

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: 5300 La Gorce Drive

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

FOLIO NUMBER (s) 02-3214-003-1400

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

NAME Matthew D. Shore & Sari Shore
ADDRESS 5300 La Gorce Drive, Miami Beach, FL 33140
BUSINESS PHONE (305) 702-1523 CELL PHONE _____
E-MAIL ADDRESS mshore@dradvisors.com

OWNER IF DIFFERENT THAN APPLICANT:

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

2. AUTHORIZED REPRESENTATIVE(s):

☒ ATTORNEY:

NAME Michael W. Larkin, Esq. & Matthew Amster, Esq., Bercow Radell Fernandez & Larkin, PLLC
ADDRESS 200 S. Biscayne Blvd, Suite 850, Miami, FL 33131
BUSINESS PHONE (305) 374-5300 CELL PHONE _____
E-MAIL ADDRESS mlarkin@brzoninglaw.com & mamster@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 ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____
NAME Tom Weber, Weber Studio, LLC
ADDRESS 104 Crandon Blvd # 414, Key Biscayne, FL 33149
BUSINESS PHONE (305) 361-9935 CELL PHONE _____
E-MAIL ADDRESS tweber@weberstudiomiami.com

FILE NO. _____

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

Addition to and renovation of existing pre-1942 single-family home requiring variances
of lot coverage, unit size, side open space, driveway width and setbacks for generator.

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

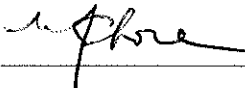
- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE – ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA 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: Matthew D. Shore

PRINT NAME: 

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF
COUNTY OF

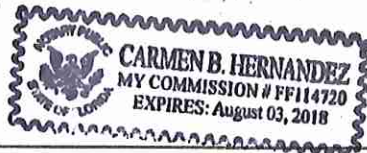
I, Matthew D. Shore, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true 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 25 day of August, 2017. The foregoing instrument was acknowledged before me by Matthew D. Shore, who has produced D.I. as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

[Signature]
Carmen B. Hernandez

NOTARY PUBLIC

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. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF
COUNTY OF

I, Matthew D. Shore, 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 & Matthew Amster to be my representative before the BOA 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.

Matthew Shore
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 25 day of August, 2017. The foregoing instrument was acknowledged before me by Matthew David Shore of [Signature] who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires



Carmen B. Hernandez
NOTARY PUBLIC
Carmen B. Hernandez
PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries, or partners. If any of the contract purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.*

N/A

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

FILE NO. _____

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.*

N/A

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.*

N/A

TRUST NAME

NAME AND ADDRESS

N/A

% 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.	Michael W. Larkin	200 S. Biscayne Blvd, Suite 850, Miami, FL	(305) 374-5300
b.	Matthew Amster	200 S. Biscayne Blvd, Suite 850, Miami FL	(305) 374-5300
c.	Tom Weber	104 Crandon Blvd # 414, Key Biscayne, FL	(305) 361-9935

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, Matthew Shore, 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]

SIGNATURE

Sworn to and subscribed before me this 25 day of August, 2017. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

[Signature]

NOTARY PUBLIC

[Signature]

PRINT NAME

My Commission Expires:

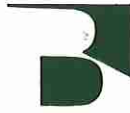


FILE NO. _____

Exhibit A
5300 La Gorce Drive

LEGAL DESCRIPTION

LOT 1, IN BLOCK 11, OF BEACH VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 158, OF PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH AN EXCLUSIVE AND PERPETUAL EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 28705, AT PAGE 706, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

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

VIA ELECTRONIC SUBMISSION

September 18, 2017

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

Re: Revised Letter of Intent for BOA Application ZBA17-0052 for Variances for the
Single-Family Home Located at 5300 La Gorce Drive, Miami Beach, Florida

Dear Tom:

This law firm represents Matthew and Sari Shore (jointly, the "Applicant"), the owners of the parcel located at 5300 La Gorce Drive (the "Property"). Please consider this letter the Applicant's hardship letter for variances to allow for preservation and expansion of an existing pre-1942 architecturally significant home.

The Property. The Property is located in Single Family Residential District 4 (RS-4) and is approximately 7,321 square feet in size. It is identified by Miami-Dade County Folio No. 02-3214-003-1400. The two-story residential structure on the property is an L-shaped home constructed in 1925. The home has entrances at the front on La Gorce Drive and on the south facing 53 Street. The existing driveway is on the south from 53 Street at the southwest portion of the Property where the Applicant uses a canvas carport. The Property contains a pool and pool deck in the rear yard constructed in 2011 pursuant to Building Permit No. B1104758.

Neighboring the Property to the west is the La Gorce Country Club golf course. Adjacent to the Property on the south side is 53 Street, which is a 60' right of way with wide swales and only a narrow paved portion at the center for vehicular traffic. 53 Street immediately dead-ends at the rear of the Property at the golf course, and therefore only serves the Property and the single-family home located on the south side. As have many residents along the golf course, the Applicant obtained a 10' easement at the rear of the Property from the La Gorce County Club and the easement area is fenced in. Immediately

to the north of the Property is a single-family home and the surrounding area to the north, east and south contains a mix of 1- and 2-story single-family homes.

Applicant's Proposal. The Applicant has lived at the Property for 6 years, values the existing single-family structure and has all intentions of maintaining the structure as their household. In recent years, the Code has been amended to incentivize the retention of architecturally significant homes which were constructed prior to 1942. In this instance, the Applicant feels a strong desire to retain the original structure and is seeking minor deviations from the Code to renovate the structure with a modest addition.

The Applicant proposes modest renovations to the pre-1942 architecturally significant home in order to preserve the structure while also making it suitable for modern living. The renovations include a two-story addition of 1,156 square feet (656 square feet of which is habitable area) consisting of a new two-car garage with living space above. This addition will replace the existing carport and will be located on the southwest portion of the Property, which is the area furthest from any nearby neighbors, with the golf course to the west, and the street-end of 53 Street to the south. The proposed addition is located in the most appropriate place to minimize any impact on nearest neighbors and barely visible from La Gorce Drive, the main thoroughfare in the area.

The proposed two-story addition will serve as an extension of the existing two-story structure and will provide balance to the existing layout of the structure. The Applicant will also incorporate new mechanical equipment in the front and side yard, a generator and 1 air conditioning unit, respectively, in order to bring the functionality of the home on the Property up to modern-day standards, while preserving the existing pre-1942 architecturally significant structure. The generator shall be screened with a fence and landscaping. The low-lying air-conditioning unit in the interior side yard, will be positioned in a manner consistent with the existing mechanical equipment in the interior side yard.

Variance Requests. In order to accomplish the proposed improvements, the Applicant respectfully requests the following variances:

1. **Lot Coverage** – variance to allow for 47% lot coverage, where 40% is the maximum allowed for retention of pre-1942 structure;
2. **Unit Size** – variance to allow for 69.7% unit size, where 60% is the maximum allowed for retention of pre-1942 structure;
3. **Open Space** – variance to allow for a decrease in open space in the side yard facing a street, specifically 42% where 50% required;

4. **Side Setback** – variance to allow for mechanical equipment within 2' of the interior side yard setback where 5' required;
5. **Front Setback** – variance of 10' where 20' required to allow location of a generator within the front setback;
6. **Side Setback** – variance to allow for a side setback facing a street of 6.8' where 15' required.

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 Applicant seeks to retain the existing pre-1942 architecturally significant home while modifying it to suit their family's needs. Given the layout of the existing structure, the most viable location for the addition is on the southwest portion of the Property, which creates the least impact on the neighbors as it is close to the golf course at the rear and faces the expansive 60' right-of-way of the street-end used by only one other resident on the south side. The Applicant's prioritization of retaining the existing architecturally significant home creates a special condition which triggers each of the six (6) variance requests. The proposed addition will result in a U-shaped structure on the Property which creates a courtyard enclosed on three (3) sides, yet open to the sky. As such, the new courtyard will count as lot coverage, which triggers the need for Variance #1. The existing structure is already nonconforming with regards to unit size requirements, as such the proposed modest addition triggers the need for Variance #2. This optimal placement of the modest addition in the south side area results in the need for Variance #3.

Variances #4-5 are both needed as a result of providing needed mechanical equipment in the existing yard areas, where the existing structures preclude placing this equipment in full compliance with all Code regulations. Variance #6 is a result of placing the addition in the most reasonable location possible on the Property while still preserving the existing pre-1942 architecturally significant home. The side setback variance to provide for the enclosed addition will be consistent with the side setback currently existing for the structure.

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

The need for the requested variances directly results from the layout of the existing structure, which was constructed in 1925. The Applicant is not responsible for the layout or construction of the pre-1942 architecturally significant home. The Applicant is prioritizing retaining this structure, due to the appreciation for its architectural and historical significance. All variances are the result of the preservation of the 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 variances will enable the Applicant to renovate the existing home without requiring demolition of a pre-1942 home. The Code allows other similarly situated property owners to seek similar variances to accommodate the preservation of existing structures while allowing for the construction of additional features. The granting of these variances 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 variances are being requested in order to maintain the existing structure and effectuate the restoration of the Property with a modest addition. Other property owners have sought and been approved for similar variances in order to construct additional 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;

These requests are the minimum necessary in order to allow for the retention and restoration of the existing structure while modernizing the home for present use. The increase in lot coverage triggering Variance #1 is largely a technicality as the courtyard created as a result of the proposed addition only counts as lot coverage due to a third wall enclosing the area, yet it remains open to the sky. Additionally, the

proposed additional building mass will not be able to be seen from La Gorce Drive, and encloses an area already used as a roofed carport. If the courtyard square footage is removed from lot coverage, then the structure complies with 39%. Variance #2, 3, and 6 are needed due to existing nonconformities and the proposed additions are minimal and situated in the best location possible to mitigate any impact. Further for Variance #3, the street-end is not fully paved and has extensive swales on both sides, including adjacent to the Property. As it only serves the 2 residences and dead-ends at the expansive golf course, it is highly doubtful that the paved area of the street will be increased. Therefore, there will be a significant amount of open space adjacent to the south side of the Property. Variance #4 and 5 are the minimum required to accommodate needed mechanical equipment in the yard setbacks. Notably, the generator complies with the side setback and will be screened and the air conditioning unit matches the setback for the pool equipment and is similarly situated with the existing air conditioning units. Variance #6 is consistent with the existing southern side setback for the pre-1942 home on the Property.

- (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**

These variances will not be injurious to the area or otherwise detrimental to the public welfare. These variances facilitate the preservation and utilization of the Property. The proposed addition is in the most appropriate portion of the Property and will have no effect on the neighbors due to it being situated toward the rear of the Property next to the golf course and facing a dead-end street. The requests are consistent with the purpose, intent and welfare of the Code, and promote 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 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 variances requested are consistent with the City's comprehensive plan.

Practical Difficulty. The Applicant is seeking to preserve the existing pre-1942 structure while also making it suitable for modern living for the Applicant's growing family. Given the layout of the home and the existing pool and status as a pre-1942

home, attempting to improve this Property with a modest addition poses a practical difficulty. Granting the variances requested will have no adverse impact on the character of the neighborhood, as the proposed addition is on the south side of the Property, at a dead-end street shared with only one other home across the street. The Applicant has not created this difficulty, but is taking all reasonable steps to situate the proposed addition in the best location on the Property.

Conclusion. For a number of years, the topic of preservation of pre-1942 homes has been in the forefront of important issues in the City. The City has created limitations, and likewise incentives, to preserve as many homes as appropriate. This is an instance where the Applicant is willingly preserving the home and seeks to avail himself of the incentives set forth in the Code in order to preserve the home while making much needed renovations. The proposed home expansion is compatible with the prevailing character of the existing single-family neighborhood and will be a great improvement to the area. The granting of the requested variance will be in harmony with the intent and purpose of the Code, will not be injurious to the area involved or otherwise detrimental to the public welfare. Furthermore, the granting of the request will provide the Applicant with a reasonable use of the Property. Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application.

Sincerely,



Matthew Amster

cc: Mr. Michael Belush
Mrs. Irina Villegas
Mr. Matthew Shore
Michael W. Larkin, Esq.
Gregory Fontela, Esq.



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August 10, 2017

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

Re: Property Owners List within 375 feet of:

SUBJECT: 5300 LA GORCE DR MIAMI BEACH, FL 33140

FOLIO NUMBER: 02-3214-003-1400

LEGAL DESCRIPTION: BEACH VIEW SUB PB 9-158 LOT 1 BLK 11

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

Sincerely,

RDR | Diana B. Rio

Total number of property owners without repetition: **36, including 0 international**

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

5334 LA GORCE DRIVE LLC
5334 LA GORCE DR
MIAMI BEACH, FL 33140

A AND E TRANSATLANTIC INC
4775 COLLINS AVE # 1202
MIAMI BEACH, FL 33140

ABRAM GAVCOVICK &W MARTA
5220 LA GORCE DR
MIAMI BEACH, FL 33140

ALVARO JOSE ALENCAR
5346 PINE TREE DR
MIAMI BEACH, FL 33140

ANA TERSA ARISMENDI JOSE IGNACIO
URDANETA
5310 LA GORCE DR
MIAMI BEACH, FL 33140

ANDREW S MCLACHLAN &W DONA M
5225 LA GORCE DR
MIAMI BEACH, FL 33140-2105

BERTRAND PAUL SOFIA PAUL SESCOSE
5234 LA GORCE DR
MIAMI BEACH, FL 33140

BRUCE S REICH &W LEA M
5262 LA GORCE DR
MIAMI BEACH, FL 33140-2106

CARLOS M CARRENO
5320 LA GROCE DR
MIAMI BEACH, FL 33140

CLIFTON ONALFO &
W LACRIMIOARA ONALFO
5334 PINETREE DR
MIAMI BEACH, FL 33140-2144

CRAIG H COLLER &W LESLIE
5301 LA GORCE DR
MIAMI BEACH, FL 33140-2133

DANIEL NOVELA MARCELLA I NOVELA
5242 PINE TREE DR
MIAMI BEACH, FL 33140

DANIEL STABILE GINA STABILE
5363 LA GORCE DR
MIAMI BEACH, FL 33140

DARIO G STOKA &W KATHRYN T STOKA
5290 PINETREE DR
MIAMI BEACH, FL 33140-2110

ERIC GREENWALD MELANIE GREENWALD
5313 LA GORCE DR
MIAMI BEACH, FL 33140

FILIP BEDROS KIRKOROV JTRS
MARI PILIBOS KIRKOROVA JTRS
5360 LA GORCE DR
MIAMI BEACH, FL 33140

FRIEDA LIEBOWITZ
5217 LA GORCE DR
MIAMI BEACH, FL 33140-2105

GLENN & ADRIANA DRYFOOS TRS GLENN
& ADRIANA DRYFOOS (BEN)
5214 LA GORCE DR
MIAMI BEACH, FL 33140-2106

IRVING A JORGE
5310 PINETREE DR
MIAMI BEACH, FL 33140

ISAAC J MITRANI &W LAURIE C
5352 LA GORCE DR
MIAMI BEACH, FL 33140-2134

ISRAEL ROZENCWAIG &W SARA
5238 LA GORCE DR
MIAMI BEACH, FL 33140

JERRY HAYDEN &W SALLY
5222 PINETREE DR
MIAMI BEACH, FL 33140-2110

JOHN PALESKI
5335 Lagorce Dr
Miami Beach, FL 33140-2133

JOLANTA DUSSAUD
5344 LA GORCE DR
MIAMI BEACH, FL 33140

JOSE M FRANCISCO
5355 LA GORCE DR
MIAMI BEACH, FL 33140-2133

JUAN G MARULANDA
MILDRED L MARULANDA
5261 LA GORCE DR
MIAMI BEACH, FL 33140-2105

KIMBERLY L STRULOVIC
5252 LA GORCE DR
MIAMI BEACH, FL 33140

KRISTIN ANN KOZAKOWSKI CHRISTOPHER
DANIEL STRUK
5237 LA GORCE DR
MIAMI BEACH, FL 33140

LA GORCE COUNTRY CLUB INC
5685 ALTON RD
MIAMI BEACH, FL 33140

LANSDOWN PROBUILT LLC
200 S BISCAYNE BLVD #4100
MIAMI, FL 33131

LOUIS SUCKLE
5251 LA GORCE DR
MIAMI BEACH, FL 33140

MATTHEW D SHORE SARI SHORE
5300 LA GORCE DR
MIAMI BEACH, FL 33140

NEO SHOP CORP
5347 LA GORCE DR
MIAMI BEACH, FL 33140

RON SCHREIBER
3101 SOUTH OCEAN DR 2308
HOLLYWOOD, FL 33019

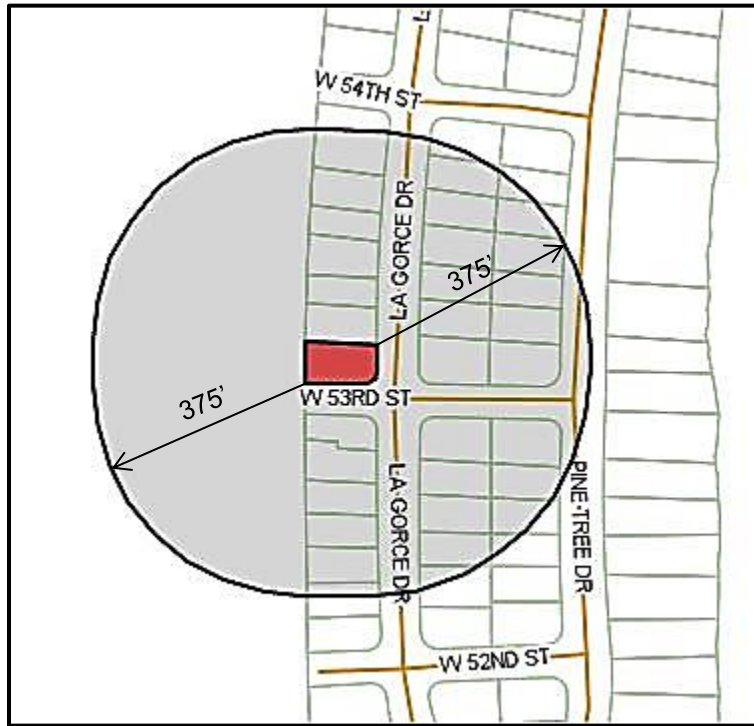
STERLING ASSETS LLC
4045 SHERIDAN AVE #275
MIAMI BEACH, FL 33140

THOMAS DRECHSLER VICTORIA RUSSELL
5236 PINE TREE DR
MIAMI BEACH, FL 33140

Name	Address	City	State	Zip	Country
5334 LA GORCE DRIVE LLC	5334 LA GORCE DR	MIAMI BEACH	FL	33140	USA
A AND E TRANSATLANTIC INC	4775 COLLINS AVE # 1202	MIAMI BEACH	FL	33140	USA
ABRAM GAVCOVICK &W MARTA	5220 LA GORCE DR	MIAMI BEACH	FL	33140	USA
ALVARO JOSE ALENCAR	5346 PINE TREE DR	MIAMI BEACH	FL	33140	USA
ANA TERSA ARISMENDI JOSE IGNACIO URDANETA	5310 LA GORCE DR	MIAMI BEACH	FL	33140	USA
ANDREW S MCLACHLAN &W DONA M	5225 LA GORCE DR	MIAMI BEACH	FL	33140-2105	USA
BERTRAND PAUL SOFIA PAUL SESCOSE	5234 LA GORCE DR	MIAMI BEACH	FL	33140	USA
BRUCE S REICH &W LEA M	5262 LA GORCE DR	MIAMI BEACH	FL	33140-2106	USA
CARLOS M CARRENO	5320 LA GROCE DR	MIAMI BEACH	FL	33140	USA
CLIFTON ONALFO &W LACRIMIOARA ONALFO	5334 PINETREE DR	MIAMI BEACH	FL	33140-2144	USA
CRAIG H COLLER &W LESLIE	5301 LA GORCE DR	MIAMI BEACH	FL	33140-2133	USA
DANIEL NOVELA MARCELLA I NOVELA	5242 PINE TREE DR	MIAMI BEACH	FL	33140	USA
DANIEL STABILE GINA STABILE	5363 LA GORCE DR	MIAMI BEACH	FL	33140	USA
DARIO G STOKA &W KATHRYN T STOKA	5290 PINETREE DR	MIAMI BEACH	FL	33140-2110	USA
ERIC GREENWALD MELANIE GREENWALD	5313 LA GORCE DR	MIAMI BEACH	FL	33140	USA
FILIP BEDROS KIRKOROV JTRS MARI PILIBOS KIRKOROVA JTRS	5360 LA GORCE DR	MIAMI BEACH	FL	33140	USA
FRIEDA LIEBOWITZ	5217 LA GORCE DR	MIAMI BEACH	FL	33140-2105	USA
GLENN & ADRIANA DRYFOOS TRS GLENN & ADRIANA DRYFOOS (BEN)	5214 LA GORCE DR	MIAMI BEACH	FL	33140-2106	USA
IRVING A JORGE	5310 PINETREE DR	MIAMI BEACH	FL	33140	USA
ISAAC J MITRANI &W LAURIE C	5352 LA GORCE DR	MIAMI BEACH	FL	33140-2134	USA
ISRAEL ROZENCWAIG &W SARA	5238 LA GORCE DR	MIAMI BEACH	FL	33140	USA
JERRY HAYDEN &W SALLY	5222 PINETREE DR	MIAMI BEACH	FL	33140-2110	USA
JOHN PALESKI	5335 Lagorce Dr	Miami Beach	FL	33140-2133	USA
JOLANTA DUSSAUD	5344 LA GORCE DR	MIAMI BEACH	FL	33140	USA
JOSE M FRANCISCO	5355 LA GORCE DR	MIAMI BEACH	FL	33140-2133	USA
JUAN G MARULANDA MILDRED L MARULANDA	5261 LA GORCE DR	MIAMI BEACH	FL	33140-2105	USA
KIMBERLY L STRULOVIC	5252 LA GORCE DR	MIAMI BEACH	FL	33140	USA
KRISTIN ANN KOZAKOWSKI CHRISTOPHER DANIEL STRUK	5237 LA GORCE DR	MIAMI BEACH	FL	33140	USA
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LANSDOWN PROBUILT LLC	200 S BISCAYNE BLVD #4100	MIAMI	FL	33131	USA
LOUIS SUCKLE	5251 LA GORCE DR	MIAMI BEACH	FL	33140	USA
MATTHEW D SHORE SARI SHORE	5300 LA GORCE DR	MIAMI BEACH	FL	33140	USA
NEO SHOP CORP	5347 LA GORCE DR	MIAMI BEACH	FL	33140	USA
RON SCHREIBER	3101 SOUTH OCEAN DR 2308	HOLLYWOOD	FL	33019	USA
STERLING ASSETS LLC	4045 SHERIDAN AVE #275	MIAMI BEACH	FL	33140	USA
THOMAS DRECHSLER VICTORIA RUSSELL	5236 PINE TREE DR	MIAMI BEACH	FL	33140	USA

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375' RADIUS MAP



SUBJECT: 5300 LA GORCE DR MIAMI BEACH, FL 33140

FOLIO NUMBER: 02-3214-003-1400

LEGAL DESCRIPTION: BEACH VIEW SUB PB 9-158 LOT 1 BLK 11

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

Property address: 5300 La Gorce Drive Board: BOA Date: 8/25/17
BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five(5) business days prior to CAP First submittal.

Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CAP to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CAP (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CAP First submittal deadline.

Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL (VIA CAP) ** To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	X
2	Copy of signed and dated check list issued at Pre-Application meeting.	X
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	X
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	X
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	X
9	Architectural Plans and Exhibits (must be 11"x 17")	X
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	X
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	X
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	X
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	X
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	X
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	X
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	X

* 60 day lead time for projects including traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.

Indicate N/A If Not Applicable

Initials: 

MIAMI BEACH

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

Property address: 5300 La Gorce Drive

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images) <u>w/ Key Plan</u>	X
j	Current color photographs, dated, Min 4"x6" of interior space (no Google images)	X
k	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
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	X
m	Demolition Plans (Floor Plans & Elevations with dimensions)	X
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	X
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X
p	Proposed Section Drawings	X
q	Color Renderings (elevations and three dimensional perspective drawings). <u>from Corner showing addl.</u>	X
10	Landscape Plans and Exhibits (must be 11"x 17")	
a	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
b	Hardscape Plan, i.e. paving materials, pattern, etc.	
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/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 Dept.	
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, 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 and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	X
23	Required yards section drawings.	
24	Varience and/or Waiver Diagram	X
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	

Indicate N/A If Not Applicable

Initials: 

MIAMI BEACH

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

Property address: 5300 La Gorce Drive

29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	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 _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	X
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	X
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

Indicate N/A If Not Applicable

Initials: 

MIAMI BEACH

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

Property Address: 5300 La Gorce Drive

f	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	

**ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING

ITEM #	FINAL SUBMITTAL (via CAP) Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Upload documents online (via CAP) before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.	
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).	

ITEM #	PAPER FINAL SUBMITTAL: <u>(September 21)</u>	Required
46	Original application with all signed and notarized applicable affidavits and disclosures.	X
47	Original of all applicable items.	X
48	One (1) signed and sealed 11"x17" bound, collated set of all the required documents.	X
49	14 collated copies of all required documents	X
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	X
51	Traffic Study (Hard copy)	
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	X

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- 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. (If applicable)


Applicant's or designee's signature

9/18/17
Date

Indicate N/A If Not Applicable

Initials: 