

# MIAMI BEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

File No: \_\_\_\_\_  
Date: \_\_\_\_\_  
MCR No: \_\_\_\_\_  
Amount: \_\_\_\_\_  
Zoning Classification \_\_\_\_\_  
(For Staff Use Only)

## STANDARD APPLICATION FORM DEVELOPMENT REVIEW BOARD HEARING

1. The below listed applicant wishes to appear before the following City Development Review Board for a scheduled public hearing: NOTE: This application form must be completed separately for each applicable Board hearing a matter.

- ( ) BOARD OF ADJUSTMENT                      ( ) HISTORIC PRESERVATION BOARD  
(X) DESIGN REVIEW BOARD                      ( ) PLANNING BOARD  
( ) FLOOD PLAIN MANAGEMENT BOARD

NOTE: Applications to the Board of Adjustment will not be heard until such time as the Design Review Board, Historic Preservation Board and/or the Planning Board have rendered decisions on the subject project.

2. THIS REQUEST IS FOR:

- a. (X) A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE  
b. ( ) AN APPEAL FROM AN ADMINISTRATIVE DECISION  
c. (X) DESIGN REVIEW APPROVAL  
d. ( ) A CERTIFICATE OF APPROPRIATENESS FOR DESIGN  
e. ( ) A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE  
f. ( ) A CONDITIONAL USE PERMIT  
g. ( ) A LOT SPLIT APPROVAL  
h. ( ) AN HISTORIC DISTRICT/SITE DESIGNATION  
i. ( ) AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP  
j. ( ) AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP  
k. ( ) TO REHAB, TO ADD TO AND / OR EXPAND A SINGLE FAMILY HOME  
l. ( ) OTHER: \_\_\_\_\_

3. NAME & ADDRESS OF PROPERTY: 11 Palm Avenue

LEGAL DESCRIPTION: Subdivision Palm Island PB 6-54 Lot 20, Block 1, Parcel #200

Folio No.: 02-4205-001-0200

4. NAME OF APPLICANT SOUTH PALM DESIGN LLC

Note: If applicant is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6-7) must be completed as part of this application.

3737 Collins Avenue 1102

Miami Beach

Florida

33140

ADDRESS OF APPLICANT

CITY

STATE

ZIP

BUSINESS PHONE # \_\_\_\_\_ CELL PHONE # \_\_\_\_\_

E-mail address: \_\_\_\_\_

5. NAME OF PROPERTY OWNER (IF DIFFERENT FROM #4, OTHERWISE, WRITE "SAME") SAME

*If the owner of the property is not the applicant and will not be present at the hearing, the Owner/Power of Attorney Affidavit (Page 4) must be filled out and signed by the property owner. In addition, if the property owner is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6 - 7) must be completed.*

ADDRESS OF PROPERTY OWNER CITY STATE ZIP

BUSINESS PHONE # CELL PHONE #

E-mail address:

6. NAME OF ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER, CONTRACTOR OR OTHER PERSON RESPONSIBLE FOR PROJECT DESIGN

Dufner Heighes 195 Chrystie Street #801D New York NY 10002

NAME (please circle one of the above) ADDRESS CITY STATE ZIP

BUSINESS PHONE # 212-420-1605 CELL PHONE #

E-mail address: daniel@dufnerheighes.com

7. NAME OF AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSON:

a. Ethan B. Wasserman 333 SE 2nd Ave, 4400 Miami Florida 33131

NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305-579-0784 CELL PHONE #

E-mail address: wassermane@gtlaw.com

b. NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # CELL PHONE #

E-mail address:

c. NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # CELL PHONE #

E-mail address:

**NOTE: ALL ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSONS, WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY, UNLESS SOLELY APPEARING AS AN EXPERT WITNESS, ARE REQUIRED TO REGISTER AS A LOBBYIST WITH THE CLERK, PRIOR TO THE SUBMISSION OF AN APPLICATION.**

8. SUMMARY OF PROPOSAL: See attached Letter of Intent

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES (X) NO ( )

10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? [X] YES [ ] NO

11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): 8,728 SQ. FT.

12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) SQ. FT.

13. TOTAL FEE: (to be completed by staff) \$

**PLEASE NOTE THE FOLLOWING:**

- *Applications for any Board hearing(s) will not be accepted without payment of the required fee. All checks are to be made payable to: "City of Miami Beach."*
- *Public records notice: all documentation, application forms, maps, drawings, photographs, letters and exhibits will become a part of the public record maintained by the City of Miami Beach Planning Department and shall under Florida Statute, be disclosed upon proper request to any person or entity.*
- *In accordance with the requirements of Section 2-482 of the Code of the City of Miami Beach, any individual or group (Lobbyist) that has been, or will be, compensated to either speak in favor or against a project being presented before any of the City's Development Review Boards, shall be fully disclosed prior to the public hearing. All such individuals and/or groups must register with the City Clerk prior to the hearing.*
- *In accordance with Section 118-31 of the Code of the City of Miami Beach, all applicants shall, prior to the public hearing, fully disclose 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 (exclusive of all legal or professional design services). Such disclosure shall:*
  1. *Be in writing.*
  2. *Indicate to whom the consideration has been provided or committed.*
  3. *Generally describe the nature of the consideration.*
  4. *Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board.*

*In the event the applicable development review board determines that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and 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 Boards reach a decision, a Final Order will be issued stating the Board's decision and any conditions imposed therein. The Final Order must be recorded in the Office of the Recorder of Miami-Dade County; the original shall remain on file with the board clerk/secretary. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded Final Order being tendered along with the construction plans.*

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

**PLEASE COMPLETE ONE OR MORE OF THE FOLLOWING THREE AFFIDAVITS, AS APPLICABLE. NOTE: THE PROPERTY OWNER MUST FILL OUT AND SIGN THE "POWER OF ATTORNEY" PORTION IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IS HAVING OTHER PERSONS SPEAK ON THEIR BEHALF.**

**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

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

**NOTARY SEAL OR STAMP**

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
PRINT NAME

My Commission Expires: \_\_\_\_\_

**ALTERNATE OWNER AFFIDAVIT FOR  
CORPORATION or PARTNERSHIP**

(Circle one)

STATE OF Florida

COUNTY OF Dade

I, Andre Radandt being duly sworn, depose and say that I am the AP of South Palm Design LLC a Florida limited liability company and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

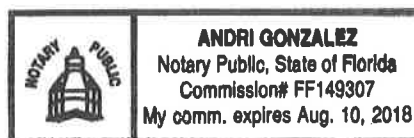
Andre Radandt

\_\_\_\_\_  
PRINT NAME

[Signature]  
SIGNATURE

Sworn to and subscribed before me this 13 day of April, 2016. The foregoing instrument was acknowledged before me by Andre Radandt, AP of South Palm Design, LLC on behalf of such entity, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

**NOTARY SEAL OR STAMP:**



My Commission Expires: \_\_\_\_\_

[Signature]  
NOTARY PUBLIC

ANDRI GONZALEZ  
PRINT NAME

## POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF DADE

Andre Radandt as \_\_\_\_\_ of South Palm Design LLC, a Florida limited liability company  
I, \_\_\_\_\_, being duly sworn and depose say that I am the owner or representative of the owner of the described  
real property and that I am aware of the nature and effect of the request for Variance and Design Review Approval relative to the subject property, which  
request is hereby made by me OR I am hereby authorizing Ethan B. Wasserman / Greenberg Traurig, P.A. to be my representative  
before the Design Review Board. 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 and I take the responsibility of removing this notice after the date of hearing.

Andre Radandt

PRINT NAME (and Title, if applicable)



SIGNATURE

Sworn to and subscribed before me this 14 day of April, 2014. The foregoing instrument was acknowledged before me by  
Andre Radandt \_\_\_\_\_ of South Palm Design, LLC who has produced \_\_\_\_\_ as  
identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



NOTARY PUBLIC  
Jessica Cardoso  
PRINT NAME

My Commission Expires:

## CONTRACT FOR PURCHASE

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entity, further disclosure shall be required which discloses 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 or trusts, list all individuals and/or complete the appropriate disclosure clause above.\*

NAME

NAME, ADDRESS, AND OFFICE

DATE OF CONTRACT

% OF STOCK

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

**CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION**

**DISCLOSURE OF INTEREST**

**1. CORPORATION**

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.\*

N/A

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

N/A

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

**IF THERE ARE ADDITIONAL CORPORATIONS, LIST OTHERS, INCLUDING CORP. NAME(S) AND EACH INDIVIDUAL STOCKHOLDER'S NAME, ADDRESS, OFFICE AND PERCENTAGE OF STOCK, ON A SEPARATE PAGE.**

**NOTE: Notarized signature required on page 8**

**CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION**

**DISCLOSURE OF INTEREST**

**2. TRUSTEE**

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. Where the beneficiary/beneficiaries consist of corporations(s), another trust(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.\*

TRUST NAME	
NAME AND ADDRESS	% OF STOCK

**3. PARTNERSHIP/LIMITED PARTNERSHIP**

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.\*

SOUTH PALM DESIGN LLC	
PARTNERSHIP or LIMITED PARTNERSHIP NAME	
NAME AND ADDRESS	% OF STOCK
Andre Radandt 3737 Collins Avenue 1102 Miami Beach Florida 33140	100

***NOTE: Notarized signature required on page 8***

#### 4. COMPENSATED LOBBYIST:

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

NAME	ADDRESS	PHONE #
a. Ethan B. Wasserman, Esq.	333 SE 2nd Ave., 4400 Miami FL 33131	305-579-0784
b. Daniel Heighes Wismer	195 Chrystie Street #801D New York NY 10002	212 420 1605
c. Tony Leon / 3Design Inc.	4300 Biscayne Blvd. Suite G-04 Miami FL 33137	305-438-9377

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

\* Disclosure shall not be required of any entity, the equity interest 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 and where no one person or entity holds more than a total of 5% of the ownership interests in the limited partnership or other entity.

APPLICANT HEREBY ACKNOWLEDGES THAT ANY APPROVAL GRANTED BY THE BOARD SO APPLIED TO, SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND THAT THE PROJECT MUST ALSO COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE LAW.

#### APPLICANT AFFIDAVIT

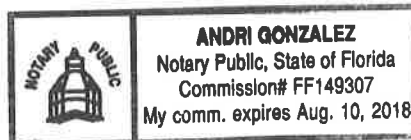
STATE OF Florida  
COUNTY OF MIAMI DADE

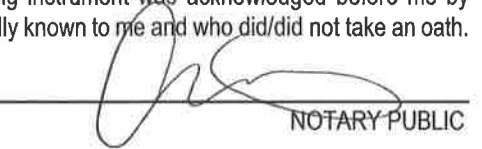
I, Andre Radandt (South Palm Design LLC) (list name of corporation and office designation as applicable) being first duly sworn, depose and say that I am the applicant, or the representative of the applicant, for the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.

  
SIGNATURE

Sworn to and subscribed before me this 13 day of APRIL, 2016. The foregoing instrument was acknowledged before me by ANDRE MICHAEL RADANDT, who has produced FL DL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



  
ANDRI GONZALEZ  
PRINT NAME

My Commission Expires: AUG 10, 2018



April 29, 2016

**VIA HAND DELIVERY**

**City of Miami Beach Design Review Board**

c/o Mr. Thomas Mooney  
City of Miami Beach  
Planning Department  
1700 Convention Center Drive  
Miami Beach, Florida 33139

**Re:   Application for Design Review Board Approval ("Application")  
      11 Palm Avenue, Miami Beach, Florida 33139 ("Property")**

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Dear Design Review Board Members:

Our Firm represents South Palm Design, LLC, a Florida limited liability company ("Applicant"), owner of the Property. Please accept this Application, on behalf of the Applicant, requesting design review approval for the demolition of the existing home on the Property, construction of a new single family residence, and three (3) non-use variances.

**I.     Property**

The Property is zoned RS-1 Single Family Residential on the City of Miami Beach ("City") Official Zoning Map and designated RS Single Family Residential on the City's Future Land Use Map. The RS-1 zoning district permits single family residential uses. Enclosed please find a copy of that certain Sketch of Survey ("Survey") prepared by Land Surveyors & Mapper and dated April 1, 2016, which identifies the existing conditions and configuration of the Property.

The Property is surrounded on the North by a home under construction on a 17,674 +/- square foot lot, on the East by Biscayne Bay, on the South by an existing home on a 17,674 +/- square foot lot, and on the West by the eastern Palm Avenue cul-de-sac. According to the Survey, the existing home's finish floor elevation is 5.25' NGVD, which is 3.75' below the current base flood elevation set by FEMA Flood Insurance Rate Map. Note, the current base flood elevation for this Property is set at 9' NGVD. However, the City may raise the minimum flood elevation to 10' NGVD in the very near future.

## II. Design Review Approval

Applicant will construct a new two (2) story, 8,728 square foot residence on the Property. According to the City's Land Development Regulations ("LDR"), the Property may be developed "As of Right" with a maximum unit size of 8,837 square feet (50% unit size), covering no more than 5,301 square feet (30% lot coverage) of the Property. As shown on the enclosed plans, the proposed home contains 8,728 square feet (49% unit size), covering only 5,242 square feet (29% lot coverage). The proposed home is designed to comply with all LDR requirements including, but not limited to unit size, lot coverage, height, setbacks, etc.

It is important to mention that the Property is irregularly shaped; the front of the Property is only 31.42 feet wide and the rear is 109.96 feet wide. Because of the shape of the Property, the existing home and new home are cited closer to the rear of the Property where there is a more functional width. Given the narrow entrance, the home is essentially hidden from the public realm on Palm Avenue.

Note, in connection with global sea level rise, the City requires Property owners to raise their seawalls. In this case, Applicant must raise their seawall by approximately three (3) feet to 7.26' NGVD (two (2) feet above the finished floor elevation of the existing home). To preserve the water views and prevent a canyon-like effect, Applicant must raise the yard and pool deck elevation, as well as the existing home finish floor elevation.

In addition to lush landscaping through the Property, including a comprehensive rooftop garden, Applicant will install beautiful water features to connect the Property to its natural environment fronting Biscayne Bay. The rooftop terrace is centrally located on top of the structure and occupies no more than 25% of the floor below.

## III. Request for Variances

The Applicant is requesting the following Variances:

1. A Variance to permit a 17,674 square feet lot size where at least 30,000 square feet is required.

- Variance requested from:

### Sec. 142-105(b)(1) – Development regulations and area requirements.

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)*	Maximum Lot Coverage for a 2-story Home (% of lot area)**	Maximum Unit Size (% of Lot Area)	Maximum Building Height, which shall not exceed two stories above the minimum flood elevation in all districts***
RS-1	30,000	100	30%	50%	28 feet - flat roofs.

2. A Variance to permit lot width of 75 feet where 100 feet is required

- Variance requested from:

**Sec. 142-105(b)(1) – Development regulations and area requirements.**

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)*	Maximum Lot Coverage for a 2-story Home (% of lot area)**	Maximum Unit Size (% of Lot Area)	Maximum Building Height, which shall not exceed two stories above the minimum flood elevation in all districts***
RS-1	30,000	100	30%	50%	28 feet - flat roofs.

3. A Variance to permit an interior drive aisle length of 19'-10" where 22' is required

- Variance requested from:

**Sec. 130-63 – Interior aisles.**

Interior aisles shall meet or exceed the following minimum dimensions permitted:

90° parking – 22 feet, with columns parallel to the interior drive on each side of the required drive, set back an additional one foot six inches, measured from the edge of the required interior drive to the face of the column.

Section 118-353(d) of the City's LDRs delineates the standards of review for a Variance application. Specifically, a Variance shall be approved upon demonstration of the following:

- (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.

*Satisfied; Through no fault of the Applicant, the Property was originally platted in 1920 as an irregular shaped lot containing 17,674 square feet. The front of the Property has a platted dimension of 31.42 feet and the rear contains a platted dimension of 109.96 feet. Because the Property is irregularly shaped and fronts a cul-de-sac with a radius of less than 230 feet, the property width is the average of the front and rear property lines. Applicant's request will legalize the existing legal non-conforming lot conditions, absent which the Property is undevelopable. Furthermore, 90° parking is limited given the narrow lot width toward the front of the Property.*

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

*Satisfied; The Property configuration dates back to 1920 when the Property was originally platted. Applicant did not own the Property in 1920.*

- (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.

**Satisfied;** *The variance is required to develop the Property. These variances are routinely granted by the City, including the neighboring property at 15 Palm Avenue.*

- (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.

**Satisfied;** *Failure to approve the requested variances will deprive the Applicant of not only rights commonly enjoyed by other property owners, but would deprive the Applicant of reasonable use of the land and impose unnecessary and undue hardship as the Property will be undevelopable.*

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

**Satisfied;** *The requested variances are the minimum necessary to reasonably use the land and bring the Property into conformance with current code requirements contained in the LDRs. Without the drive aisle variance, the garage would need to face the right of way, contrary to the design goals of the LDRs.*

- (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.

**Satisfied;** *The proposed development will be in harmony with the neighborhood and will allow the Applicant's reasonable use of the land. Renovation of the Property will not be injurious to the other neighbors on the island or detrimental to the public welfare. The flood protections installed on the Property will not only benefit the Applicant but the island as a whole (e.g., raising the sea wall).*

- (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 anytime prior to the board voting on the applicant's request.

**Satisfied;** *The requested variances will allow redevelopment of the Property consistent with the comprehensive plan and will not reduce levels of service.*

#### IV. Conclusion

The Applicant is requesting Design Review Board approval to demolish the existing home and construct a new home, with three (3) minor variances. We respectfully request approval of the Application and look forward to working with staff.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ethan Wasserman', with a long horizontal flourish extending to the right.

Ethan Wasserman, Esq.

Address: **11 Palm Avenue**  
File Number:

Date: **4/8/16**

### BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with Board staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL CHECK LIST	Required	Provided
	<b>ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE</b>		
1	<b>Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline</b>	X	
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Copies of all current or previously active Business Tax Receipts	X	
4	Letter of Intent with details of application request, hardship, etc.	X	
5	Application Fee	X	
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
7	School Concurrency Application, for projects with a net increase in residential units (no SFH)	X	
8	<b>Provide four (4), 11"x17" collated sets, two (2) of which are signed &amp; sealed, to include the following:</b>	X	
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
10	All Applicable Zoning Information (see Zoning Data requirements)	X	
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
12	Survey (original signed & sealed) dated less than 6 months old at the time of application ( lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade) , spot elevations and Elevation Certificate	X	
13	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
14	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	X	
15a	Indicate any backflow preventer and FPL vault if applicable	X	
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
17	Current, dated color photographs, min 4"x6" of interior space (no Google images)		
18	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X	
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)	X	
20	Demolition Plans (Floor Plans & Elevations with dimensions)	X	
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X	
23	Proposed Section Drawings	X	
24	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	X	
25	Hardscape Plan, i.e. paving materials, pattern, etc.	X	
26	Color Renderings (elevations and three dimensional perspective drawings)	X	

Indicate N/A If Not Applicable

Initials: **LC**

--	--	--	--

Address:

File Number:

ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
27	Vacant or Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Department		
28	Copy of original Building Permit Card, & Microfilm, if available		
29	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure)		
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)	X	
31	Line of Sight studies		
32	Structural Analysis of existing building including methodology for shoring and bracing		
33	Proposed exterior and interior lighting plan, including photometric calculations		
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)	X	
35	Neighborhood Context Study	X	
36	Open Space calculations and shaded diagrams	X	
37	Proposed Operational Plan		
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
39	Sound Study report (Hard copy) with 1 CD		
40	Set of plans 24"x 36" (when requested by staff)		
41	Copies of previous Recorded Final Orders		
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		
44	<b>Site Plan (Identify streets and alleys)</b>		
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____		
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____		
c	# of bicycle parking spaces _____		
d	Interior and loading area location & dimensions _____		
e	Street level trash room location and dimensions _____		
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____		
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____		
45	<b>Floor Plan (dimensioned)</b>		
a	Total floor area _____		
a	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____		
b	Occupancy load indoors and outdoors per venue _____ Total when applicable _____		

Indicate N/A If Not Applicable

Initials: LC

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


Address:

File Number:

46	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:		
47	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)		
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
49	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		
50	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
52	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions		
<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>			

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
53	One (1) signed and sealed 11"X17" unbound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	
54	14 collated copies of all the above documents	X	
55	One (1) CD/DVD with electronic copy of entire final application package	X	

### NOTES:

- A. Other information/documentation required for first submittal will be identified during pre-application meeting.
- B. Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval, as applicable.

  
APPLICANT'S OR DESIGNEE'S SIGNATURE

  
Date

**NEXT AGENDA: July 2016**

Indicate N/A If Not Applicable

Initials: LC



Owner **W. S. ALCOX**

Mailing Address

Permit No. **791**

Date **Apr. 12-1924**

Lot **20** Block **1**

Subdivision **PALM ISLAND**

Address **11 Palm Island**

General Contractor **J. G. Gaffney**

Architect **Robert A. Taylor**

**3065**

**4205-01-0200**

Front **66'-1** Depth **66'-0** Height **26'-0**

Stories **2**

Residence- **11** rms  
Use & garage

Type of construction **cem blks.** Cost **\$ 24,000.00**

Foundation

Filling & Reinf. **corr Roof Tile**

Plumbing Contractor **H. J. Sanborn**

Address

Date **May 28-1924**

Plumbing Fixtures **13**

Rough approved by **J. J. Farrey**

Date

Gas Stoves

Gas Heaters

Address

Date

Final approved by

Date

Sewer connection

Septic tank **1**

Make **Southern Septic Co.**

Date **Oct. 29-1924**

Electrical Contractor **Pullen & Zoll**

Address

Date **May 31-1924**

Switch

Range **1**

Motors

Fans

Temporary service

OUTLETS Light **54**  
Receptacles

HEATERS Water **1**  
Space

Centers of Distribution

Electrical Contractor

Address

Date

No. fixtures set

Final approved by

Date

Date of service

**#10406-1 new service- La Vigne- - Jan. 12-1938**

Alterations or repairs **# 20086** Painting (outside) **Superior Painting Co. \$ 725...** Date **May 15, 1945**  
BUILDING PERMIT **# 28180** Painting- **Bell Painting Company - \$ 950....** Sept. 7, 1948

## ALTERATIONS & ADDITIONS

### Building Permits:

#00632.-Orkin Exterm'nating.- Fumagation.-\$500.00-2-25-72

#03074-Guardian A/C- 8 ton central a/c-\$3000-8-21-74

#91795 6/4/86 James M. McGrath construct swimming pool & spa 17,452 gal fence & patio as per plans

### Plumbing Permits:

~~#44944 Serota Plumbing: 1 sewer, size 4" - 9/22/65~~  
~~#47191 Peoples Gas System: 1 gas range, 1 gas water heater 4/11/69~~  
~~#62662 6/11/86 James M. McGrath pool piping~~  
~~#62725 7/16/86 Peoples Gas System - gas piping~~

### Electrical Permits:

#66148 Foster Electric Co., Inc. 1 Motor 0-1 H.P. 9/5/68  
#68726 - Foster Elect. - 1 service 200 amp 4/16/71

#71572-Shepard and Price-1 3 ton a/c; 1 5ton a/c; 2 10KW heaters-9-11-74

#81132 6/12/86 Elna Elec - 1-10 switch, light outlets & recept, 1 motor 0-1 hp, 2 motor 1-3 hp, 2 transformers

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED[illegible]