

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: [1711 Cleveland Road, Miami Beach, Fl. 33139](#)

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

FOLIO NUMBER (S) [02-3203-001-1080](#)

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

NAME Elias & Aida Mitrani

ADDRESS 1711 Cleveland Rd, Miami Beach, Fl. 33139

BUSINESS PHONE N/A

CELL PHONE (786)256-3812

E-MAIL ADDRESS pininc@aol.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME N/A

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

☐ AGENT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

☒ CONTACT:

NAME Juan C. David R.A.

ADDRESS 1385 Coral Way # 404, Miami, Fl. 33145

BUSINESS PHONE (305)285-4343

CELL PHONE (786)443-6750

E-MAIL ADDRESS JUANCDAVID@JCDARCHITECT.COM

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Juan C. David R.A.

ADDRESS 1385 Coral Way # 404, Miami, Fl. 33145

BUSINESS PHONE (305)285-4343

CELL PHONE (786)443-6750

E-MAIL ADDRESS JUANCDAVID@JCDARCHITECT.COM

FILE NO. ZBA17-0044

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

Lot Coverage Variance of 36.02% in-lieu of 30% required for a 199 SF addition.

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☐ YES ☒ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) 199 SF SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). 4,981.24 SF 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. ZBA17-0044

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: _____

ELIAS MITRANI

FILE NO. ZBA17-0044

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF
COUNTY OF

I, ELIAS MITRANI, 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.

Sworn to and subscribed before me this 5 day of July, 2017. The foregoing instrument was acknowledged before me by Elias Mitrani, who has produced identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

Susana Echegarria

PRINT NAME

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.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____ of _____, on behalf of such entity, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

FILE NO. ZBA17-0044

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

I, _____, 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 _____ to be my representative before the _____ 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.

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____ of _____ who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires

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, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

If the property that is the subject of this application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

TRUST NAME

NAME AND ADDRESS

% INTEREST

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

NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

	NAME	ADDRESS	PHONE #
a.			
b.			
c.			

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

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

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE, AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

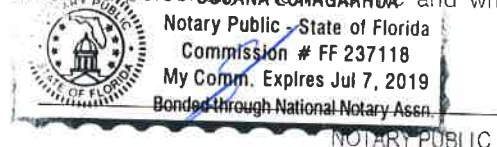
STATE OF
COUNTY OF

I, ELIAS MITRAM 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 5 day of July, 2017. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is person SUSANA ECHAGARRUS and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

Susana Echagarrus
PRINT NAME

FILE NO. ZBA17-0044

EXHIBIT "A"



SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: February 20th, 2017.

2. LEGAL DESCRIPTION

Lot 14, Block 6, of BISCAYNE POINT, according to the plat thereof as recorded in Plat Book 14, at Page 35, of the Public Records of Miami-Dade County, Florida.

3. AREA:

Containing 11,265 Square Feet or 0.26 Acres more or less by calculations.

LEGAL DESCRIPTION:

Lot 14, Block 6, of Biscayne Point, according to the Plat thereof as recorded in Plat Book 14 at page 35, of the Public Records of Dade County, Florida.

July 18, 2017

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

**Owner: Elias & Aida Mitrani
Address: 1711 Cleveland Road
Miami Beach, FL 33139
Application #ZBA17-0044**

"LETTER OF INTENT"

Dear Sirs:

The undersigned **Juan C. David RA # 15344 –Architect of record of the above property**, certifies herein that the owner would like to do a small addition of 199SF to form a den on the 1st floor that would imply surpassing the allowed lot coverage of 30% to 36.02%.

The retired couple that currently resides there bought the home almost 40 years ago back in 1978. They are of an advanced age where they currently have difficulty accessing the 2nd floor and thus this minor addition would be of great personal benefit to them.

The approval of this variance will satisfy the variance criteria of Section 118-353 (d), and I can attest to the best of my knowledge, belief and professional judgment the following:

- 1- The lot coverage of the existing area of 2,873.21 SF. without the projection of the 2nd. Floor and including the 1st. Fl. Addition of 199.78 SF. gives us a total lot coverage of 27.27%. Therefore it is the 2nd. Fl. Projection over a 1st Fl. Terrace that sets the lot coverage over the 30% and this circumstance is peculiar to the structure and these conditions and circumstances are not applicable to other lands, structures or buildings in the same district.
- 2- These special conditions do not result from the actions of the applicant.
- 3- The granting of the Variance will not confer the applicant any special privilege, just the proper use of the land.
- 4- That literal interpretation of the provisions of these regulations will deprive the applicant of common rights –the use of a Den space of 199.78 SF-, enjoyed by other properties in the same zoning district.

Cont/...


Letter of Intent
July 18, 2017
Page 2

- 5- That this variance will grant the minimum and reasonable use of the land and of the building structure.
- 6- The 6% increase in lot coverage will be in harmony with the general intent and purpose of the development regulations and this variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
- 7- The granting of this 6% increase in lot coverage granted by this Variance is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the Plan.

Plans being provided include existing and proposed site plan, existing and proposed floor plans and existing and proposed elevations.

If there are any questions or concerns, please feel free to contact me at the number below.

Sincerely,



Juan Carlos David
RA # 00015344

Tel.# (786) 443-6750

Cc/ File
Elias & Aida Mitrani

JCD ARCHITECT, INC

A.A. #26001560

1385 CORAL WAY SU # 404
MIAMI, FL 33145

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

July 18, 2017

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

Re: Property Owners List within 375 feet of:

Subject: 1711 Cleveland Road, Miami Beach, FL 33141
Folio Number: 02-3203-001-1080
Legal Description: BISCAYNE POINT PB 14-35 LOT 14 BLK 6
Application #: ZBA 17-0044

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 file in the Miami-Dade County Property Appraiser's Office.

Sincerely,

Juan C. David R.A.
A.R.# 15344

Tel# (786) 443-6750

Total number of property owners without repetition: **40**

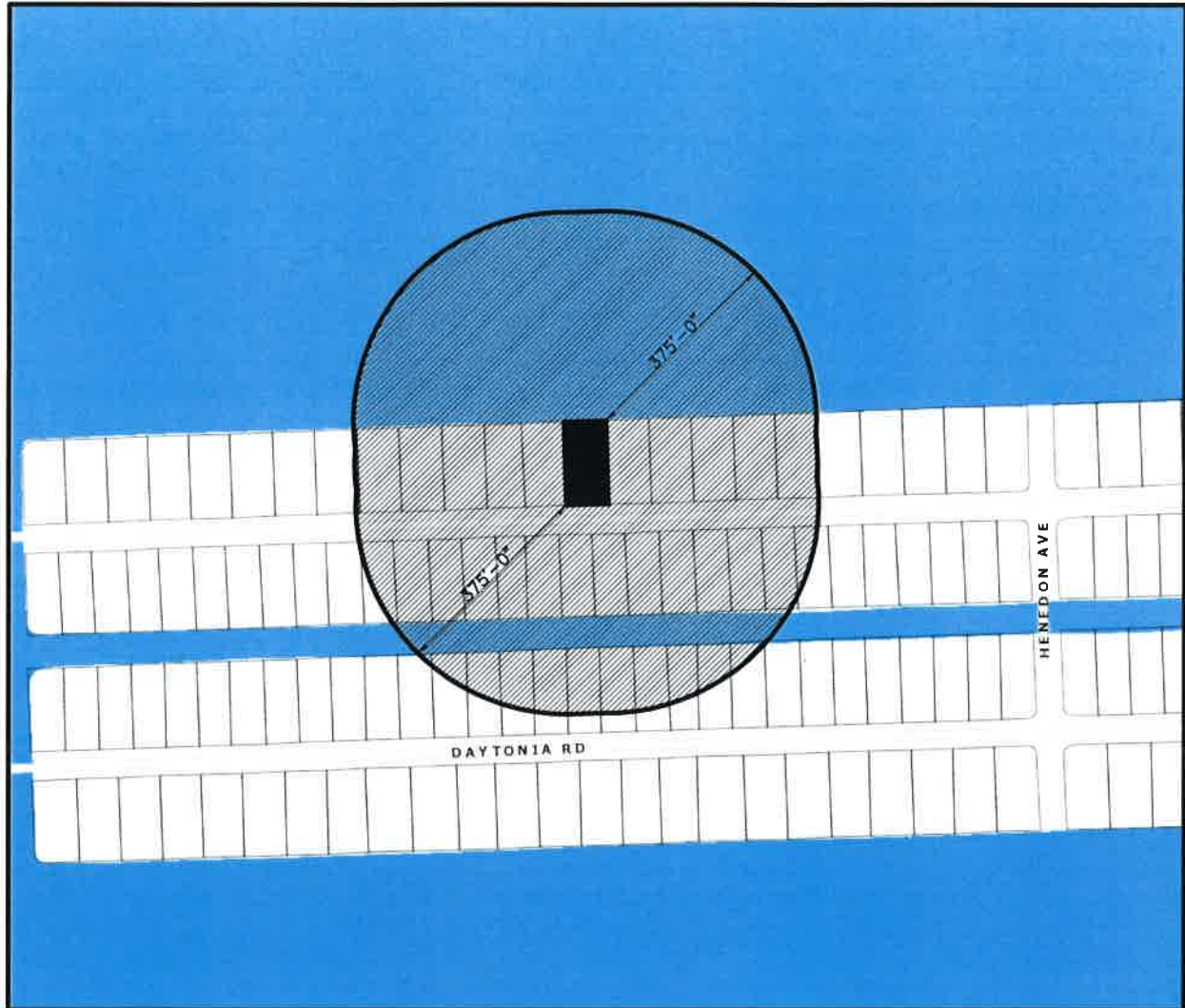
JCD ARCHITECT, INC

A.A. #26001560

1385 CORAL WAY SU # 404
MIAMI, FL 33145

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

375' RADIUS MAP



SUBJECT: 1711 CLEVELAND RD, MIAMI BEACH, FL 33141
FOLIO NUMBER: 02-3203-001-1080
LEGAL DESCRIPTION: BISCAYNE POINT PB 14-35 LOT 14 BLK 6
APPLICATION#: ZBA17-0044

Name	Address	City	State	Zip	Country
JOHANNES LINDTHALER	BEUTHENER STR 23A	BOGENHAUSEN		81929	GERMANY
HUGVAL LLC	1741 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
YANNICK AYACHE & SHIRA AYACHE	1535 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
DAVID R ETTMAN & W ELIZABETH	1761 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
MARTINA NAVRATILOVA	2555 COLLINS AVE #1711	MIAMI BEACH	FL	33140	USA
SLOBODAN ZIVOJINOVIC & FAHRETA ZIVOJINOVIC	6301 COLLINS AVE UNIT 1008	MIAMI BEACH	FL	33141	USA
JAY ABRAMOWITZ & PERLA ABRAMOWITZ	1707 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
MIAMI DADE REO HOLDINGS LLC	444 BRICKELL AVE #417	MIAMI	FL	33131	USA
MARTHA BAKER	1685 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
MOISES ROTBART & W SILVIA	1675 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
LENORE GAYNOR	1665 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
FRANCOIS FROSSARD	1670 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
STEVEN KALEV & COLLEEN OCONNELL	1680 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
MYN INVESTMENTS LLC	19069 TYLER ST STE 403	HOLLYWOOD	FL	33020	USA
PEDRO A COFINO & W LOURDES	1700 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
ROBERT F KALL & W DAISY HERRERA KALL	1710 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
FLORENCE S W CHAN TRS	3207 ROLLING ROAD	CHEVY CHASE	MD	20815	USA
MAX TONCONOGY	1730 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
JB INVEST LLC	1740 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
XAVIER CORTADELLAS & MIRIAM CLOQUELL	1746 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
FRED N SHAPIRO & BONNIE LEE SHAPIRO	1760 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
IRIS MAYAUDON	1764 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
LINUS SPANO & MARINA HUANG	1772 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
PAULINE & EVAN BUCK	1735 DAYTONIA RD	MIAMI BEACH	FL	33141	USA
ELYNOR L KATZEN TR	1725 DAYTONIA RD	MIAMI BEACH	FL	33141	USA
DANNY MILTON & W VIOLET	1717 DAYTONIA RD	MIAMI BEACH	FL	33141	USA
1711 DAYTONIA RD LLC	1711 DAYTONIA RD	MIAMI BEACH	FL	33141	USA
GILLIAN HABER (TRUST)	1699 DAYTONIA RD	MIAMI BEACH	FL	33141	USA
LEE TEICHNER & W ENA H	1691 DAYTONIA RD	MIAMI BEACH	FL	33141	USA
STIRLING HOMES LLC	2450 HOLLYWOOD BLVD #602	HOLLYWOOD	FL	33020	USA
ALFONSO JARAMILLO & FLAVIA RANZINI	1782 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
OLIVE F WATSON & JOANNA GROVER WATSON	8 DEERFIELD DR	SAG HARBOR	NY	11963	USA
DAVID FARCY & STEPHANIE THEIS FAJARDO	1660 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
MIAMI BEACH RPH INC C/O BARNES INTERNATIONAL	1150 SW 22 ST	MIAMI	FL	33129	USA
WILLIAM O VELOZ JTRS & ANIBAL MARRERO JTRS	1681 DAYTONIA RD	MIAMI BEACH	FL	33141	USA
PAUL KLEIDERMACHER & AMANDA K KLEIDERMACHER	1801 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
RICARDO P FERNANDES & KELLY C SOUZA	1792 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
SERGIO A FLEITES & W LIDDENNY GALINDO	1777 DAYTONIA RD	MIAMI BEACH	FL	33141	USA
REGINA BEHAR TRS	1671 DAYTONIA RD	MIAMI BEACH	FL	33141	USA
ELIAS MITRANI & W AIDA	1711 CLEVELAND RD	MIAMI BEACH	FL	33141	USA

JOHANNES LINDTHALER
BEUTHENER STR 23A
BOGENHAUSEN 81929, GERMANY

HUGVAL LLC
1741 CLEVELAND ROAD
MIAMI BEACH, FL 33141

YANNICK AYACHE
SHIRA AYACHE
1535 CLEVELAND ROAD
MIAMI BEACH, FL 33141

DAVID R ETTMAN &W ELIZABETH
1761 CLEVELAND ROAD
MIAMI BEACH, FL 33141-1720

MARTINA NAVRATILOVA
2555 COLLINS AVE 1711
MIAMI BEACH, FL 33140

SLOBODAN ZIVOJINOVIC
FAHRETA ZIVOJINOVIC
6301 COLLINS AVE UNIT 1008
MIAMI BEACH, FL 33141

JAY ABRAMOWITZ
PERLA ABRAMOWITZ
1707 CLEVELAND ROAD
MIAMI BEACH, FL 33141

MIAMI DADE REO HOLDINGS LLC
444 BRICKELL AVE #417
MIAMI, FL 33131

MARTHA BAKER
1685 CLEVELAND ROAD
MIAMI BEACH, FL 33141-1718

MOISES ROTBART &W SILVIA
1675 CLEVELAND ROAD
MIAMI BEACH, FL 33141-1718

LENORE GAYNOR
1665 CLEVELAND ROAD
MIAMI BEACH, FL 33141-1718

FRANCOIS FROSSARD
1670 CLEVELAND ROAD
MIAMI BEACH, FL 33141-1719

STEVEN KALEV
COLLEEN OCONNELL
1680 CLEVELAND ROAD
MIAMI, FL 33141

MYN INVESTMENTS LLC
19069 TYLER ST STE 403
HOLLYWOOD, FL 33020

PEDRO A COFINO &W LOURDES
1700 CLEVELAND ROAD
MIAMI BEACH, FL 33141-1721

ROBERT F KALL &W
DAISY HERRERA KALL
1710 CLEVELAND ROAD
MIAMI BEACH, FL 33141-1721

FLORENCE S W CHAN TRS
3207 ROLLING ROAD
CHEVY CHASE, MD 20815

MAX TONCONOGY
1730 CLEVELAND ROAD
MIAMI BEACH, FL 33141

JB INVEST LLC
1740 CLEVELAND ROAD
MIAMI BEACH, FL 33141

XAVIER CORTADELLAS
MIRIAM CLOQUELL
1746 CLEVELAND ROAD
MIAMI BEACH, FL 33141

FRED N SHAPIRO
BONNIE LEE SHAPIRO
1760 CLEVELAND RD
MIAMI BEACH, FL 33141

IRIS MAYAUDON
1764 CLEVELAND ROAD
MIAMI BEACH, FL 33141

LINUS SPANO
MARINA HUANG
1772 CLEVELAND ROAD
MIAMI BEACH, FL 33141

PAULINE & EVAN BUCK
1735 DAYTONIA RD
MIAMI BEACH, FL 33141-1734

ELYNOR L KATZEN TR
1725 DAYTONIA RD
MIAMI BEACH, FL 33141-1734

DANNY MILTON &W VIOLET
1717 DAYTONIA RD
MIAMI BEACH, FL 33141-1734

1711 DAYTONIA RD LLC
1711 DAYTONIA RD
MIAMI BEACH, FL 33141

GILLIAN HABER (TRUST)
1699 DAYTONIA RD
MIAMI, FL 33141-1732

LEE TEICHER &W ENA H
1691 DAYTONIA RD
MIAMI BEACH, FL 33141-1732

STIRLING HOMES LLC
2450 HOLLYWOOD BLVD #602
HOLLYWOOD, FL 33020

ALFONSO JARAMILLO
FLAVIA RANZINI
1782 CLEVELAND ROAD
MIAMI BEACH, FL 33141

OLIVE F WATSON
JOANNA GROVER WATSON
8 DEERFIELD DR
SAG HARBOR, NY 11963

DAVID FARCY
STEPHANIE THEIS FAJARDO
1660 CLEVELAND ROAD
MIAMI BEACH, FL 33141

MIAMI BEACH RPH INC
C/O BARNES INTERNATIONAL
1150 SW 22 ST
MIAMI, FL 33129

WILLIAM O VELOZ JTRS
ANIBAL MARRERO JTRS
1681 DAYTONIA RD
MIAMI BEACH, FL 33141

PAUL KLEIDERMACHER
AMANDA K KLEIDERMACHER
1801 CLEVELAND RD
MIAMI BEACH, FL 33141-1722

RICARDO P FERNANDES
KELLY C SOUZA
1792 CLEVELAND RD
MIAMI BEACH, FL 33141

SERGIO A FLEITES &W
LIDDENNY GALINDO
1777 DAYTONIA RD
MIAMI BEACH, FL 33141

REGINA BEHAR TRS
1671 DAYTONIA RD
MIAMI BEACH, FL 33141

ELIAS MITRANI & W AIDA
1711 CLEVELAND RD
MIAMI BEACH, FL 33141

MIAMI BEACH
 Planning Department, 1700 Convention Center Drive
 Miami Beach, Florida 33139, www.miamibeachfl.gov
 305 673 7550

Address: 1711 Cleveland Road

Date: 05/23/2017

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	X
2	Final information submitted thru CAP shall match final paper submittal.	X	X
3	Completed Board Application form with Affidavits & Disclosures of interests	X	X
4	Check-list provided by staff provided and signed by the applicant or representative.	X	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/preliminary approval		
8	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	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	X
10	Application Fee (\$2,500) or \$(7,500 if After the fact) shall be paid after the pre-app meeting before the first submittal deadline.	X	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	X
12	Plans shall be in 11"x17" including the following:	X	X
13	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date.	X	X
14	Copy of the original survey (min 11x17)	X	X
15	All Applicable Zoning Information in the Planning Department format	X	X
16	Location Plan— Colored aerial showing name of streets and project site identified.	X	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	X
18	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	X
19	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	X
20	Site Plan (fully dimensioned with setbacks, existing and proposed) Indicate location of the area included in the application if applicable.	X	X
21	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	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	X
24	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture and shelves if applicable.		
25	Demolition Plans (Floor Plans & Elevations with dimensions)		

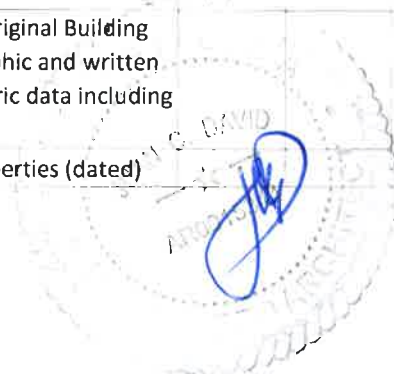
Indicate N/A If Not Applicable

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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	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. Indicate property lines and setbacks.	x	X
28	Proposed Section Drawings	x	X
29	Landscape Plan - street and onsite - identifying existing, proposed landscape 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	x	X
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	Technical specifications of the boat lift and/or boat, ship or vessel to be docked or moored.		
44	Business hours of Operations & Restaurant menu if applicable		
45	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.		
46	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		
47	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.		
48	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		
49	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)		
50	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)		

Indicate N/A If Not Applicable



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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

7-5-17

DATE