI BEACH, FL 33140

DAVID SIEGEL &W FRANCINELEE
5313 N BAY RD
MIAMI BEACH, FL 33140-2030

DENNIS CARSON DEENA BUTTERS
4555 NORTH BAY
MIAMI BEACH, FL 33140

DONALD V BROWNE &W MARIA J
JUNQUERA
5300 N BAY RD
MIAMI BEACH, FL 33140-2041

ELLIOT L MILLER &W JUDITH A
5420 N BAY RD
MIAMI, FL 33140-2032

FRANK N RAY
5326 ALTON RD
MIAMI BEACH, FL 33140

JARED GOLDBERG
2920 N BAY RD
MIAMI BEACH, FL 33140

JEAM MARIE ECHEMENDIA TRS THE JEAN
MARIE ECHEMENDIA LVNG TR
5396 N BAY RD
MIAMI BEACH, FL 33140

JOSEPH O NABAKA
5300 ALTON RD
MIAMI BEACH, FL 33140

JUDITH TENENBAUM
5371 N BAY RD
MIAMI BEACH, FL 33140-2030

KAYLA RYNOR
5355 NORTH BAY RD
MIAMI BEACH, FL 33140

KDRIVE LLC
1025 ANACONDA DR
CASTLE ROCK, CO 80108

KEITH OLIN LILI A OLIN
5320 ALTON RD
MIAMI BEACH, FL 33139

LUIS F ARRIOLA GABRIELA ARRIOLA
5423 N BAY RD
MIAMI BEACH, FL 33140

MARK S ROUNDS ARIEL L MOLLICK
5310 ALTON RD
MIAMI BEACH, FL 33140

MIKE MACBAIN
5328 NORTH BAY RD
MIAMI BEACH, FL 33140

MITCHELL R KATZ &W LINDA S
5351 N BAY RD
MIAMI BEACH, FL 33140-2030

PEARL EZEKIEL LE REM SHARON ANN
BRECHER JTRS MALCOLM EZEKIEL JTRS
REM
4510 ADAMS AVE
MIAMI BEACH, FL 33140

PHILIPPE C GIRAUD
5386 ALTON RD
MIAMI BEACH, FL 33140

REX RUNZHEIMER
5380 N BAY RD
MIAMI BEACH, FL 33140

REX RUNZHEIMER CAROLYN
RUNZHEIMER
5370 NORTH BAY ROAD
MIAMI BEACH, FL 33140

RICHARD N SCHERMER
5333 N BAY RD
MIAMI BEACH, FL 33140-2030

RICHARD POSTREL
5244 NORTH BAY RD
MIAMI BEACH, FL 33140

ROBERT E GOUBEUX
5314 ALTON RD
MIAMI BEACH, FL 33140-2015

ROBERTO FERNANDEZ &W ADELA
5334 ALTON RD
MIAMI BEACH, FL 33140

SIDNEY FELTENSTEIN LISA FELTENSTEIN
5340 N BAY RD
MIAMI BEACH, FL 33140-2041

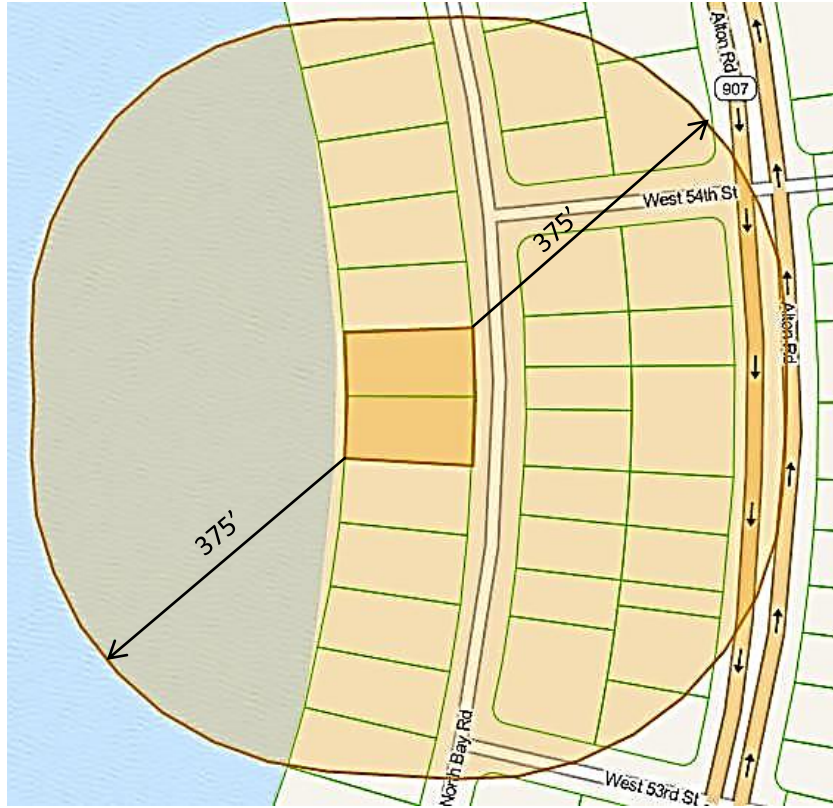
STEVEN B ZUCKERMAN CHERYL E
ZUCKERMAN
5401 N BAY RD
MIAMI BEACH, FL 33140

STEVEN T SIEGEL &W JANE S
5445 NO BAY RD
MIAMI BEACH, FL 33140-2031

UNIQUE MELO HOLDINGS INC
5310 N BAY RD
MIAMI BEACH, FL 33140

Name	Address	City	State	Zip	Country
5250 ALTON LLC	1060 BRICKELL AVE #2307	MIAMI	FL	33131	USA
5446 NBR LLC	PO BOX 402249	MIAMI BEACH	FL	33140	USA
ADAM J RUBINSTEIN &W JENNIFER G ALTMAN	5400 ALTON RD	MIAMI BEACH	FL	33140-2017	USA
ANDREW S ATKINS &W AMY E C	5347 N BAY RD	MIAMI BEACH	FL	33140-2030	USA
ARLENE EDELMAN LANDSMAN	5361 NORTH BAY ROAD	MIAMI BEACH	FL	33140	USA
DAVID J KAISERMAN LOREN KAISERMAN	5251 N BAYRD	MIAMI BEACH	FL	33140	USA
DAVID SIEGEL &W FRANCINELEE	5313 N BAY RD	MIAMI BEACH	FL	33140-2030	USA
DENNIS CARSON DEENA BUTTERS	4555 NORTH BAY	MIAMI BEACH	FL	33140	USA
DONALD V BROWNE &W MARIA J JUNQUERA	5300 N BAY RD	MIAMI BEACH	FL	33140-2041	USA
ELLIOT L MILLER &W JUDITH A	5420 N BAY RD	MIAMI	FL	33140-2032	USA
FRANK N RAY	5326 ALTON RD	MIAMI BEACH	FL	33140	USA
JARED GOLDBERG	2920 N BAY RD	MIAMI BEACH	FL	33140	USA
JEAM MARIE ECHEMENDIA TRS THE JEAN MARIE ECHEMENDIA LVNG TR	5396 N BAY RD	MIAMI BEACH	FL	33140	USA
JOSEPH O NABAKA	5300 ALTON RD	MIAMI BEACH	FL	33140	USA
JUDITH TENENBAUM	5371 N BAY RD	MIAMI BEACH	FL	33140-2030	USA
KAYLA RYNOR	5355 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
KDRIVE LLC	1025 ANACONDA DR	CASTLE ROCK	CO	80108	USA
KEITH OLIN LILI A OLIN	5320 ALTON RD	MIAMI BEACH	FL	33139	USA
LUIS F ARRIOLA GABRIELA ARRIOLA	5423 N BAY RD	MIAMI BEACH	FL	33140	USA
MARK S ROUNDS ARIEL L MOLLIK	5310 ALTON RD	MIAMI BEACH	FL	33140	USA
MIKE MACBAIN	5328 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
MITCHELL R KATZ &W LINDA S	5351 N BAY RD	MIAMI BEACH	FL	33140-2030	USA
PEARL EZEKIEL LE REM SHARON ANN BRECHER JTRS MALCOLM EZEKIEL JTRS REM	4510 ADAMS AVE	MIAMI BEACH	FL	33140	USA
PHILIPPE C GIRAUD	5386 ALTON RD	MIAMI BEACH	FL	33140	USA
REX RUNZHEIMER	5380 N BAY RD	MIAMI BEACH	FL	33140	USA
REX RUNZHEIMER CAROLYN RUNZHEIMER	5370 NORTH BAY ROAD	MIAMI BEACH	FL	33140	USA
RICHARD N SCHERMER	5333 N BAY RD	MIAMI BEACH	FL	33140-2030	USA
RICHARD POSTREL	5244 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
ROBERT E GOUBEAUX	5314 ALTON RD	MIAMI BEACH	FL	33140-2015	USA
ROBERTO FERNANDEZ &W ADELA	5334 ALTON RD	MIAMI BEACH	FL	33140	USA
SIDNEY FELTENSTEIN LISA FELTENSTEIN	5340 N BAY RD	MIAMI BEACH	FL	33140-2041	USA
STEVEN B ZUCKERMAN CHERYL E ZUCKERMAN	5401 N BAY RD	MIAMI BEACH	FL	33140	USA
STEVEN T SIEGEL &W JANE S	5445 NO BAY RD	MIAMI BEACH	FL	33140-2031	USA
UNIQUE MELO HOLDINGS INC	5310 N BAY RD	MIAMI BEACH	FL	33140	USA

375' RADIUS MAP



SUBJECT: 5350 North Bay Road, Miami Beach, FL 33140

FOLIO NUMBER: 02-3215-003-1850

LEGAL DESCRIPTION: LA GORCE GOLF SUB PB 14-43 LOT 10 BLK 14

SUBJECT: 5370 North Bay Road, Miami Beach, FL 33140

FOLIO NUMBER: 02-3215-003-1840

LEGAL DESCRIPTION: LA GORCE GOLF SUB PB 14-43 LOT 9 BLK 14

MIAMIBEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Address: 5350 - 5380 N. Bay Rd
File Number:

Date: 3/11/16

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	Provided
	ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE		
1	Make an appointment with Board Liaison 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 - 2 sets 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)	X	
8	Provide four (4), 11"x17" collated sets, two (2) of which are signed & sealed, to 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 (see Zoning Data requirements)	X	
11	Location Plan, Min 4"x 6" 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	X	
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: NC

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
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	Provided
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	X	
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)		
35	Neighborhood Context Study	X	
36	Open Space calculations and shaded diagrams	X	
37	Proposed Operational Plan	X	
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	Site Plan (Identify streets and alleys)		
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	Floor Plan (dimensioned)		
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 _____		

Indicate N/A If Not Applicable

Initials: MG

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

	Lot Split Approval PRIOR to DRB approval.		

Address:

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	X	
	<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>		

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
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 ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY 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.



 APPLICANT'S OR DESIGNEE'S SIGNATURE

3/21/16

 Date

Indicate N/A If Not Applicable

Initials: MA