

# 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.

- |   |  |
|---|--|
| <input type="checkbox"/> BOARD OF ADJUSTMENT            | <input type="checkbox"/> HISTORIC PRESERVATION BOARD |
| <input checked="" type="checkbox"/> DESIGN REVIEW BOARD | <input type="checkbox"/> PLANNING BOARD              |
| <input type="checkbox"/> 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. ☐ A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE
- b. ☐ AN APPEAL FROM AN ADMINISTRATIVE DECISION
- c. ☒ 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: 31 Venetian Way

LEGAL DESCRIPTION: Tract A of LARKML, according to the plat thereof, as recorded in Plat Book 41, Page 68, of the public records of Miami-Dade County, Florida.

4. NAME OF APPLICANT Euroamerican Group, Inc.

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.

<u>407 Lincoln Road, PH-N</u>	<u>Miami Beach</u>	<u>FL</u>	<u>33139</u>
ADDRESS OF APPLICANT	CITY	STATE	ZIP
<u>BUSINESS PHONE # 305-672-0805</u>	<u>FAX #</u>	<u>CELL PHONE #</u>	
E-mail address: <u>atorres@euroamericangroup.com</u>			

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 # FAX # CELL PHONE #

E-mail address:

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

Javier Barrera (Deforma Studio, Inc) 1600 Ponce de Leon Blvd, Suite 907 Coral Gables FL 33134  
NAME (please circle one of the above) ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305-639-2053 FAX # CELL PHONE #

E-mail address: javier@deformastudio.com

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

a. Neisen Kasdin 98 Southeast 7th Street Miami FL 33131  
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305-982-5629 FAX # CELL PHONE #

E-mail address: neisen.kasdin@akerman.com

b. Marissa Amual 98 Southeast 7th Street Miami FL 33131  
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305-982-5614 FAX # CELL PHONE #

E-mail address: marissa.amual@akerman.com

c. NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # FAX # 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: Demolition of 120 existing apartment units and construction of 172 new residential units and 297

parking spaces.

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

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

11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): 190,033 SQ. FT.

12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) 310,425 SQ. FT.

13. TOTAL FEE: (to be completed by staff) \$ \$11,523.20  
\$10,000+ \$1,523.20

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 \_\_\_\_\_

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

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

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION or PARTNERSHIP

(Circle one)

STATE OF Florida  
COUNTY OF Miami - Dade

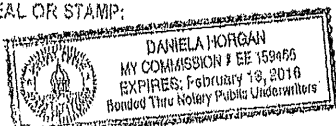
I, Angel Torres, being duly sworn, depose and say that I am the Director/V.P. of Euroamerican Group, Inc. and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and 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.

Angel Torres  
PRINT NAME \_\_\_\_\_

Angel Torres  
SIGNATURE \_\_\_\_\_

Sworn to and subscribed before me this 29 day of JULY, 2015. The foregoing instrument was acknowledged before me by Angel Torres, Director V.P. of Euroamerican Group 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: \_\_\_\_\_

02/19/16

Daniela Horgan  
NOTARY PUBLIC  
PRINT NAME \_\_\_\_\_



**POWER OF ATTORNEY AFFIDAVIT**

STATE OF Florida  
 COUNTY OF Miami-Dade

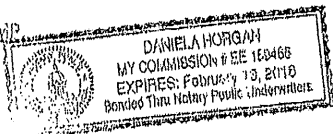
I, Angel Torres, being duly sworn and deposed say that I am the owner or representative of the owner of the described real property and that I am aware of the nature and effect of the request for design review relative to the subject property, which request is hereby made by me OR I am hereby authorizing Nelsen Kasdin 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.

Angel Torres, Director V.P.  
 PRINT NAME (and Title, if applicable)

[Signature]  
 SIGNATURE

Sworn to and subscribed before me this 29 day of JULY, 2015. The foregoing instrument was acknowledged before me by ANGEL TORRES, DIRECTOR V.P. of EUROAMERICAN GROUP who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Signature]  
DANIELA HORGAN  
 NOTARY PUBLIC  
 PRINT NAME

My Commission Expires: 02/13/16

**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.\*

Euroamerican Group, Inc

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

Gonzalo Munoz

100

PASEO DOCTOR VALLEJO NATEPA No 36  
MADRID 28005  
SPAIN

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.\*

PARTNERSHIP or LIMITED PARTNERSHIP NAME	
NAME AND ADDRESS	% OF STOCK

*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. Neleen Kasdin-	1 SE 3rd Ave, 25th Floor, Miami, FL 33131-	305-982-5629
b. Marissa Amata-	1 SE 3rd Ave, 25th Floor, Miami, FL 33131-	305-982-5614
c. Javier Barrera-	1600 Ponca De Leon Blvd, Suite 907, Coral Gables, FL 33134-	305-639-2053

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**

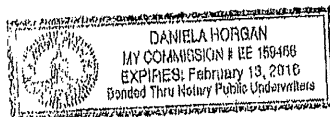
STATE OF Florida  
COUNTY OF Miami-Dade

I, Angel Torres, Director V.P., (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.

Angel Torres  
SIGNATURE

Sworn to and subscribed before me this 29 day of JULY, 2015. The foregoing instrument was acknowledged before me by Angel Torres, 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 02/13/16

Daniela Horgan  
NOTARY PUBLIC  
DANIELA HORGAN  
PRINT NAME



Neisen O. Kasdin

Akerman LLP  
Three Brickell City Centre  
98 Southeast Seventh Street  
Miami, FL 33131  
Tel: 305.374.5600  
Fax: 305.374.5095

March 11, 2016

Thomas Mooney  
Planning and Zoning Director  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, FL 33131

Re: Updated Letter of Intent -- Bella Isla Apartments (31 Venetian Way)  
Final Submittal -- Application for Design Review Board Approval

Dear Mr. Mooney:

Our firm represents Euroamerican Group Inc. ("Euroamerican" or "Applicant"), the owner of the property located at 31 Venetian Way, Miami Beach, Florida (the "Property"). Euroamerican is a longtime owner of Miami Beach properties including the iconic building located at 407 Lincoln Road, and recently completed construction of the Monte Carlo Apartments in North Beach.

#### Project Overview

The Property is located in the northeast corner of Belle Isle and is approximately 152,676 square feet (or 3.5 acres). The property is currently improved with four (4) multifamily buildings containing 120 residential units, and Applicant intends to demolish the existing improvements. The purpose of this application is to seek approval from the Design Review Board ("DRB") to construct a new multifamily project, Bella Isla Apartments ("Proposed Building" or "Proposed Project"). The Proposed Project consists of 172 residential units, approximately 190,033 square feet of floor area, and buildings that are 5 stories (50 feet) in height.

Although the Property is an irregularly shaped corner lot, the Proposed Project meets all requirements under the City's Land Development Regulations ("LDRs") including height, FAR, building setbacks, parking and density, with the exception of a driveway encroachment where a variance is being requested as described below. The Property is zoned RM-1 and multifamily residential buildings are permitted uses within the district. Although the permitted density would allow the Applicant to develop approximately 210 units, Applicant is only proposing 172 units for the site. Therefore, the Proposed Project is 38 units below the maximum permitted density, or 18% less than the permitted density pursuant to the comprehensive plan. In addition, there are currently

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120 units on the Property. Therefore, there is only a net increase of 52 units and thus a low impact on the surrounding area.

### Project Design and Landscape

The design of the Proposed Project corresponds to the unique shape and location of the site, embracing the surrounding context including views of the waterfront and Belle Isle Park. The Proposed Building incorporates an expression of warm materials, including Wood and Keystone, which visually link the building to the surrounding environment.

The landscape surrounds and engages the architecture with distinctive design elements, and the new landscaping increases the total canopy area. There are several common outdoor green spaces, including a fourth floor terrace/park located on top of the parking podium, which contains landscaping native to the Everglades with a river-like water feature. Located at grade on the bay side is the Amenity Deck, which includes two swimming pools facing the bay. The Amenity Deck was designed with landscape native to the South Florida Coastline. These landscape features are reserved for residents, but the hardscape and landscape designs on the Amenity Deck extend to Venetian Way providing a pleasant experience for pedestrians. The Proposed Project also contains another outdoor terrace (on the third floor), a lounge area, a fitness center/spa, and private rooftop terraces.

Based on various discussions and recommendations by city staff, Applicant amended the plans – which previously conceived of two (2) residential structures – to provide three (3) separate residential structures to break up the massing along Venetian Way.

### Variance for Driveway

Section 118-353(d) of the City's Zoning Code establishes seven (7) criteria by which requests for variances are evaluated. These criteria are listed below in bold and underline text, with our response following each criteria in plain text.

The City Charter, Subpart B, Article I, Sec. 2 also says, "*Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of said Zoning Ordinance, the Board of Adjustment shall have the power in passing upon appeals, to vary or modify any regulations or provisions of such ordinance relating to the use, construction, or alteration of buildings or structures, or the use of land, so that the spirit of the Zoning Ordinance shall be observed, public safety and welfare secured, and substantial justice done.*" We believe our responses below will show that there are practical difficulties and unnecessary hardships associated with our request for a variance.

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

The property is uniquely situated on the corner of an island, resulting in an irregularly shaped lot. This shape is different than the typical rectangular lot shape and Applicant has worked with staff on many rounds of iterations of the Project to conform to the setbacks.

The building itself complies with all pedestal and subterranean setbacks. However, staff contends that the western driveway does not comply with the "at grade parking lot" setback requirement of 5 feet, or 5% of lot (whichever is greater), listed in Section 142-156(a). There is a 5-foot buffer between the property line and the driveway on the northwestern portion of the lot, a 10-foot buffer between the property line and the driveway for a majority of the length of the driveway, and a 15-foot buffer at the entrance. Therefore instead of providing 5% of lot width, or 18 feet, between the property line and the driveway, Applicant requests a variance for the driveway to be setback 5 feet. However note that the proposed setbacks for the driveway contain a 5-foot setback in the northern corner, a 10-foot setback for the majority of the driveway, and a 15-foot setback at the entrance of the driveway. The lot is extremely unusual in its shape, creating the need for the driveway encroachment.

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

Applicant did not create the unique shape and location of the lot. Applicant cannot provide loading without the additional space and requested variance.

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.

The buffer between the property line and the driveway will contain sufficient landscaping and the Project complies with all building setbacks. The enforcement of the driveway setback as an "at-grade" parking setback is excessive (18 feet is not necessary to provide an adequate buffer) and the variance request will not confer any special privilege that is being denied by the land development regulations to other structures in the same zoning district.

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.

Providing an 18-foot setback for a driveway is unnecessary and excessive when a 5-foot landscaped buffer is adequate. The required setback of 18 feet (5% of lot width) is unusually large because of the unique lot shape and size. Normally the required setback for a driveway is 5 feet, which the plans propose. To provide an 18-foot setback would cause an undue hardship.

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

The variance is the minimum variance that will make possible the reasonable use of the driveway, loading and parking areas. If the driveway is made to be any narrower, especially in the northern portion, then the loading area will not be feasible for the building. Also, an

adequate landscaped buffer can be provided within the 5-foot buffer provided in the Project.

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.

The granting of the variance is in harmony with the general intent and purpose of the land development regulations because an adequate buffer is provided and the building complies with all subterranean and pedestal setback requirements. The variance will not be injurious to the area since there will be a landscaping buffer between the property line and the driveway, and the building will be setback over 38 feet, which will provide a significant buffer between the Project and the neighboring property.

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 requested variance for the driveway setback and the Project itself is consistent with the comprehensive plan and does not reduce the level of service for any public facility.

### Parking

The Proposed Project contemplates 297 parking spaces, which satisfies the parking requirements. Currently the Property contains 111 parking spaces (with 120 units), which parking shortages forces tenants and visitors to use public parking on Island Avenue and creates traffic congestion by circulating the streets while searching for parking. Even if all of the units are less than 1,000 square feet, the number of required spaces would be 180, creating a deficiency of 69 parking spaces under today's code.<sup>1</sup> The new parking spaces will relieve the deficient parking condition and increase available parking on Belle Isles for residents and visitors.

In addition, there are currently 10 parking spaces directly along Venetian Way and another 13 tandem parking spaces directly along Island Avenue, which create a visually unattractive and unsafe parking condition. The Proposed Project will eliminate the tandem spaces adjacent to the public roads, and the current parking spaces will be replaced with landscaping. Moreover, there will be a valet drop off area and a dedicated and enclosed loading area, to further eliminate congestion and other parking issues.

### Compliance with the LDRs

The site plan, location, appearance and design of the Proposed Project is generally consistent with the LDRs, and specifically with Section 118-251 (Design Review Criteria). The proposed project is sensitive to and compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties. See Section 118-251(6). The Proposed

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<sup>1</sup> Note that the deficiency of parking spaces may be as great as 129 deficient spaces (if all units are above 1,200 square feet) under today's code.



Building is similar in height or significantly shorter than the surrounding and adjacent structures. Neighboring buildings to the west are 5 stories in height, including 36 Island Avenue, and Belle Isle Western, which is 5 stories over parking. The neighboring building directly to the south, Grand Venetian Condo, is 25 stories in height. Therefore, the project is sensitive and compatible with the surrounding environment, and will also enhance the appearance of the neighboring properties.

#### Shoreline Requirements

The Proposed Project contemplates a public baywalk along the perimeter of the Property. Because the Property has frontage along the Biscayne Bay it is subject to the Shoreline Development review standards of Chapter 33D, Article III of the Miami-Dade County Code of Ordinances. Therefore, we understand that the Proposed Project must be approved by the Miami-Dade County Biscayne Bay Shoreline Review Committee.

Finally, Applicant has met with Belle Isle Residents Association and received favorable feedback.

We respectfully request your favorable review of the Proposed Project. Please do not hesitate to contact me should you have any questions related to this matter. Thank you for your consideration.

Sincerely,



Neisen O. Kasdin

cc: Carmen Sanchez  
Michael Belush  
Angel Torres

# MIAMI BEACH

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

Page 1 of 3

Address: 31 VENETIAN WAY  
File Number: 23204

Date: 8/17/2015

## 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	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	X	✓
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	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	X
5	Application Fee	X	X
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	X
7	School Concurrency Application, for projects with a net increase in residential units (no SFH)	X	✓
8	Provide four (4), 11"x17" collated sets, two (2) of which are signed & sealed, to include the following:	X	X
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	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	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	X
13	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	N/A
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	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	X
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)	X	N/A
20	Demolition Plans (Floor Plans & Elevations with dimensions)	X	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	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	X

Indicate N/A If Not Applicable

Initials: MRA

# MIAMI BEACH

Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)  
305.673.7550

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	X	✓
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	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)		
35	Neighborhood Context Study	X	X
36	Open Space calculations and shaded diagrams		
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: <a href="mailto:Xfalconi@miamibeachfl.gov">Xfalconi@miamibeachfl.gov</a>		
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: MRA

# MIAMI BEACH

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

Page 3 of 3

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>		
	Other information/documentation required for first submittal (to be identified during pre application meeting).		

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
53	One (1) signed and sealed 11"x17" bound 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:

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

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

**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**

***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

8/17/15

Indicate N/A If Not Applicable

Initials: MRA



**BELLE ISLE APARTMENTS**

Owner Miami Beach Housing Corporation TRACT A	Mailing Address 29, 31, 33 & 35 Venetian Way	Permit No. 12757	Date July 29-1939
Lot 1 to 18 Block	Subdivision LARK-MI	Address Wilbert Harborn, contractor:	
General Contractor J. A. Jones Construction Co.	section of BELLE ISLE	Address (Charlotte, N.C.)	
Architect Paist & Steward	Bond 2075-2076-2077	Address	
Front Depth Height	4 buildings	Stories	APARTMENTS Use 120 units
Type of construction fire proof	Cost \$ 300,000.00	Foundation concrete piling	Roof flat
Markowitz & Resnick # 12284-	2 temporary water closets	- - - - -	Aug. 1-1939
Plumbing Contractor Markowitz & Resnick # 12400	Address		Date Aug. 30-1939
124 water closets; 124 lavatories; 120 bath tubs;	4 slop sinks; 120 sinks; 4 floor drains;		
Plumbing Fixtures	Rough approved by Gas OK T J Bell- House #1(121 outlets)	Date Oct. 30-1939	
Gas Stoves 244	Gas OK T J Bell- " #2(54 outlets)	Nov. -2 -1939	
Gas Heaters	Gas OK T J Bell " #3(97 outlets)	Nov. 14-1939	
	GAS -OK " Apt- -109 outlets-	Date Dec. 1-1939	
	Final approved by	Date	
Sewer connection	Septic tank one 1,000 gals	# 12862; Make Markowitz & Resnick	Date Dec. 18-1939
Electrical Contractor Hardy # 13346	-Hardy # 13460	Address	Date 9-13-1939
	Hardy # 13461 - 10/3rd/1939*		10-3-1939
Switch 86 -86-86*	Range Motors Fans	Temporary service -	Aug. 9-1939
OUTLETS Light 146 -146-146*	HEATERS Water	" #13161- F C AST-	
Receptacles 118 -118- 118*	Space	Centers of Distribution 38 - 38 - 38*	
Refrigerator 18 -18 Iron 18 - 18 - 18*			
Electrical Contractor Hardy # 13977:	No. 4: 86 switch, 146 lights, 118 receptacles; 18 refrigerators; 18 irons; 38 centers	Address	Date
No. fixtures set 175- Hardy-14225-	Dec. 21-1939:		Date Dec. 1-1939
Date of service	Hardy # 14543-205 fixtures	#14196: Hardy - 1 temporary service-	Dec. 19-1939
	2-19-1940	14197; "	Dec. 19-1939
#2- Hardy # 14226:	105 fixtures- Dec. 21-1939:	#14340- Hardy- 1 temp service-	Jan. 9-1940
Alterations or repairs	#3- Hardy # 14464- 205 fixtures-		Date
#13617-	6 inch cast iron submarine sewer main (Govt permit # 4938) \$ 3,000.00-		Jan. 10-1940
(Reed Construction Corporation, contractors)			
Electrical permit # 14365	Bros; 2 motors; 2 centers of distribution-		Jan. 12- 1940
"	#14428 - Hammer Bros. 1 motor - - - - -		Jan. 23-1940
Electrical: Hardy: house #4:	491 light outlets; 138 receptacles; 18 refrigerators; 18 irons; 12 centers-		

# ALTERATIONS & ADDITIONS

## Building Permits:

BUILDING PERMIT # 13794- 4 mooring piles (govt. permit # 5027-) Reed construction co. \$1,000- 3/20/1940

# 19549 Extend garbage bins six feet - day labor - \$ 325... Dec. 26, 1944

# 29495 Adding 8" x 20" concrete wall to existing seawall - 750 ft long: S. C. Davis construction company, contractors: \$ 1,800... March 1, 1949

# 30539 Roofing: General Roofing Company \$ 2,000... Aug. 15, 1949

# 38564 Addition of wash room- 13'4" x 16'4" - Sparks & Teljetro (J.Y. Sparks), contr. \$ 800... May 26, 1952

# 41263 Repairs to seawall Ebsary Foundation Co: \$9,000... Apr. 22, 1953

# 41301 AIR CONDITIONING, APT. 26: owner: ok, Plaag, 4-29-53 \$ 200: Apr 27, 1953

33-C (apt 64) # 42876 Install one 3/4-ton Air cond. unit: Hogan Air Cond: \$ 200: Oct 9, 1953 Plaag, 10/12/53

Plumbing Permits: # 18162.. C. Ray Martin Extend gas line 16 feet April 3, 1945

1-A Venetian Way # 36867 Hurst Drilling Equipment Co two, 3" supply wells for air conditioning: February 25, 1955

## Electrical Permits:

# 14415- Bankler Bros: 2 motors-

# 14517 - Bankler Bros: 1 motor-

# 14709- Hardy: House # 3: 497 switch outlets; 135 light outlets; 18 refrigerators;

18 frons - 42 centers of distribution- - - - - Apr. 4-1940

House # 2: 82 light outlets; 69 fixtures; 3 centers of distribution. Apr. 4-1940

House # 1: 347 light outlets; 102 fixtures; 12 refrigerators; 12 iron outlets;

1 sign outlet; 27 centers of distribution - - - - - April 4- 1940 - - - - -

# 25057 Astor: 2 light outlets, 2 fixtures, 2 centers of distribution, 1 - 3 K.W.-10-27, 1947

# 28577 Astor Electric: 5 light outlets, 1 receptacle, 5 fixtures, April 7, 1949

PT # 78--#30778 R C A Service: 1 Radio antennae: Feb. 8, 1950

1-A Venetian Way- # 36697 Astor Electric: 1 switch outlet, 1 light outlet, fixture, 4 Appliances,

33-C Venetian Way # 39965 Astor Electric: 1 Motor, July 23, 1953 - OK, Al Plaag, 10-6-53

2 Centers of distribution, June. 10, 1952 ok PM 6-10



Lot 1 to 18 Block

Subdivision LARK - MI  
SECTION OF BELLE ISLE  
ALTERATIONS & ADDITIONS

31-A Venetian Way

Building Permits: #44476

OK, Plazg 7/22/1955 Russ and Dorothy Gray Install 1 - 1 ton A. C. Unit \$ 200 Aug. 28, 1955  
33-A and 33 B----- 49775 H. B. Beagles: Roofing \$ 356.00 Feb. 13, 1956  
OK, Plazg 5/2/1956 50219 Hogan A. C. Company: Install one - 1 ton A. C. Unit 200.00 April 23, 1956  
OK, Plazg 9/17/56 51145 Beagles Roofing Company: Roofing 400.00 Aug. 6, 1956  
OK, Plazg 35C Venetian Way 51285 Hogan A. C. Company: Install 1 - 3/4 ton A. C. Unit 200.00 Aug. 22, 1956

Electrical Permits: #41696 Astor Electric: 1 Motor LHP....April 12, 1954 OK, Plazg 4/13/54  
#42008 Emanuel Electric: 1 motor: May 19, 1954  
#42477 Astor Electric: 1 motor...7/14/54 OK, Plazg 7/27/54

#44808 Astor Electric Service, Inc: 1 Motor, June 16, 1955 OK, Plazg 6/27/1955  
OK, Plazg 10/3/1955 45149 Astor Electric Service: one motor July 19, 1955  
45480 Astor Electric: one motor Aug. 25, 1955 OK, Plazg 10/3/1955  
47115 Astor Electric: one motor April 5, 1956 OK, Plazg 5/2/1956  
OK, Fidler 4/24/56 47258 Astor Electric: one motor April 23, 1956  
OK, Plazg 9/17/1956 48233 Astor Electric Service: one motor August 13, 1956  
OK, Fidler 10/3/56 48648 Astor Electric Service: one water heater outlet October 3, 1956  
#52438 Astor Elec: 1 Motor (IHP) - (Apt. 35F) - Aug. 6, 1958

ALTERATIONS & ADDITIONS

Building Permits:

52782 (31B) Beagles Solar Service: Reroofing - \$750.00- March 7, 1957  
 2880 Hogan Air Conditioning: 1 - 3/4 Ton Window Unit-\$200.00-March 14, 1957 OK 3/27/57 Plaag  
 2881 : 1 - 1 Ton Window Unit-\$200.00-March 14, 1957 OK 3/27/57 Plaag  
 3892 Hogan Air Cond: 1 - 3/4 ton window air conditioner-\$200-July 12, 1957 OK 9-20-57 Plaag  
 B #54514 Tropical Eng: 1-1 ton window air conditioner - \$200 - Sept. 19, 1957OK 10-14-57 Plaag  
 Ventitian, #56701 Hogan Air Cond.: 1 - 1 ton window unit A.C. - \$200. - 9-9-58  
 " , #56702 Hogan Air Cond.: 1 - 1 1/2 ton window unit A.C. - \$200. - 9-9-58  
 Belle Isle #56703 Hogan Air Cond.: 1 - 1 1/2 ton window unit A.C. - \$200. - 9-9-58  
 " #56704 Hogan Air Cond.: 1 - 1 ton window unit A.C. - \$200. - 9-9-58  
 Belle Isle #56705 Hogan Air Cond.: 1 - 1 ton window unit A.C. - \$200. - 9-9-58  
 #56808 Bailey-Lewis-Williams Corp: Sandblasting,Painting, & patching entire bldg-\$27,000-7/18/58  
 Plumbing Permits:

Electrical Permits:

9541 Astor Elec: 1 Motor (IHP) - March 7, 1957 OK 3/27/57 Plaag #52206 Astor Elec: 1 Motor(IHP)-  
 9542 " : 1 Motor (IHP) - March 7, 1957 OK 3/27/57 Plaag July 1, 1958  
 " : 1 Motor (IHP) - May 31, 1957 OK 6/28/57 Plaag #52239 Astor July 7, '58 1 motor  
 0281 Astor Elec: 1 Motor (IHP) - July 2, 1957 OK 7/10/57 Fidler #52455 Astor:2 Motors(IHP)-8/7/58  
 0235 Astor Elec: 1 Motor(IHP) - June 13, 1957 OK 7/2/57 Rosser  
 0327 Astor Elec: 1 Motor (IHP) - July 9, 1957 OK 7/10/57 Fidler  
 0347 E & E Elec: 1 Motor(IHP) - July 11, 1957 OK 7-22-57 Rosser  
 0529 Astor Elec: 1 Motor (IHP) - July 30, 1957 OK 8-5-57 Fidler  
 0689 Astor Elec: 1 Motor (IHP) - August 20, 1957OK 9-20-57 Fidler  
 0877 Astor Elec: 1 Motor (IHP) - Sept. 17, 1957(35B) OK 9-20-57 Fidler  
 A-Apt.54 #51566 Astor Elec: 1 Motor (IHP) - Feb. 7, 1958 OK 2/7/58 Fidler  
 pt. 118 #52144 Astor Elec: 1 Motor (IHP) - June 26, 1958  
 2193 Astor Elec: 1 motor (IHP) - 6/30/58(35E)  
 2194 Astor Elec: 1 Motor (IHP) - 6/30/58 (35C)  
 52195 Astor Elec: 1 motor (IHP) - 6/30/58 (35E)



Lot

Block

Subdivision

ALTERATIONS & ADDITIONS

Building Permits:

Plumbing Permits:

Electrical Permits:

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#68190 - J.H. Gresham Inc. - 1 motors 0-1 HP A/C 8/20/70  
#68391 - J.H. Gresham Inc. - 1 motors 0-1 HP 11/9/70

## ALTERATIONS &amp; ADDITIONS

## Building Permits:

- #57086 Hogan Air Cond: 1-1 HP window air conditioner(Apt. 30F)- 8/19/58  
 #57087 Hggan Air Cond: 2-1 HP window air conditioners(Apt.80)- 8/19/58  
 29B & 29C Venetian Way #60436 Adams & Beagles: Reroofing - \$1500 - Oct. 29, 1959  
 29E & 29 D Venetian Way #61505 Adams & Beagles: Reroofing - \$1553.00 - March 30, 1960  
 35A #61747 Adams & Beagles Roofing Co., Inc.: Reroofing - \$612.00 - May 3, 1960 (#61879 Adams & Beagles:Reroofing-\$590-5/16/60)  
 33C,33D,33E,33F Venetian Way #63854 Adams & Beagles Roofing: Reroofing - \$3074.00 - Dec. 9, 1960  
 35B & 35C Venetian Way #64020: Remove roof and apply 20 yr. bonded built up roof - \$1537. - 1/9/61  
 35E,35F Venetian Way #64197 Adams & Beagles Roofing: Reroofing - \$1537 - Feb. 8, 1961  
 35 Venetian Way #67815 Hoggard Maintenance Service: Install 2 - 1 hp air conditioners, wall units - \$400, - 8/10/62 OK Plaag)  
 31 Venetian Way #69411 Dealer Installations, Inc.: Install 20 - 1 ton air conditioners, wall units - \$4,000. - 5/23/63  
 31 Venetian Way #70579 Supreme Alumin Products: Exchange 137 windows to awning type windows - \$5,500. - 11/13/63 7/16/63  
~~Plumbing Permits~~ #17150-Owner-Minor repair and painting-\$500-11-30-79  
 Edwin M. Green, Inc.: 44' x 20' conc. pool--approved by Florida State Bd. of Health, 4/27/66 SPI 744 - \$10,700, 5/2/66  
 #76220 Eng., L. F. Weiss - Bond No. 7268 OK McLaughlin 6/27/66  
 #15813-Jarbos Roofing Co.-Re-roof 18 sqs-\$3000-10-16-79  
 #51089-Peoples Gas- D & C range-5-20-74  
 #57319-Peoples Gas System- 1 conneced gas range-6-6-79

## PLUMBING PERMITS:

- #45287 Edw. Green, Inc.: 1 swimming pool piping - 5/2/66 (Bldg.Perm.#76220)  
 #51988-replacing section of fireline-Economy Plumbers-1-16-75

## Electrical Permits: 31B Venetian Way #52710 Astor Elec: 1 Motor (1HP) - Sept. 23, 1958

- 33A Venetian Way #53991 Astor Elec: 1 Motor (1HP)- July 22, 1959  
 29D Venetian Way #55860 Astor Elec: 1 motor 0-1 HP, 10/3/60  
 35A Venetian Way #56037 Astor Elec: 1 Motor (1HP)- Nov. 14, 1960  
 31A Venetian Way #56038 Astor Elec: 1 Motor (1HP)- Nov. 14, 1960  
 29-35 Venetian Way #57184 Ace Elec: Increase service; partial \$5.00 - 8/16/61  
 33B Venetian Way #57767 Astor Elec: 1 motor, 0-1 hp 12/28/61  
 35 E.Venetian Way #58208 Astor Elec: 1 motor, 0-1 hp - 5/17/62  
 33 E. Venetian Way #58251 Campbell Electric - 5/25/62 - OK SCARBOROUGH 5/25/62  
 35 Venetian Way #58622 S & S Electric Co.: 2 motors, 0-1 hp - 8/14/62  
 35 F Venetian Way #58624 Astor Elec. Service, Inc.: 1 cent. of dist.; 1 motor, 0-1 hp - 8/15/62  
 31 Venetian Way #59695 Ace Elec: 5 motors 0-1 HP-6/11/63  
 35 Venetian Way #63519 Frank Davis Elec., Inc.: 2 switch outlets; 7 light outlets; 2 receptacles; 7 fixtures; 1 motor, 2-5 hp; 5/31/66  
 31-A Venetian Way #63649 Astor Elec. Serv.: 1 motor, 0-1 hp - 7/11/66  
 31-A J. H. Gresham, Inc.: 24 motors 0-1 hp. - 12/18/67  
 #67982 - J.H. Gresham Inc. - 1 motors 0-1 HP 6/1/70



## BUILDING PERMITS:

~~#20963~~ ~~xxx~~ #20963 10/1/81 owner paint exterior walls(stucco existing walls) \$2,300.

#26364 12/31/84 Mayo Construct Ind - reroof 50 sqs SFBC 3403.2 \$6,000. (31B Venetian Way)  
#26367 12/31/84 Mayo Construct Ind - reroof 99 sqs SFBC 3403.2 \$12,000. (35D Venetian Way)  
#26365 12/31/84 Mayo Construct Ind - reroof 80 sqs SFBC 3403.2 \$12,000. (29a Venetian Way)  
#26365 12/31/84 Mayo Construct Ind - reroof 100 sq SFBC 3403.2 \$12,000. (33C Venetian Way)

## PLUMBING PERMITS:

#58126-Socar Service- 90' gas piping-l-30-80  
#58127-Socar Service- 75' gas piping-l-30-80  
#58125-Socar Service- 80' gas piping-l-30-80  
#58123-Socar Service-60' gas piping-l-30-80

# 58321 Peoples gas 1 meter set 3-31-80  
# 58320 Peoples gas 1 meter set 3-31-80  
#58349 Peoples gas 1 meter set 4-8-80  
#58350 Peoples gas 1 meter set 4-8-80  
#59758 9/2/81 Ptisch Plumbing - 1 gas leak

## ELECTRICAL PERMITS:



# CITY OF MIAMI BEACH

## CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: BELLE ISLE KEY APARTMENTS  
IN CARE OF: GONZALO MUNOZ  
ADDRESS: 407 LINCOLN RD, STE 502  
MIAMI BEACH, FL 33139-3022

RECEIPT NUMBER: RL-99000908

Beginning: 10/01/2014

Expires: 09/30/2015

Parcel No:

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

TRADE ADDRESS: 29 VENETIAN WAY

Code	Certificate of Use/Occupation
000900	APARTMENT ROOMS

CERTIFICATE OF USE	100
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	120
# OF APARTMENT ROOMS	284

Storage Locations

FROM: CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139-1819

PRESORTED  
FIRST CLASS  
U.S. POSTAGE  
PAID  
MIAMI BEACH, FL  
PERMIT No 1525

GIVEN TO GIO  
10/24/14

EUROAMERICAN GROUP  
407 LINCOLN RD, PH N  
MIAMI BEACH, FL 33139-3029





000414

# Local Business Tax Receipt

Miami-Dade County, State of Florida  
-THIS IS NOT A BILL - DO NOT PAY

# LBT

2271690

**BUSINESS NAME/LOCATION**

BELLE ISLE COURT APTS  
31 VENETIAN WAY  
MIAMI BEACH FL 33139

**RECEIPT NO.**

**RENEWAL  
2388858**

**EXPIRES  
SEPTEMBER 30, 2016**

Must be displayed at place of business  
Pursuant to County Code  
Chapter 8A - Art. 9 & 10

**OWNER**

BELLE ISLE COURT APTS  
Apartment(s) 120

**SEC. TYPE OF BUSINESS**

192 APARTMENTS

**PAYMENT RECEIVED  
BY TAX COLLECTOR**

\$390.00 07/27/2015  
FPPU06-15-015272

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-276.

For more information, visit [www.miamidade.gov/taxcollector](http://www.miamidade.gov/taxcollector)