

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
 - MENDMENT 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: 3040 Prairie Avenue, Miami Beach, Florida 33140

LEGAL DESCRIPTION: Please refer to the print out from the Miami-Dade County Property Appraiser's Office, attached hereto as Exhibit A.

FOLIO NUMBER (S) 02-3227-016-0190

FILE NO. _____

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

NAME Matan Ben Aviv and Michelle Ben Aviv

ADDRESS 3040 Prairie Avenue, Miami Beach, Florida 33140

BUSINESS PHONE 954.985.2400 CELL PHONE _____

E-MAIL ADDRESS matanb@ganotcapital.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____ CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

ATTORNEY:

NAME Michael Marrero

ADDRESS Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131

BUSINESS PHONE (305) 374-6238 CELL PHONE _____

E-MAIL ADDRESS MMarrero@BRZoningLaw.com

ATTORNEY:

NAME Maritza Haro

ADDRESS Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131

BUSINESS PHONE (305) 377-6225 CELL PHONE _____

E-MAIL ADDRESS MHaro@BRZoningLaw.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

ARCHITECT LANDSCAPE ARCHITECT ENGINEER CONTRACTOR OTHER _____

NAME Pablo A. Gonzalez P.E

ADDRESS 10773 NW 58 Street #510, Doral, Florida 33178

BUSINESS PHONE _____ CELL PHONE _____

E-MAIL ADDRESS _____

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

The Applicant seeks a variance of lot coverage to allow 35.07% (3,579 square feet) where 30% (3,061 square feet) is permitted and a variance of maximum unit size to allow a unit size of 58.11% (5,930 square feet) where 50% (5,102.5 square feet) is allowed

4A IS THERE AN EXISTING BUILDING(S) ON THE SITE YES NO

4B DOES THE PROJECT INCLUDE INTERIOR OF EXTERIOR DEMOLITION YES NO

4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICANT) N/A SQ. FT.

4D PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USABLE FLOOR SPACE). N/A 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: _____

Matan Ben Aviv

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF Florida

COUNTY OF Broward

I, Matan Ben Aviv, 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 4th day of April, 2017. The foregoing instrument was acknowledged before me by Matan Ben-Aviv, who ~~has produced xxxxxxxxxxxxxxxxxxxxxxxxxx as identification and/or is personally known to me and who did/did not take an oath.~~



NOTARY PUBLIC

Phyllis Ardron

PRINT NAME



My Commission Expires: June 23, 2019

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

STATE OF _____

COUNTY OF _____

I, _____, 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.

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 PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME

My Commission Expires::

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Broward

I, Matan Ben Aviv, being duly sworn, depose and certify as follows: (1) I am the owner of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell & Fernandez, PLLC to be my representative before the Board of Adjustment. (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.



Matan Ben Aviv

Sworn to and subscribed before me this 4th day of April, 2017. The foregoing instrument was acknowledged before me by Matan Ben Aviv, who ~~has produced~~ has produced as identification and/or is personally known to me and who ~~did~~ did not take an oath.





NOTARY PUBLIC

Phyllis Ardron

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.*

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUNG 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	% OF 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.

NAME	ADDRESS	PHONE #
a. <u>Michael Marrero</u>	<u>200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131</u>	<u>(305)377-6238</u>
b. <u>Maritza Haro</u>	<u>200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131</u>	<u>(305)377-6225</u>
c. <u>Pablo A. Gonzalez</u>	<u>10773 NW 58 Street, #510, Doral, FL 33178</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 Florida

COUNTY OF Broward

I, Matan Ben Aviv, being 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.

Matan Ben Aviv
Matan Ben Aviv

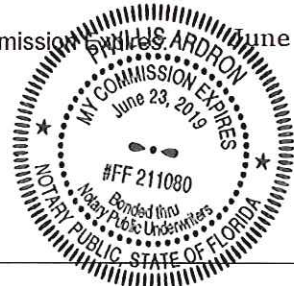
Sworn to and subscribed before me this 4th day of April, 2017. The foregoing instrument was acknowledged before me by Matan Ben Aviv, who has produced ~~xx~~ as identification and/or is personally known to me and who ~~did~~ did not take an oath.

Phyllis Ardron
NOTARY PUBLIC

NOTARY SEAL OR STAMP

Phyllis Ardron
PRINT NAME

My Commission Expires June 23, 2019



FILE NO. _____

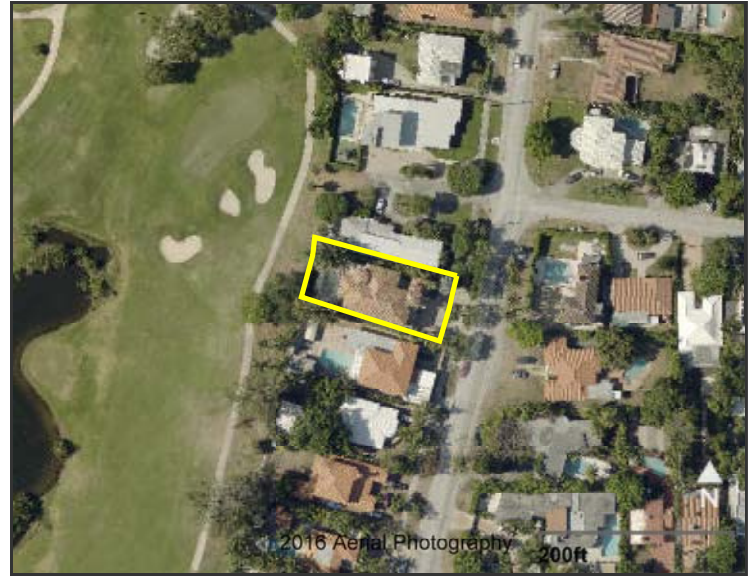


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/5/2017

Property Information	
Folio:	02-3227-016-0190
Property Address:	3040 PRAIRIE AVE Miami Beach, FL 33140-3425
Owner	MATAN BEN AVIV MICHELLE BEN AVIV
Mailing Address	3040 PRAIRIE AVE MIAMI BEACH, FL 33140 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 4 / 0
Floors	2
Living Units	1
Actual Area	6,834 Sq.Ft
Living Area	5,599 Sq.Ft
Adjusted Area	5,713 Sq.Ft
Lot Size	10,350 Sq.Ft
Year Built	2004



Assessment Information			
Year	2016	2015	2014
Land Value	\$1,242,049	\$765,796	\$620,660
Building Value	\$1,271,142	\$1,285,425	\$1,286,966
XF Value	\$50,788	\$37,025	\$37,427
Market Value	\$2,563,979	\$2,088,246	\$1,945,053
Assessed Value	\$1,974,337	\$1,960,613	\$1,945,053

Benefits Information				
Benefit	Type	2016	2015	2014
Save Our Homes Cap	Assessment Reduction	\$589,642	\$127,633	
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

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

Short Legal Description
MID GOLF SUB 1ST ADDN PB 7-161 LOT 9 & BEG NE COR LOT 9 NLY6FT WLY TO NW COR ELY TO POB BLK 4 LOT SIZE 69.000 X 150 OR 20674-2604 09 2002 1

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,924,337	\$1,910,613	\$1,895,053
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,949,337	\$1,935,613	\$1,920,053
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,924,337	\$1,910,613	\$1,895,053
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,924,337	\$1,910,613	\$1,895,053

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/28/2013	\$2,500,000	28711-4031	Qual by exam of deed
11/11/2008	\$10	26652-1265	Sales which are disqualified as a result of examination of the deed
09/01/2002	\$425,000	20674-2604	Sales which are qualified
09/01/2001	\$260,000	19937-4205	Sales which are qualified

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>

Version:

<http://www.miamidade.gov/propertysearch/>

4/5/2017



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6238
E-Mail: MMarrero@BRZoningLaw.com

VIA ELECTRONIC SUBMISSION AND HARDCOPY

May 23, 2017

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

Re: Board of Adjustment Application for a Variance of Lot Coverage and
Maximum Unit Size for the Property located at 3040 Prairie Avenue,
Miami Beach – Letter of Intent

Dear Tom:

This law firm represents Matan Ben Aviv (the “Applicant”), the owner of the above-referenced parcel, located at 3040 Prairie Avenue (the “Property”). Please consider this letter the Applicant’s hardship letter for a lot coverage variance to allow 35.07% (3,579 square feet) where 30% (3,061 square feet) is permitted and a maximum unit size variance to allow a unit size of 58.11% (5,930 square feet) where 50% (5,102.5 square feet) is allowed.

The Property. The Property is located in the Single Family Residential District 4 (RS-4) and is approximately 10,205 square feet in size, with an existing two (2) story single-family residence constructed upon it. The Property is identified by Miami-Dade County Folio No. 02-3227-016-0190. The residential structure on the property was constructed in 2004.

Applicant’s Proposal. The Applicant proposes to enclose an existing courtyard located on the north side of the Property to create a spacious and functional living room within the home, where currently the existing living and dining rooms are divided by the existing courtyard. This request will permit the Applicant to enhance the functionality of the Property for the Applicant’s growing family.

Satisfaction of Hardship Criteria. Section 118-353(d) of the City's Code sets forth the hardship criteria for a variance request. 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;**

The existing courtyard is currently underutilized due to its location on the north side of the Property away from the existing pool deck and pool area where the Applicant's family spends most of their time when outdoors. The secluded nature of the existing courtyard robs the Applicant of possible entertaining space at the Property.

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

The need for the requested variance directly results from the Property's physical condition and the existing structure.

- (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;**

Granting the requested variance will enable the Applicant to improve the existing Property to a manner compatible with the other homes in the neighborhood. 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 work an unnecessary and undue hardship on the Applicant. The variance is being requested in order permit the Applicant to maintain the existing structure and improve the Property to be compatible with the neighborhood

while allowing the Applicant to maximize the use and enjoyment of the Property.

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

The lot coverage and unit size variance request for the enclosure of the existing courtyard is modest. Further, because the courtyard does not project beyond the main home building, the visual impact and change is minimal. Therefore, this request is the minimum necessary in order to allow for the reasonable improvement of the Property to be compatible with the neighborhood.

- (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**

This variance will not be injurious to the area or otherwise detrimental to the public welfare. The proposed enclosure will be architecturally in sync with the existing style of the Property. Decorative features will be included to match existing finishes for a flawless finish ensuring the enclosure seamlessly merges with the home. This variance facilitates the preservation and utilization of the Property. The request is also consistent with the purpose, intent and welfare of the Code, and promotes the restoration and rehabilitation of existing structures.

- (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 variance requested is consistent with the City's comprehensive plan.

Practical Difficulty. The exiting conditions present practical difficulties for the Applicant's use and enjoyment of the Property. The Applicant has chosen to enclose the existing courtyard in order to maximize the use and efficiency of the space. The proposed enclosure will allow the Applicant to improve the size and functionality of the existing dining and living rooms at the Property. The Applicant will ensure appropriate architectural features and finishes will be used in order to impeccably convert the existing courtyard into a usable space within the home.

Thomas Mooney, Director
May 23, 2017
Page 4 of 4

Conclusion. The Applicant's proposal is consistent with the character of the neighborhood, as well as the intent of the Code and its design considerations. The modest variances of lot coverage and unit size are required to accomplish this improvement to the Property. On behalf of the Applicant, we look forward to your favorable review. If you have any questions or comments with regard to the application, please do not hesitate to phone me at 305-377-6238.

Sincerely,



Mickey Marrero

cc: Mr. Michael Belush
Mrs. Irina Villegas
Ms. Maritza Haro, Esq.



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

April 5, 2017

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

Re: Property Owners List within 375 feet of:

SUBJECT: 3040 Prairie Avenue, Miami Beach, FL 33140

FOLIO NUMBER: 02-3227-016-0190

LEGAL DESCRIPTION: MID GOLF SUB 1ST ADDN PB 7-161 LOT 9 & BEG NE COR LOT 9
NLY6FT WLY TO NW COR ELY TO POB BLK 4

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: **38**

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.

ALAN DENOS PARSONS LOUISE A PARSONS
510 W 31 ST
MIAMI BEACH, FL 33140

ANGEL F PEREZ VIGDALIA PEREZ
521 W 30 ST
MIAMI BEACH, FL 33140-4337

ARBOR HOLDINGS CORP
3136 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

BARBARA CATALANO CALVIN H MITTMAN
GIGI MITTMAN
535 W 31 ST
MIAMI BEACH, FL 33140

BARBE SHAULSON
PO BOX 402401
MIAMI BEACH, FL 33140-0401

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

DAVID MOND &W JOANNE
3127 PRAIRIE AVE
MIAMI BEACH, FL 33140-3426

DEBORAH HEBER WIZNITZER LE REM NATHAN
HEBER REM SHAINDEE HEBER KREITENBERG
REM YISROEL MAYER HEBER REM CYRIL CHAVA
HEBER KUNIS REM TZVI SIMCHA HEBER REM
YOSEFA ARIELLA HEBER ENGLARD
555 W 31 STREET
MIAMI BEACH, FL 33140

GLORIA PARIS
3146 PRAIRIE AVE
MIAMI BEACH, FL 33140-3427

GOTHAM GENET LLC
200 S BISCAYNE BLVD 3200
MIAMI, FL 33131

GUSTAF ARNOLDSSON LENA V
ARNOLDSSON
520 W 31 ST
MIAMI BEACH, FL 33140

HARIKLIA RULA GIOSMAS
4414 NE 2 AVE
MIAMI, FL 33137

JENNIE BORKAN TRS JENNIE BORKAN
DECLARATION TR
3031 PRAIRIE AVE
MIAMI BEACH, FL 33140

JOHN STACHL
PO BOX 524141
MIAMI, FL 33152

JOHN STACHL
3010 PRAIRIE AVE
MIAMI BEACH, FL 33140-3425

JOSEPH ZEMEL LEAH ZEMEL
3121 PRAIRIE AVE
MIAMI BEACH, FL 33140

KAREL VOLOT
542 W 30 ST
MIAMI BEACH, FL 33140

LORI ILENE MADRIGAL &H JORGE
3141 PRAIRIE AVE
MIAMI BEACH, FL 33140-3426

MANGO INVEST LLC
1550 NW 96 AVE
DORAL, FL 33172

MARIA C ORDONEZ
535 W 30 ST
MIAMI BEACH, FL 33140-4337

MARK HAIMOV &W ROZA
3026 PRAIRIE AVE
MIAMI BEACH, FL 33140-3425

MARK HAYES &W JANIE
3001 PRAIRIE AVE
MIAMI BEACH, FL 33140-3424

MARTHA FERRAL REVO TRU
3114 PRAIRIE AVE
MIAMI BEACH, FL 33140-3427

MATAN BEN AVIV MICHELLE BEN AVIV
3040 PRAIRIE AVE
MIAMI BEACH, FL 33140

MATHILDE MAUBACH
515 W 30 ST
MIAMI BEACH, FL 33140-4337

MATTHEW L ADLER AMANDA ADLER
2932 PRAIRIE AVE
MIAMI BEACH, FL 33140

PEGGY MANDEL
505 W 31 ST
MIAMI BEACH, FL 33140

REBECCA A ROSENBLATT C/O STANLEY M
ROSENBLATT
3120 ROYAL PALM AVE
MIAMI BEACH, FL 33140

RICHARD DOUGHERTY &W PATRICIA
548 W 30 ST
MIAMI BEACH, FL 33140-4338

RICHARD G GARCIA JTRS STEVEN V OLTMAN
JTRS
3030 ROYAL PALM AVE
MIAMI BEACH, FL 33140

ROBERT LOPEZ &W LEILANI
3000 PRAIRE AVE
MIAMI BEACH, FL 33140-3425

SEBASTIAN DEBINI MARIA MERCEDES
CACHAZA
2931 PRAIRIE AVE
MIAMI BEACH, FL 33140

STANLEY M ROSENBLATT SUSAN
ROSENBLATT
3100 PRAIRIE AVE
MIAMI BEACH, FL 33140

STANLEY ROSENBLATT SUSAN ROSENBLATT
1521 ALTON RD 936
MIAMI BEACH, FL 33139

STEVEN M EBNER &W EMILY W EBNER
3047 PRAIRIE AVE
MIAMI BEACH, FL 33140-3424

VIVIAN BOSCH
3023 PRAIRIE AVE
MIAMI BEACH, FL 33140-3424

WILLIAM SAKA MICHELLE SAKA
540 W 31 ST
MIAMI BEACH, FL 33140

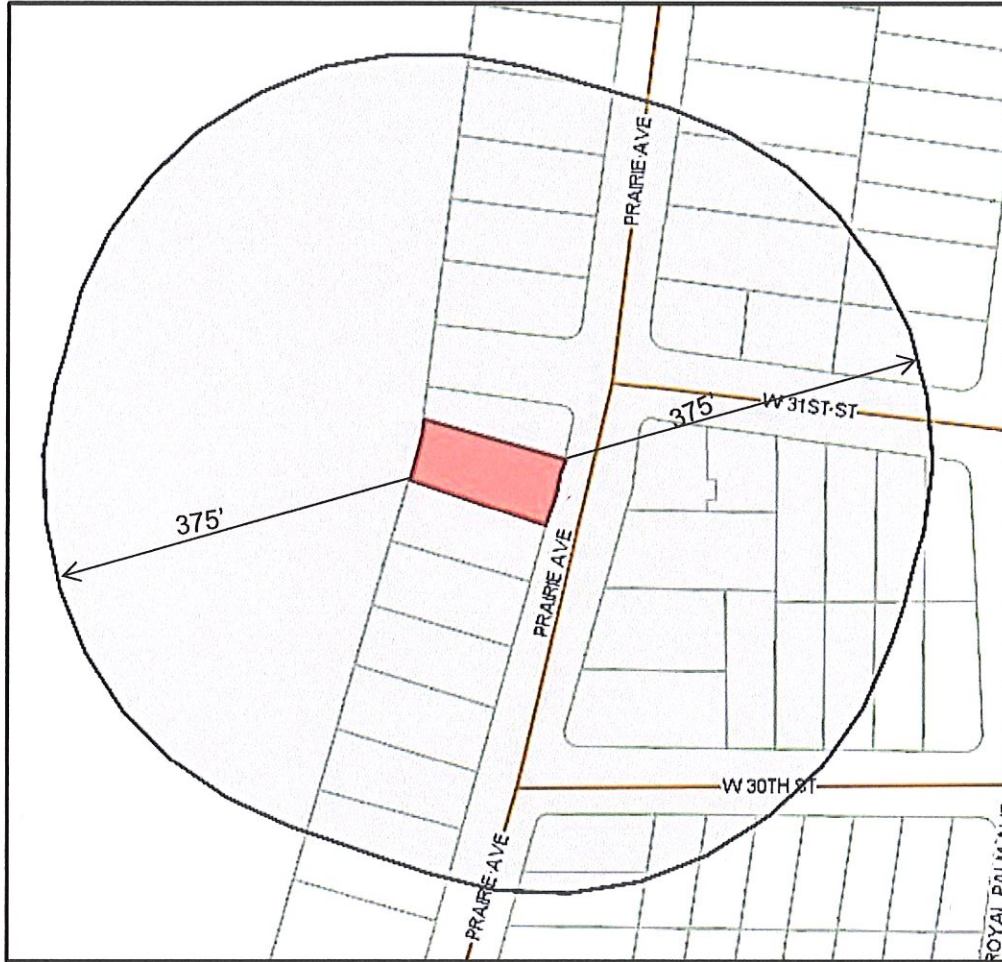
YVONNE P MARTENS
3020 PRAIRIE AVE
MIAMI BEACH, FL 33140-3425

Name	Address	City	State	Zip	Country
ALAN DENOS PARSONS LOUISE A PARSONS	510 W 31 ST	MIAMI BEACH	FL	33140	USA
ANGEL F PEREZ VIGDALIA PEREZ	521 W 30 ST	MIAMI BEACH	FL	33140-4337	USA
ARBOR HOLDINGS CORP	3136 PRAIRIE AVENUE	MIAMI BEACH	FL	33140	USA
BARBARA CATALANO CALVIN H MITTMAN GIGI MITTMAN	535 W 31 ST	MIAMI BEACH	FL	33140	USA
BARBE SHAULSON	PO BOX 402401	MIAMI BEACH	FL	33140-0401	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
DAVID MOND & W JOANNE	3127 PRAIRIE AVE	MIAMI BEACH	FL	33140-3426	USA
DEBORAH HEBER WIZNITZER LE REM NATHAN HEBER REM SHAINDEE HEBER KREITENBERG REM YISROEL MAYER HEBER REM CYRIL CHAVA HEBER KUNIS REM TZVI SIMCHA HEBER REM YOSEFA ARIELLA HEBER ENGLAND					
GLORIA PARIS	555 W 31 STREET	MIAMI BEACH	FL	33140	USA
GOTHAM GENET LLC	3146 PRAIRIE AVE	MIAMI BEACH	FL	33140-3427	USA
GUSTAF ARNOLDSSON LENA V ARNOLDSSON	200 S BISCAYNE BLVD 3200	MIAMI	FL	33131	USA
HARIKLI RULA GIOSMAS	520 W 31 ST	MIAMI BEACH	FL	33140	USA
JENNIE BORKAN TRS JENNIE BORKAN DECLARATION TR	4414 NE 2 AVE	MIAMI	FL	33137	USA
JOHN STACHL	3031 PRAIRIE AVE	MIAMI BEACH	FL	33140	USA
JOHN STACHL	PO BOX 524141	MIAMI	FL	33152	USA
JOSEPH ZEMEL LEAH ZEMEL	3010 PRAIRIE AVE	MIAMI BEACH	FL	33140-3425	USA
KAREL VOLOT	3121 PRAIRIE AVE	MIAMI BEACH	FL	33140	USA
LORI ILENE MADRIGAL & H JORGE	542 W 30 ST	MIAMI BEACH	FL	33140	USA
MANGO INVEST LLC	3141 PRAIRIE AVE	MIAMI BEACH	FL	33140-3426	USA
MARIA C ORDONEZ	1550 NW 96 AVE	DORAL	FL	33172	USA
MARK HAIMOV & W ROZA	535 W 30 ST	MIAMI BEACH	FL	33140-4337	USA
MARK HAYES & W JANIE	3026 PRAIRIE AVE	MIAMI BEACH	FL	33140-3425	USA
MARTHA FERRAL REVO TRU	3001 PRAIRIE AVE	MIAMI BEACH	FL	33140-3424	USA
MATAN BEN AVIV MICHELLE BEN AVIV	3114 PRAIRIE AVE	MIAMI BEACH	FL	33140-3427	USA
MATHILDE MAUBACH	3040 PRAIRIE AVE	MIAMI BEACH	FL	33140	USA
MATTHEW L ADLER AMANDA ADLER	515 W 30 ST	MIAMI BEACH	FL	33140-4337	USA
PEGGY MANDEL	2932 PRAIRIE AVE	MIAMI BEACH	FL	33140	USA
REBECCA A ROSENBLATT C/O STANLEY M ROSENBLATT	505 W 31 ST	MIAMI BEACH	FL	33140	USA
RICHARD DOUGHERTY & W PATRICIA	3120 ROYAL PALM AVE	MIAMI BEACH	FL	33140	USA
	548 W 30 ST	MIAMI BEACH	FL	33140-4338	USA

RICHARD G GARCIA JTRS STEVEN V OLTMAN JTRS	3030 ROYAL PALM AVE	MIAMI BEACH	FL	33140	USA
ROBERT LOPEZ & W LEILANI	3000 PRAIRE AVE	MIAMI BEACH	FL	33140-3425	USA
SEBASTIAN DEBINI MARIA MERCEDES CACHAZA	2931 PRAIRIE AVE	MIAMI BEACH	FL	33140	USA
STANLEY M ROSENBLATT SUSAN ROSENBLATT	3100 PRAIRIE AVE	MIAMI BEACH	FL	33140	USA
STANLEY ROSENBLATT SUSAN ROSENBLATT	1521 ALTON RD 936	MIAMI BEACH	FL	33139	USA
STEVEN M EBNER & W EMILY W EBNER	3047 PRAIRIE AVE	MIAMI BEACH	FL	33140-3424	USA
VIVIAN BOSCH	3023 PRAIRIE AVE	MIAMI BEACH	FL	33140-3424	USA
WILLIAM SAKA MICHELLE SAKA	540 W 31 ST	MIAMI BEACH	FL	33140	USA
YVONNE P MARTENS	3020 PRAIRIE AVE	MIAMI BEACH	FL	33140-3425	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

375' RADIUS MAP



SUBJECT: 3040 Prairie Avenue, Miami Beach, FL 33140

FOLIO NUMBER: 02-3227-016-0190

LEGAL DESCRIPTION: MID GOLF SUB 1ST ADDN PB 7-161 LOT 9 & BEG NE COR LOT 9
NLY6FT WLY TO NW COR ELY TO POB BLK 4

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

Address: **3040 Prairie Avenue**

Date: **3/2/17**
File: **BOA**

VARIANCE APPLICATION CHECK LIST

A pre-application meeting must be scheduled with 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 LEGIBLE AND DIMENSIONED.		
1	Plans and documents required below shall be provided by online submittal (thru CAP) no later than the first submittal deadline.	X	
2	Final information submitted thru CAP shall match final paper submittal.	X	
3	Completed Board Application form with Affidavits & Disclosures of interests	X	
4	Check-list provided by staff provided and signed by the applicant or representative.	X	
5	School Concurrency Application, for projects with a net increase in residential units (no SFH)		
6	Copies of all current or previously active Business Tax Receipts		
7	DERM recommendation/approval		
8	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
9	Dated and signed letter of intent explaining in detail how the variance request(s) satisfy each variance criteria on Section 118-353 (d) of the City Code.	X	
10	Application Fee (\$2,500) shall be paid after the pre-app meeting before the first submittal deadline.	X	
11	One original, dated, signed and sealed survey (dated no less than 6 months old at the time of application) including lot area and grade (If no sidewalk exists, provide the elevation of the crown of the road). Include detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recordation data.	X	
12	Plans shall be in 11"X17" including the following:	X	
13	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date.	X	
14	Copy of the original survey (min 11x17)	X	
15	All Applicable Zoning Information in the Planning Department format	X	
16	Location Plan-- Colored aerial showing name of streets and project site identified.	X	
17	Full legal Description of the property if not included in survey (For lengthy legal descriptions, attached as a separate document if necessary)	X	
18	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
19	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
20	Site Plan (fully dimensioned with setbacks, existing and proposed) Indicate location of the area included in the application if applicable.	X	
21	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
22	Current, dated color photographs, min 4"X6" of interior space (no Google images)		
23	Current color photographs, dated, Min 4"x 6" of context including adjacent properties and, across the street and with a key directional plan (no Google images)	X	
24	Existing Conditions Drawings (Floor Plans & Elevations with dimensions).		
25	Demolition Plans (Floor Plans & Elevations with dimensions)		

Indicate N/A If Not Applicable

MIAMI BEACH

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

Copy of original construction plans

X

26	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	X	
27	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable) . Building height to be measured from flood elevation plus freboard. Indicate property lines and setbacks.	X	
28	Proposed Section Drawings	X	
29	Landscape Plan - street and onsite - identifying existing, proposed lanscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan		
30	Hardscape Plan, i.e. paving materials, pattern, etc.		
31	Required yards open space calculations and shaded diagrams		
ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
32	Copy of original Building Permit Card, & Microfilm, if available		
33	Copy of previously approved building permits. (Provide Building Permit Number.)		
34	Copy of previous Recorded Final Orders		
35	Floor Plan shall indicate area where alcoholic beverages will be displayed.		
36	Color Renderings (elevations and three dimensional perspective drawings).		
37	Detailed sign(s) with dimensions and elevation drawings showing exact location.		
38	Elevation drawings showing area of building façade for sign calculation (Building ID signs)		
39	Daytime and Nighttime renderings for illuminated signs		
40	Proposed lighting plan, including photometric calculations		
41	Survey showing width of the canal (if applicable), Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.		
42	Proposed plans for a dock, or any marine structure shall have approval stamp from DERM or other applicable regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.		
43	Business hours of Operations & Restaurant menu if applicable		
44	Provide a complete operational plan for the building, including delivery and trash pickup times, sizes of delivery trucks (length & width), scheduling of various tenants and deliveries, garbage truck (length & width) information, store hours, number of employees. Provide maneuvering plan for loading within the existing/proposed conditions if applicable.		
45	Survey shall include spot elevations in rear yard and Elevation points on the Dune adjacent to the property. Provide highest elevation point on the Dune within the property. Erosion Control Line and Bulkhead Line shall be indicated if present		
46	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.		
47	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		
48	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)		

MIAMI BEACH

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

49	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)		
50	Line of Sight studies		
51	Structural Analysis of existing building including methodology for shoring and bracing		
52	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
53	Neighborhood Context Study		
54	Traffic Study (Hard copy) with 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
55	Sound Study report (Hard copy) with 1 CD		
56	Set of plans 24"x 36"		
55	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 _____		
56	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 _____		
	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:		
57	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)		
58	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
59	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		
60	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		
61	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions		
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A		
	Other information/documentation required for first submittal (to be identified during pre application meeting).		

ITEM #	FINAL PAPER SUBMITTAL CHECK LIST	Required	Provided
62	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. A CD with proper format of all documents and plans 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	
63	15 collated copies of all the above documents	X	
64	One (1) CD/DVD with electronic copy of all documents and final application package (plans, application, letter, etc.) . See details for CD/DVD formatting.	X	

NOTES:

Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.

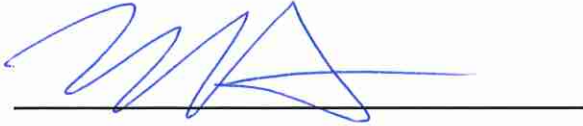
Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline

Indicate N/A If Not Applicable

MIAMI BEACH

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

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.



APPLICANT'S OR DESIGNEE'S SIGNATURE

3/2/2017

DATE

MIAMI BEACH

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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information		
1	Address:		
2	Folio number(s):		
3	Board and file numbers :		
4	Year built:		Zoning District:
5	Based Flood Elevation:		Grade value in NGVD:
6	Adjusted grade (Flood+Grade/2):		Free board:
7	Lot Area:		
8	Lot width:		Lot Depth:
9	Max Lot Coverage SF and %:		Proposed Lot Coverage SF and %:
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:
11	Front Yard Open Space SF and %:		Rear Yard Open Space SF and %:
12	Max Unit Size SF and %:		Proposed Unit Size SF and %:
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size:
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)
15			Proposed Second Floor Unit Size SF and % :
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):

		Required	Existing	Proposed	Deficiencies
17	Height:				
18	Setbacks:				
19	Front First level:				
20	Front Second level:				
21	Side 1:				
22	Side 2 or (facing street):				
23	Rear:				
	Accessory Structure Side 1:				
24	Accessory Structure Side 2 or (facing street) :				
25	Accessory Structure Rear:				
26	Sum of Side yard :				
27	Located within a Local Historic District?			Yes or no	
28	Designated as an individual Historic Single Family Residence Site?			Yes or no	
29	Determined to be Architecturally Significant?			Yes or no	

Notes:

If not applicable write N/A

All other data information should be presented like the above format