

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: 6089 Alton Road, Miami Beach, Florida 33140

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

FOLIO NUMBER (S) 02-3215-003-0530

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

NAME Holem Realty Group, LLC

ADDRESS 6089 Alton Road, Miami Beach, Florida 33140

BUSINESS PHONE (305) 733-4644

CELL PHONE _____

E-MAIL ADDRESS holemgroup@gmail.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Monika Entin and Carli Koshal

ADDRESS 200 S. Biscayne Boulevard, Suite 850, Miami, Florida 33131

BUSINESS PHONE (305) 374-5300

CELL PHONE _____

E-MAIL ADDRESS mentin@brzoninglaw.com and ckoshal@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 Lester Perez Pizarro

ADDRESS _____

BUSINESS PHONE (305) 951-2894

CELL PHONE _____

E-MAIL ADDRESS lperez@atelier305.com

FILE NO. _____

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

Replacement of an existing two-story pre-1942 single-family home with a new two-story single-family home.

See Letter of Intent for more detail.

- 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) 6,987 SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). 6,987 SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ _____

- A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE.
- ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF.
- TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305.604.2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6; TTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE).

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE – ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT BEING PRESENTED BEFORE ANY OF THE CITY'S LAND USE BOARDS, SHALL FULLY DISCLOSE, PRIOR TO THE PUBLIC HEARING, THAT THEY HAVE BEEN, OR WILL BE COMPENSATED. SUCH PARTIES INCLUDE: ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS, OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVES ATTORNEYS OR AGENTS AND CONTACT PERSONS WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY; SUCH INDIVIDUALS MUST REGISTER WITH THE CITY CLERK PRIOR TO THE HEARING.

FILE NO. _____

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL: (i) BE IN WRITING, (ii) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (iii) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (iv) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (i) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (ii) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☐ OWNER OF THE SUBJECT PROPERTY

☒ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: Franz Melo, Manager Holem Realty Group, LLC

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF
COUNTY OF

I, N/A, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this ____ 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

My Commission Expires:

PRINT NAME

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

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

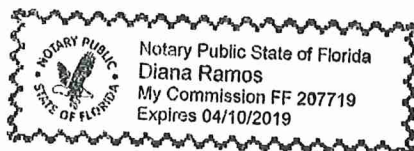
I, Franz Melo, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Holem Realty Group, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 16 day of March, 2018. The foregoing instrument was acknowledged before me by Franz Melo, Manager of Holem Realty Group, 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:



NOTARY PUBLIC

Diana Ramos
PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, Franz Melo, 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 Monika Entin and Carli Koshal to be my representative before the Design Review 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.

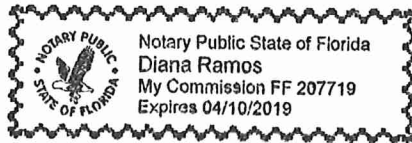
Franz Melo, Manager

PRINT NAME (and Title, if applicable)


SIGNATURE

Sworn to and subscribed before me this 16 day of March, 2018. The foregoing instrument was acknowledged before me by Franz Melo, Manager of Holem Realty Group, 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



My Commission Expires


NOTARY PUBLIC

Diana Ramos

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.*

Holem Realty Group, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Franz Melo

100%

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

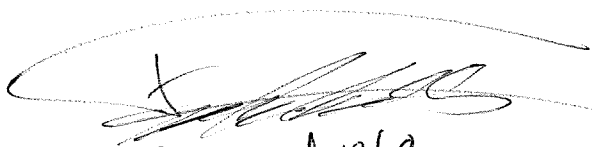
If the property that is the subject of this application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, 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

N/A

% INTEREST


Franz Melo

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. <u>Monika Entin</u>	<u>200 S. Biscayne Boulevard, Suite 850</u>	<u>(305) 374-5300</u>
b. <u>Carli Koshal</u>	<u>200 S. Biscayne Boulevard, Suite 850</u>	<u>(305) 374-5300</u>
c. <u>Lester Perez Pizarro</u>		<u>(305) 951-2894</u>

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

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

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

APPLICANT AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

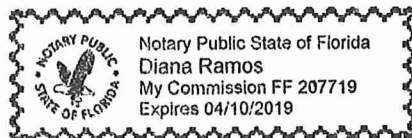
Franz Melo, Manager

I, Holem Realty Group, LLC, 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.

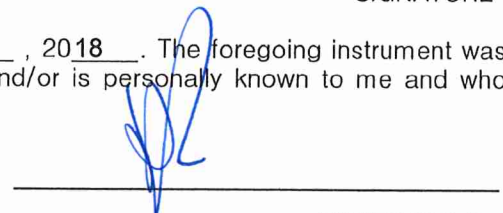

SIGNATURE

Sworn to and subscribed before me this 16 day of March, 2018. 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



My Commission Expires:


NOTARY PUBLIC

Diana Ramos

PRINT NAME

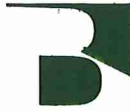
FILE NO. _____

EXHIBIT A

Legal Description

Lot 1, Block 3, La Gorce Golf Subdivision, according to the Plat thereof, as recorded in Plat Book 14, Page 43, of the Public Records of Miami-Dade County, Florida;

Together with the West one-half (1/2) of that North-South street end known as Cherokee Avenue lying between Lot 1, Block 12, BEACH VIEW ADDITION, according to the plat thereof, as recorded at Plat Book 16, Page 10, of the Public Records of Miami-Dade County Florida and Lot 1, Block 3, LA GORCE-GOLF SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 14, Page 43, of the Public Records of Miami-Dade County, Florida, as vacated and abandoned by the City of Miami Beach pursuant to Resolution No. 85-18015.



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6223
E-Mail: CKoshal@BRZoningLaw.com

VIA E-SUBMISSION & HAND DELIVERY

April 6, 2018

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

Re: Request for Design Review Approval for a Single-Family Home Located at
6089 Alton Road, Miami Beach, Florida

Dear Mr. Mooney:

This firm represents Holem Realty Group, LLC ("Applicant"), owner of the property located at 6089 Alton Road, Miami Beach, Florida ("Property"). This letter serves as the Applicant's required letter of intent in support of requests for design review approval by the Design Review Board ("DRB") in connection with replacement of the existing structure with a new single-family residence.

Property Information. The Property is located on northwest corner of the La Gorce Golf Course at the intersection of Alton Rod and West 62 Street and in the RS-4, Single Family Residential Zoning District. The Miami-Dade County Property Appraiser identifies the Property by Folio No. 02-3215-003-0530. The Property is approximately 26,525 square feet in size and contains a two-story residential structure that was originally constructed in 1933. The surrounding neighborhood contains an eclectic mix of modern and contemporary, amongst other architectural styles of single-family homes.

Applicant's Proposal. The Applicant proposes to replace the existing two-story residential structure with a new single-family residence that embraces the corner lot configuration and location on the La Gorce Golf Course. The proposed home will be approximately 6,987 square feet and will feature a modern design. The front façade will feature a combination of glass windows, smooth stucco finish and stone veneer. Second floor terraces will be partially enclosed with ornamental

metal screens that tie in the structure on all four sides. The proposal also provides an infinity style pool and roof deck facing east towards the golf course. When viewed from Alton Road or West 62 Street, concentrated landscaping will buffer the home. The new home will embrace the eclectic feel of the neighborhood. Additionally, access to the Property will occur solely from West 62 Street, which improves circulation in the area as the proposed entrance is further from the street corner than what is currently in existence.

The home is for the Applicant's personal use and the design considers the individual preferences of the homeowners. The Applicant is not seeking to maximize the development potential of the Property. The maximum permitted unit size is fifty percent (50%), however the Applicant is proposing a unit size of approximately twenty six percent (26%). The proposed structure is also well within all the required setbacks, and purposefully situated a comfortable distance away from Alton Road and the surrounding neighbors. The volume and orientation of the home optimizes views of the golf course views, while being well within the development regulations of the neighborhood.

Sea Level Rise and Resiliency Criteria. The proposed single-family home advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.**

The Applicant will provide a recycling or salvage plan during permitting.

- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.**

The Applicant proposes hurricane impact windows.

- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.**

Operable windows will be provided.

- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.**

The Applicant will provide appropriate landscaping at the Property. Proposed species include native and Florida-friendly plants appropriate for the area, including salt tolerant species.

- (5) **Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.**

The Applicant has considered the elevation of the right-of-way and surrounding properties, and plans to grade the front and side yards appropriately to remain compatible with the existing conditions, while slowly sloping-up as you get closer to the home in order to adapt to o future raised elevations. The property will slope from the existing front yard elevation and gradually arrive at the first floor slab. The Applicant will work with the Public Works Department to further address sea level rise projections with respect to the right-of-way connections.

- (6) **The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.**

The Applicant has taken into consideration the raising of public rights-of-ways and has designed the proposed home accordingly. The additional 1' of freeboard used to elevate the home will allow raising of the front yard to address the future raising of the streets.

- (7) **Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.**

Proper precautions will be taken to ensure the critical mechanical and electrical systems are located above base flood elevation.

- (8) **Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.**

This is not applicable as the application proposes to build a new single-family home on the site. However, the new home will be elevated to 1' above base flood elevation, which is an elevation of 9' NGVD".

- (9) **When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.**

No wet or dry flood proofing will be necessary as all habitable space will be located above base flood elevation plus City of Miami Beach Freeboard of 1'.

- (10) **Where feasible and appropriate, water retention systems shall be provided.**

The Applicant has incorporated Shallow Retention Areas ("SRAs") to direct and collect rainwater on the proposed plan. At time of permitting, the Applicant will engage the services of a civil engineer to analyze and provide the subsurface drainage design. Accordingly, a water retention system will be provided.

Conclusion. The Applicant's proposed new home provides a welcome new design and does not maximize the development potential or overwhelm the lot. Rather, the proposed home is modest, in comparison to what is permissible to be constructed on the lot. Further, the Applicants have made every effort to set the home back and away from the neighbors and the street, to minimize the impact of the new elevation requirements. The new home is consistent with the character of the neighborhood, as well as the intent of the Code and its design considerations. We believe that approval of this well-designed residence will be an improvement from the existing structure on the Property and will benefit the neighborhood. Accordingly, we look forward to your favorable review and recommendation. If you have any questions or comments with regard to the application, please contact me at 305-377-6223.

Sincerely,



Carli Koshal

CC: Monika Entin, Esq.
Emily Balter, Esq.

Carli Koshal

From: Monika Entin
Sent: Thursday, April 5, 2018 4:36 PM
To: Carli Koshal; Carey Osbourne (CareyOsbourne@miamibeachfl.gov)
Cc: 'Murphy, James'
Subject: RE: 6089 Alton Road: Driveway Use of Vacated ROW

Hi Carey,

I hope all is well with you. I hate to be a pest, but due to the high volume of cases we are required to submit all of the requested documentation to Planning staff tomorrow by 1:00 PM. Therefore, we would really appreciate your response to the below email as soon as possible.

Thank you for your time.

Monika H. Entin

Bercow Radell Fernandez & Larkin
200 S. Biscayne Boulevard, Suite 850, Miami, FL 33131
mentin@brzoninglaw.com | www.brzoninglaw.com
O: (305) 377 6237 | C: (305) 542 3445 | F: (305) 377 6222

[Download vCard](#)

[View Biography](#)



The information contained in this electronic message is privileged and confidential and is intended only for the use of the individual named above and others who have been specifically authorized to receive it. If the recipient is not the intended recipient, you are hereby notified that any dissemination, distribution or duplication of the communication is strictly prohibited. If you have received this communication in error, or if any problems occur with transmission, please immediately notify us by telephone (305) 374-5300.

From: Carli Koshal
Sent: Wednesday, April 4, 2018 12:02 PM
To: Carey Osbourne (CareyOsbourne@miamibeachfl.gov) <CareyOsbourne@miamibeachfl.gov>
Cc: 'Murphy, James' <JamesMurphy@miamibeachfl.gov>; Monika Entin <mentin@brzoninglaw.com>
Subject: 6089 Alton Road: Driveway Use of Vacated ROW
Importance: High

Good afternoon Carey,

As you may recall from our last meeting on March 8, 2018, I am working with the owner of 6089 Alton Road. The owner is in the process of seeking design review approval from the City's Design Review Board. Attached please find a survey of the property.

During our meeting we discussed the proposed project, including the need to use that portion of Cherokee Avenue that is located immediately to the east of the Property, which is legally owned by the Applicant, since the vacation of the area in 1985. This portion of Cherokee Avenue was vacated in 1985 via Resolution No. 85-18015. Please see attached. The Applicant would like to use a portion of the vacated right of way (Cherokee Avenue) for driveway access to the Property. Pursuant to our discussion, the Public Works Department would support this use so long as a Maintenance Agreement is executed by the Applicant and provided to the City and the driveway is comprised of a material which is easily removable. That is the intent and proposal in this case.

As we move forward with the final submission to the Design Review Board this Friday, April 6, 2018, Planning staff has requested your affirmation of the foregoing. Therefore, I would request that you confirm our understanding that the vacated right of way for driveway purposes, comprised of easily removable materials, with a Maintenance Agreement is acceptable to the Public Works Department. We look forward to receiving your confirmation in writing via email.

Please let me know if there is any additional information I can provide. Based on the submission timeline for the Design Review Board, your prompt attention is greatly appreciated. Thank you, in advance, for your assistance.

Thank you.

Best regards,
Carli

Carli M. Koshal

Bercow Radell Fernandez & Larkin

200 S. Biscayne Boulevard, Suite 850, Miami, FL 33131

ckoshal@brzoninglaw.com | www.brzoninglaw.com

O: (305) 377 6223 | F: (305) 377 6222

[Download vCard](#)

[View Biography](#)



The information contained in this electronic message is privileged and confidential and is intended only for the use of the individual named above and others who have been specifically authorized to receive it. If the recipient is not the intended recipient, you are hereby notified that any dissemination, distribution or duplication of the communication is strictly prohibited. If you have received this communication in error, or if any problems occur with transmission, please immediately notify us by telephone (305) 374-5300.

Responses to City comments

Project: Alton Road Residence

Location: 6089 Alton Road Miami Beach, FL 33140

Subject: DRB18-0241

April 06th, 2018

Comment No.	Comment Description	Reviewer	Responses
1. APPLICATION COMMENTS			
a	Applicant is encouraged to provide rendered images of proposal to abutting properties.	Victor Nuñez	Noted
2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION			
a	CMB Grade identified as 4.3 NGVD at CL of roadway and likely CL of sidewalk along Alley: Verify discrepancy in zoning legend A-1.2 and/or Adjusted Grade, BFE, FFE, 30" above Adjusted Grade) CMB Grade on survey (4.06' NGVD) is different than what is provided in Zoning Chart (5.26'NGVD)	Victor Nuñez	Refer to correction on Sheet A-1.2 Zoning Chart. CMB Grade Elevation 4.06' NGVD. Adjusted Grade: 6.03' NGVD
b	Provide Public Works Department correspondence assuring use/.driveway is ok within easement/deeded land. Also provide along with Maintenance Agreement.	Victor Nuñez	Communications with Public Works provided. Maintenance Agreement to be provided at time of permitting.
c	OVERALL, ALL FONT SIZES TO BE INCREASED FOR LEGIBILITY AND CLARITY	Victor Nuñez	Done
d	A-0.3: Enlarge and darken (2 per page)	Victor Nuñez	A-0.3 (one full page Image, Refer to revised sheets A-0.41 through A-0.44 Enlarged (one per page)
e	A-1.4: Enlarge drawing and enlarge font size. Graphically depict clearer outline of setbacks	Victor Nuñez	Refer to revised sheet A-1.4
f	ADD ELEVATION CONTOUR PLAN. Ground floor site plan depicting only heights in NGVD of all elements and yard elevation heights.	Victor Nuñez	Refer to Sheet A-1.41
g	A-2.1: Enlarge font size. Maximum projection of entry overhang is 6'-0". No vertical columns or support within the front yard (30') permitted.	Victor Nuñez	Refer to revised sheet A-2.1 Entry overhang 6'-0" modified vertical column relocated
h	Include sheet of material board in color	Victor Nuñez	Refer to sheet A-5.4 for material board
i	Increase scale of elevation drawings, one per sheet.	Victor Nuñez	Refer to revised sheets A-5.0 to A-5.4
j	A-5.0 and A-5.1 Elevations Enlarge to one per sheet, show PLS, sidewalk and curb, show keyplan where elevation is taken, Include height of all elements within, measure from standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade) on both sides. Enlarge all font size. Enlarge finish schedule.	Victor Nuñez	Corrections made to sheets A-5.0 through A-5.4
k	A-6.0 through A6.3 Sections Enlarge to one per sheet, show PLS, sidewalk and curb, show keyplan where elevation is taken, Include height of all elements within, measure from standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade) on both sides. Enlarge all font size.	Victor Nuñez	Corrections made to sheets A-6.0 through A-6.7
l	A-1.5: Add rear covered entrance to unit size (ground floor only)	Victor Nuñez	Refer to revised sheet A-1.5

m	A-1.5: Unit size is incorrect: exterior portions measured inaccurately. ADD Those portions of covered terraces, breezeways, or open porches, that do project more than ten feet from the main home building(s). The 10' clearance is taken from the edge of the building and then the surplus to be added to unit size and graphically shown in the same representation as the interior of the home (deep yellow color).	Victor Nuñez	Refer to revised sheets A-1.5 and A-1.51
n	500 sf of garage area can be discounted in unit size.	Victor Nuñez	Refer to revised sheet A-1.5
o	L-100 Enlarge disposition legend	Victor Nuñez	Done. Ref sheet L-100
p	L-200 Enlarge font size	Victor Nuñez	Done. Ref sheet L-200
q	L-201 Enlarge plant schedule	Victor Nuñez	Done. Ref sheet L-201
r	MISSING: Yard sections. provide a section through each required yard (4 total) with corresponding property lines, set back line and all spot elevations to allow for analysis of encroachments and height of yard elevations. show keyplan where elevation is taken, Sections should be taken through all encroachments elements. Include height of all elements within, measure from standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade). Enlarged section should be clearly legible.	Victor Nuñez	Refer to Sheet A-7.0
s	ENCROACHMENTS. Demonstrate ornamental details and balconies comply with 25% allowable encroachment at a larger legible scale: measure from standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade). There are concerns about some elements not complying with the underlying requirements, ie, decks/terraces in the east side yard.	Victor Nuñez	Refer to updated sheet A-1.4 (Site Plan) showing planters instead of deck on side yard, located at adjusted grade elevation (+6.65" NGVD)
t	HEIGHT. ADD A-2.4: Roof plan with elevation marks in NGVD of all elements.	Victor Nuñez	Refer to Sheet A-2.4 (Upper Roof Plan)
u	MISSING: Context elevations	Victor Nuñez	Refer to sheet A-0.8 for context elevations provided (shown with the existing house on top and with proposed at the bottom) for the parcel in scope. Refer to sheet A-0.7 for additional neighborhood context elevations
v	MISSING: Yard sections. (provide a section through each yard (4 total) with corresponding property line, set back line and all spot elevations to allow for analysis of encroachments and height of yard elevations	Victor Nuñez	Refer to Sheet A-7.0
w	Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.	Victor Nuñez	Noted
x	Add narrative response sheet.	Victor Nuñez	Refer to enclosed narrative
3. ZONING/VARIANCE COMMENTS			
a	Maximum projection of the covered entrance is 6'-0"	Victor Nuñez	Entry canopy has been modified to project 6'-0"
b	Columns at the front are not shown on south elevation.	Victor Nuñez	Refer to revised sheet A-5.2, located beyond entry wall, modified to relocated closer to entrance to meet 30' setback
c	Certain deck elements appear to exceed the height allowance of allowable encroachments, ie, side deck at 9'0 NGVD.	Victor Nuñez	Side deck has been modified to meet adjusted grade (+6.65' NGVD)
d	A-0.3: Enlarge and darken (2 per page)	Victor Nuñez	Refer to updated sheets A-0.4a and A-0.4b
e	Columns at the front covered entrance shall comply with 30' setback.	Victor Nuñez	Modifications were made to make columns at front covered entrance meet 30' front setback
4. DESIGN / APPROPRIATENESS COMMENTS			

a	a. Certain roof elements appear excessive, mechanical equipment shall be more centrally located on roof and the associated screening mechanism shall be more closely located towards equipment and not serve as extended verticality of home	Victor Nuñez	Modifications were made for substantial reduction of rooftop equipment enclosure footprint, closer to equipment.
5. LANDSCAPE COMMENTS			
a	a. Landscape drawings are to be produced, signed and sealed by a registered landscape architect. These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.	Victor Nuñez	Noted. Refer to enclosed set

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

Property address: 6089 Alton Road Board: DRB Date: 03/08/2018

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.	✓
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
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).	✓
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.	✓
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.	✓
9	Architectural Plans and Exhibits (must be 11"x 17")	✓
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.	✓
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	✓
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	✓
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✓

* 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: 

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

Property address: 6089 Alton Road

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	✓
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)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	✓
m	Demolition Plans (Floor Plans & Elevations with dimensions)	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	✓
p	Proposed Section Drawings	✓
q	Color Renderings (elevations and three dimensional perspective drawings).	✓
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.	✓
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.	✓
23	Required yards section drawings.	✓
24	Variance and/or Waiver Diagram If applicable	✓
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: PSL

MIAMI BEACH

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

Property address: 6089 Alton Road

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.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows: If applicable	✓
a	Section 118-353 (d) of the City Code for each Variance. If applicable	✓
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: FS

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

Property Address: 6089 Alton Road

f	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>	

****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:	Required
46	Original application with all signed and notarized applicable affidavits and disclosures.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	✓
49	14 collated copies of all required documents	✓
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.	✓
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.	✓

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

03/08/2018
Date

Indicate N/A If Not Applicable

Initials: 



rdr miami | rio development resources

public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels
mailouts + site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

March 6, 2018

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

Re: Property Owners List within 375 feet of:

SUBJECT: 6089 Alton Rd, Miami Beach, FL 33140

FOLIO NUMBER: 02-3215-003-0530

LEGAL DESCRIPTION: LA GORCE GOLF SUB PB 14-43 LOT 1 & W30FT OF CHEROKEE
AVE FOR RD CLOSED LYG E & ADJ BLK 3

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,

Diana B. Rio

Total number of property owners without repetition: **38, including 0 international**



rdr miami | rio development resources

public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels
mailouts + site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 6089 Alton Rd, Miami Beach, FL 33140

FOLIO NUMBER: 02-3215-003-0530

LEGAL DESCRIPTION: LA GORCE GOLF SUB PB 14-43 LOT 1 & W30FT OF CHEROKEE AVE FOR RD CLOSED LYG E & ADJ BLK 3

450 W 62 LLC
170 SE 14 ST #1002
MIAMI, FL 33130

6030 ALTON LLC
8301 NW 197 ST
MIAMI, FL 33015

6222 ALTON LLC
8301 NW 197 ST
MIAMI, FL 33015

ADAM ROSENFELD TRS
ADAM ROSENFELD 2006 REV TRUST
6085 ALTON RD
MIAMI BEACH, FL 33140

ALAN TACHER FEINGOLD
1200 W 23 ST
MIAMI BEACH, FL 33140

ARBOR HOLDINGS CORP
4835 COLLINS AVE # 801
MIAMI BEACH, FL 33140

CIPIACEANCORA LLC
18628 SW 50 CT
MIRAMAR, FL 33015

COLIN THOMAS & W SHERRIE
431 W 62 ST
MIAMI BEACH, FL 33140-2111

CRAIG G FISHER
6025 ALTON RD
MIAMI BEACH, FL 33140

DREW CHANIN & W CAROL
6095 BAY DR
MIAMI BEACH, FL 33140-2038

EMILIO B ALVAREZ & W JOSEFINA F
6035 ALTON RD
MIAMI BEACH, FL 33140-2026

HOLEM REALTY GROUP LLC
6089 ALTON RD
MIAMI BEACH, FL 33140

JEAN K OLIN
457 W 62 ST
MIAMI BEACH, FL 33140-2111

JEFFERY BARASH TRS
WENDY BARASH TRS
6025 N BAY RD
MIAMI BEACH, FL 33140

JEFFREY S MILLER (TRUST)
6035 N BAY RD
MIAMI BEACH, FL 33140-2038

JOHN K WHITEHEAD
MARY GAMARRA WHITEHEAD
6070 ALTON RD
MIAMI BEACH, FL 33140

JRB 6051 LLC
213 AIR WAY
MIAMI BEACH, FL 33141

KENNETH M SWARTZ & W JILL
6081 N BAY RD
MIAMI BEACH, FL 33140-2038

KYLE NASRALLAH
6080 ALTON ROAD
MIAMI BEACH, FL 33140

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

LIGHTAIR CAPITAL LIMITED
6056 ALTON ROAD
MIAMI BEACH, FL 33140

LUZ MARIA CICCIA
441 W 62 ST
MIAMI BEACH, FL 33140-2111

MARIA HARRIS
6235 ALTON RD
MIAMI BEACH, FL 33140

MARIBEL QUIALA
6225 ALTON RD
MIAMI BEACH, FL 33140

MARIO J DOMINGUEZ &
W STELLA M GELSOMINO
6211 ALTON RD
MIAMI BEACH, FL 33140-2028

MICHAEL APPEL
C/O DOUGLAS ELLIMAN
11 LINCOLN RD 8TH FL
MIAMI BEACH, FL 33139

MICHAEL SIMKOWITZ TRS
MICHAEL A SIMKOWITZ 2011 LIV TR
6000 ALTON RD
MIAMI BEACH, FL 33140

MICHELLE L PETOCK
1181 W 60 ST
MIAMI BEACH, FL 33140-2026

NORA ACEVEDO
463 W 62 ST
MIAMI BEACH, FL 33140

PAUL BUECHELE
CEYDA BUECHELE
460 W 62 ST
MIAMI BEACH, FL 33140

PHILLIP M HUDSON III
420 W 62 ST
MIAMI BEACH, FL 33140-2154

RICHARD I & JEANNE S KORMAN TRS
410 W 62 ST
MIAMI BEACH, FL 33140-2154

ROBERT S PORGES JR & W MARY
430 W 62 ST
MIAMI BEACH, FL 33140-2154

RODNEY FETAYA
6237 ALTON RD
MIAMI BEACH, FL 33140

ROSE SAYRE
PO BOX 414814
MIAMI BEACH, FL 33141-0814

STEPHEN BERSTEIN
NANCY BERSTEIN
6061 N BAY RD
MIAMI BEACH, FL 33140-2038

TERESA LOPEZ TRS
6039 ALTON RD
MIAMI BEACH, FL 33140

WENDY A & ALICE M DREER
6105 N BAY RD
MIAMI BEACH, FL 33140-2039

Name	Address	City	State	Zip	Country
450 W 62 LLC	170 SE 14 ST #1002	MIAMI	FL	33130	USA
6030 ALTON LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
6222 ALTON LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
ADAM ROSENFELD TRS ADAM ROSENFELD 2006 REV TRUST	6085 ALTON RD	MIAMI BEACH	FL	33140	USA
ALAN TACHER FEINGOLD	1200 W 23 ST	MIAMI BEACH	FL	33140	USA
ARBOR HOLDINGS CORP	4835 COLLINS AVE # 801	MIAMI BEACH	FL	33140	USA
CIPIACEANCORA LLC	18628 SW 50 CT	MIRAMAR	FL	33015	USA
COLIN THOMAS &W SHERRIE	431 W 62 ST	MIAMI BEACH	FL	33140-2111	USA
CRAIG G FISHER	6025 ALTON RD	MIAMI BEACH	FL	33140	USA
DREW CHANIN &W CAROL	6095 BAY DR	MIAMI BEACH	FL	33140-2038	USA
EMILIO B ALVAREZ &W JOSEFINA F	6035 ALTON RD	MIAMI BEACH	FL	33140-2026	USA
HOLEM REALTY GROUP LLC	6089 ALTON RD	MIAMI BEACH	FL	33140	USA
JEAN K OLIN	457 W 62 ST	MIAMI BEACH	FL	33140-2111	USA
JEFFERY BARASH TRS WENDY BARASH TRS	6025 N BAY RD	MIAMI BEACH	FL	33140	USA
JEFFREY S MILLER (TRUST)	6035 N BAY RD	MIAMI BEACH	FL	33140-2038	USA
JOHN K WHITEHEAD MARY GAMARRA WHITEHEAD	6070 ALTON RD	MIAMI BEACH	FL	33140	USA
JRB 6051 LLC	213 AIR WAY	MIAMI BEACH	FL	33141	USA
KENNETH M SWARTZ &W JILL	6081 N BAY RD	MIAMI BEACH	FL	33140-2038	USA
KYLE NASRALLAH	6080 ALTON ROAD	MIAMI BEACH	FL	33140	USA
LA GORCE COUNTRY CLUB INC	5685 ALTON RD	MIAMI BEACH	FL	33140	USA
LIGHTAIR CAPITAL LIMITED	6056 ALTON ROAD	MIAMI BEACH	FL	33140	USA
LUZ MARIA CICCIA	441 W 62 ST	MIAMI BEACH	FL	33140-2111	USA
MARIA HARRIS	6235 ALTON RD	MIAMI BEACH	FL	33140	USA
MARIBEL QUIALA	6225 ALTON RD	MIAMI BEACH	FL	33140	USA
MARIO J DOMINGUEZ &W STELLA M GELSOMINO	6211 ALTON RD	MIAMI BEACH	FL	33140-2028	USA
MICHAEL APPEL C/O DOUGLAS ELLIMAN	11 LINCOLN RD 8TH FL	MIAMI BEACH	FL	33139	USA
MICHAEL SIMKOWITZ TRS MICHAEL A SIMKOWITZ 2011 LIV TR	6000 ALTON RD	MIAMI BEACH	FL	33140	USA
MICHELLE L PETOCK	1181 W 60 ST	MIAMI BEACH	FL	33140-2026	USA
NORA ACEVEDO	463 W 62 ST	MIAMI BEACH	FL	33140	USA
PAUL BUECHELE CEYDA BUECHELE	460 W 62 ST	MIAMI BEACH	FL	33140	USA
PHILLIP M HUDSON III	420 W 62 ST	MIAMI BEACH	FL	33140-2154	USA
RICHARD I & JEANNE S KORMAN TRS	410 W 62 ST	MIAMI BEACH	FL	33140-2154	USA
ROBERT S PORGES JR &W MARY	430 W 62 ST	MIAMI BEACH	FL	33140-2154	USA
RODNEY FETAYA	6237 ALTON RD	MIAMI BEACH	FL	33140	USA
ROSE SAYRE	PO BOX 414814	MIAMI BEACH	FL	33141-0814	USA
STEPHEN BERSTEIN NANCY BERSTEIN	6061 N BAY RD	MIAMI BEACH	FL	33140-2038	USA

TERESA LOPEZ TRS	6039 ALTON RD	MIAMI BEACH	FL	33140	USA
WENDY A & ALICE M DREER	6105 N BAY RD	MIAMI BEACH	FL	33140-2039	USA

Name	Address	City	State	Zip	Country
450 W 62 LLC	170 SE 14 ST #1002	MIAMI	FL	33130	USA
6030 ALTON LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
6222 ALTON LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
ADAM ROSENFELD TRS ADAM ROSENFELD 2006 REV TRUST	6085 ALTON RD	MIAMI BEACH	FL	33140	USA
ALAN TACHER FEINGOLD	1200 W 23 ST	MIAMI BEACH	FL	33140	USA
ARBOR HOLDINGS CORP	4835 COLLINS AVE # 801	MIAMI BEACH	FL	33140	USA
CIPIACEANCORA LLC	18628 SW 50 CT	MIRAMAR	FL	33015	USA
COLIN THOMAS &W SHERRIE	431 W 62 ST	MIAMI BEACH	FL	33140-2111	USA
CRAIG G FISHER	6025 ALTON RD	MIAMI BEACH	FL	33140	USA
DREW CHANIN &W CAROL	6095 BAY DR	MIAMI BEACH	FL	33140-2038	USA
EMILIO B ALVAREZ &W JOSEFINA F	6035 ALTON RD	MIAMI BEACH	FL	33140-2026	USA
HOLEM REALTY GROUP LLC	6089 ALTON RD	MIAMI BEACH	FL	33140	USA
JEAN K OLIN	457 W 62 ST	MIAMI BEACH	FL	33140-2111	USA
JEFFERY BARASH TRS WENDY BARASH TRS	6025 N BAY RD	MIAMI BEACH	FL	33140	USA
JEFFREY S MILLER (TRUST)	6035 N BAY RD	MIAMI BEACH	FL	33140-2038	USA
JOHN K WHITEHEAD MARY GAMARRA WHITEHEAD	6070 ALTON RD	MIAMI BEACH	FL	33140	USA
JRB 6051 LLC	213 AIR WAY	MIAMI BEACH	FL	33141	USA
KENNETH M SWARTZ &W JILL	6081 N BAY RD	MIAMI BEACH	FL	33140-2038	USA
KYLE NASRALLAH	6080 ALTON ROAD	MIAMI BEACH	FL	33140	USA
LA GORCE COUNTRY CLUB INC	5685 ALTON RD	MIAMI BEACH	FL	33140	USA
LIGHTAIR CAPITAL LIMITED	6056 ALTON ROAD	MIAMI BEACH	FL	33140	USA
LUZ MARIA CICCIA	441 W 62 ST	MIAMI BEACH	FL	33140-2111	USA
MARIA HARRIS	6235 ALTON RD	MIAMI BEACH	FL	33140	USA
MARIBEL QUIALA	6225 ALTON RD	MIAMI BEACH	FL	33140	USA
MARIO J DOMINGUEZ &W STELLA M GELSOMINO	6211 ALTON RD	MIAMI BEACH	FL	33140-2028	USA
MICHAEL APPEL C/O DOUGLAS ELLIMAN	11 LINCOLN RD 8TH FL	MIAMI BEACH	FL	33139	USA
MICHAEL SIMKOWITZ TRS MICHAEL A SIMKOWITZ 2011 LIV TR	6000 ALTON RD	MIAMI BEACH	FL	33140	USA
MICHELLE L PETOCK	1181 W 60 ST	MIAMI BEACH	FL	33140-2026	USA
NORA ACEVEDO	463 W 62 ST	MIAMI BEACH	FL	33140	USA
PAUL BUECHELE CEYDA BUECHELE	460 W 62 ST	MIAMI BEACH	FL	33140	USA
PHILLIP M HUDSON III	420 W 62 ST	MIAMI BEACH	FL	33140-2154	USA
RICHARD I & JEANNE S KORMAN TRS	410 W 62 ST	MIAMI BEACH	FL	33140-2154	USA
ROBERT S PORGES JR &W MARY	430 W 62 ST	MIAMI BEACH	FL	33140-2154	USA
RODNEY FETAYA	6237 ALTON RD	MIAMI BEACH	FL	33140	USA
ROSE SAYRE	PO BOX 414814	MIAMI BEACH	FL	33141-0814	USA
STEPHEN BERSTEIN NANCY BERSTEIN	6061 N BAY RD	MIAMI BEACH	FL	33140-2038	USA
TERESA LOPEZ TRS	6039 ALTON RD	MIAMI BEACH	FL	33140	USA

WENDY A & ALICE M DREER	6105 N BAY RD	MIAMI BEACH	FL	33140-2039	USA
-------------------------	---------------	-------------	----	------------	-----