

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
 - ☐ MENDMENT 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: 2726 Alton Road

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

FOLIO NUMBER (S) 02-3227-008-0610

FILE NO. _____

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

NAME Silvia Nuñez, Trs., Silvia Nuñez Revocable Trust
 ADDRESS 5555 Collins Avenue, Unit 7F, Miami Beach, FL 33141
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS silvia.nunez@telmex.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME same as above
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME Michael W. Larkin
 ADDRESS 200 South Biscayne Boulevard, Suite 850, Miami, FL 33131
 BUSINESS PHONE 305-377-6231 CELL PHONE _____
 E-MAIL ADDRESS MLarkin@BRZoningLaw.com

☐ ATTORNEY:

NAME Monika Entin
 ADDRESS 200 South Biscayne Boulevard, Suite 850, Miami, FL 33131
 BUSINESS PHONE 305-377-6237 CELL PHONE _____
 E-MAIL ADDRESS MEntin@BRZoningLaw.com

☐ ATTORNEY:

NAME Gregory Fontela
 ADDRESS 200 South Biscayne Boulevard, Suite 850, Miami, FL 33131
 BUSINESS PHONE 305-377-6233 CELL PHONE _____
 E-MAIL ADDRESS GFontela@BRZoningLaw.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Luis LaRosa
 ADDRESS 6500 Cowpen Road, Suite 103, Miami Lakes, FL 33014
 BUSINESS PHONE 305-403-7926 CELL PHONE _____
 E-MAIL ADDRESS llrarch@fdn.com

FILE NO. _____

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

Application to remove the historic site designation from the property

4A IS THERE AN EXISTING BUILDING(S) ON THE SITE

☐ YES ☒ NO

4B DOES THE PROJECT INCLUDE INTERIOR OF EXTERIOR DEMOLITION

☐ YES ☒ NO

4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICANT) _____ SQ. FT.

4D PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USABLE FLOOR SPACE). _____ SQ. FT.

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

FILE NO. _____

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

THE AFOREMENTIONED IS ACKNOWLEDGED BY:

☐ OWNER OF THE SUBJECT PROPERTY

☒ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: _____

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

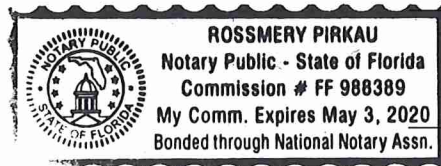
STATE OF Florida
 COUNTY OF Broward

I, Silvia Nuñez, Trs., Silvia Nuñez Revocable Trust, 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.

S. Nuñez
 SIGNATURE

Sworn to and subscribed before me this 11th day of April, 2018. The foregoing instrument was acknowledged before me by Silvia Nuñez, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Rossmery Pirkau
 NOTARY PUBLIC
ROSSMERY PIRKAU
 PRINT NAME

My Commission Expires: May 3, 2020

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

STATE OF _____
 COUNTY OF _____

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

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

 SIGNATURE

 NOTARY PUBLIC

 PRINT NAME

My Commission Expires:.

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida
 COUNTY OF Broward

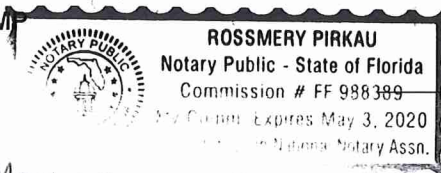
I, Silvia Nuñez, Trs., Silvia Nuñez Revocable Trust, being duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell Fernandez & Larkin, PLLC to be my representative before the Historic Preservation 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.

Silvia Nuñez
 Print name (and Title, if applicable)

[Signature]
 SIGNATURE

Sworn to and subscribed before me this 11th day of April, 2018. The foregoing instrument was acknowledged before me by Silvia Nuñez, of _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

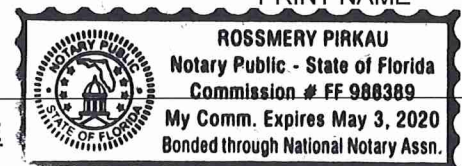


My Commission Expires

May 03, 2020

[Signature]
 NOTARY PUBLIC

ROSSMERY PIRKAU
 PRINT NAME

**CONTRACT FOR PURCHASE**

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

N/A
 NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership, or limited liability company, list ALL of the owners, shareholders, partners, managers, and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

N/A

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

N/A

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.*

Silvia Nuñez, Trs., Silvia Nuñez Revocable Trust, 5555 Collins Avenue, Unit 7F, Miami Beach, FL 33141

TRUST NAME

NAME AND ADDRESS

% OF INTEREST

Silvia Nunez
5555 Collins Ave, Apt 7F
Miami Beach, FL 33140

100%.

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>Michael W. Larkin, 200 S. Biscayne Blvd., Suite 850, Miami, FL 33131</u>		<u>305-377-6231</u>
b. <u>Monika Entin, 200 S. Biscayne Blvd., Suite 850, Miami, FL 33131</u>		<u>305-377-6237</u>
c. <u>Gregory Fontela, 200 S. Biscayne Blvd., Suite 850, Miami, FL 33131</u>		<u>305-377-6233</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 Broward

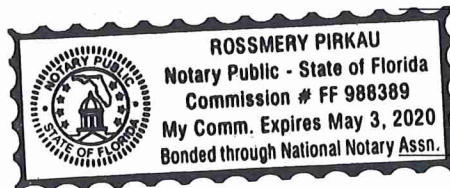
I, Silvia Nuñez, Trs., Silvia Nuñez Revocable Trust, being duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

S. Nuñez

SIGNATURE

Sworn to and subscribed before me this 11th day of April, 2018. The foregoing instrument was acknowledged before me by Silvia Nuñez, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Rossmery Pirkau

NOTARY PUBLIC

ROSSMERY PIRKAU

PRINT NAME

My Commission Expires:

May 3, 2020

FILE NO. _____

EXHIBIT A

Lot 3, Block 11 of the AMD Plat of Sunset Lake Subdivision, recorded in Plat Book 8, Page 52 in the Official Records of Miami-Dade County.



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6237
E-Mail: MEntin@BRZoningLaw.com

VIA ELECTRONIC & HAND-DELIVERY

April 16, 2018

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

Re: Letter of Intent to Remove Historic Site Designation for the Property Located at
2726 Alton Road

Dear Tom:

This law firm represents Silvia Nuñez, Trs., Silvia Nuñez Revocable Trust (the "Applicant") with regard to the above-referenced property (the "Property") within the City of Miami Beach (the "City"). Please let the following serve as the required letter of intent for a request to remove the historic site designation for the Property.

Description of Property. The Property is approximately 6,993 square feet in size (0.16 acres) and is located on the west side of Alton Road across the street from the Miami Beach Golf Club course. The Property is identified by Miami-Dade County Property Appraiser folio number 02-3227-000-0100. The Property is zoned RS-4, Single Family Residential District and is currently vacant, as a result of a demolition order being issued by the Miami-Dade County Unsafe Structures Board and demolition permit issued by the City. The Property is not located within a Miami Beach Local Historic District or National Register Historic District. However, in 2010, the structure on the Property was designated by the Historic Preservation Board (the "HPB") as a historic structure pursuant to the order associated with HPB File No. 7187. See Exhibit A, HPB Order File No. 7187.

Historic Designation. The previously existing structure on the Property was designated historic in 2010 due to the voluntary effort of the owner at the time. The analysis as to the historic designation was based on the eight (8) criteria delineated in Section 118-592 of the Miami Beach Code of Ordinances (the "Code"). Section 118-

592(a) specifies that in order to receive a historic designation, the property shall meet at least one of the eight (8) criteria. In the case of the Property, the historic designation, as described in the Historic Structure Designation Report prepared by staff, was based on the structure meeting only one of the listed criteria. See Exhibit B, 2726 Alton Road Historic Structure Designation Report. In specific, the structure on the Property was designated as historic solely because it was built in the 1920s.

The Historic Structure Designation Report indicates that the structure was “a modest reflection of the Mediterranean Revival Style of architecture, the predominant style in Florida in the 1920s.” As such, the only criteria that the structure truly satisfied was that it “embod[ied] the distinctive characteristics of a historical period, architectural or design style or method of construction” as specified in Criteria #3 in Section 118-592, and only did so to a modest extent. Additionally, since the time of the original construction, the structure on the Property had endured numerous alterations and additions. These subsequent modifications resulted in a structure that had a hodge-podge of architectural styles and features. Further, there are extremely limited records to document the character or details of the original 1920s structure, as the City has no microfilm records of the structure.

Background. The Applicant originally purchased the Property in December of 2012, along with her then-husband. At the time of purchase, the structure existing on the site was already designated historic. When the Applicant purchased the Property, the existing structure was in a state of disrepair. The Applicant knew that the structure, as it stood, was uninhabitable, but had the intention of working to renovate and reconstruct the house, as needed. The Applicant obtained a professional structural report shortly after purchasing the Property. See Exhibit C, 2013 Structural Report. The 2013 Structural Report indicated that the structure had “suffered a fire in 2008 which caused extensive damage to parts of the roof and floor framing.” Based on the professional analysis, the structural report concluded that the “existing residence should be deemed an unsafe structure and [was] beyond repair.”

At the time, the Applicant’s intention was to completely overhaul, and to the extent possible, reconstruct the existing structure to make the structure safe and improve it in order to create a home for her family. However, personal issues derailed these plans and caused the Applicant to have to sell the house in February of 2016, before this extensive construction project could occur. In May of 2017, once the Applicant’s personal complications were resolved, the Applicant decided to re-purchase the Property in hopes of creating a home for her family. In April of 2016, prior to re-purchasing the Property, the Applicant obtained a structural report regarding the state of the existing structure on the Property. See Exhibit D, 2016 Structural Report.

The updated structural report concluded that the house had gone further into a state of disrepair and was completely “unsafe to be occupied” or to even enter.

Shortly after re-purchasing the Property, the Miami-Dade County Building Official issued an order to demolish the existing structure on the Property due to the fact that it was an unsafe structure. See Exhibit E, Building Official’s Order. On September 5, 2017, following the Building Official’s Order and subsequent decision of the Miami-Dade County Unsafe Structures Board, the City of Miami Beach issued building permit number BR1701507 for the total demolition of the residential structure. See Exhibit F, Demolition Permit. The demolition was finalized on October 30, 2017 and the permit was closed.

Request and Analysis. The Applicant respectfully requests the removal of the historic designation from the Property. The historic designation resulting from HPB Order File No. 7187 in 2010 was specific to the structure on the Property at the time. The structure has since been demolished due to orders by Miami-Dade County officials and approved by the City’s demolition permit. There are extremely limited records to document the character or details of the original 1920s structure. The Applicant has obtained the building card for the structure, but the City has no other microfilm records documenting the plans for the original structure.

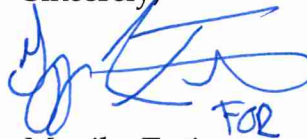
The previously existing structure on the Property had endured significant alterations and additions over the years, which significantly changed the character of the originally-constructed 1920s home. At the time of the building’s demolition in 2017, not only was it an unsafe structure deemed “beyond repair” by the structural report and a shell of its former self, but it was also hodge-podge of architectural styles and structural pieces due to the significant alterations and additions over the years. All of the additions and changes created a reality where the structure that was demolished was not the original 1920s structure.

Based on details from the 2013 Structural Report, it seems evident that the effort to designate the structure historic was a reaction to the significant destruction from the fire that occurred on the Property in 2008. The 2013 Structural Report indicates that “since the existing structure was built on a shallow stem wall foundation it would be impossible to meet the design criteria required by the Florida Building Code for the foundation, floor framing, and/or roof framing.” The historic designation allowed the then-owner to avoid the prospect of needing to elevate the entire property to comply with the Florida Building Code standards.

The Property is not located in a historic district, and as outlined in the Historic Structure Designation Report from 2010, the historic designation was specific to the 1920s structure, which has been demolished. Furthermore, the only justification of merit for the designation of the structure in 2010 was the fact that it was built in the 1920s, and thus modestly embodied the distinctive characteristic of the historical period. In specific, the Historic Structure Designation Report reference Criteria 1, 2, and 3 as reasons for the designation in 2010. However, the justification for referencing Criteria 1 and 2 are largely just that it was built in the 1920s as a spec-home by the Mead Construction Company, a prolific construction company of the era. The justification associated with Criteria #3 is that the house is "a modest reflection of the Mediterranean Style of architecture" which was the predominant style of the era. The architect is unknown, the details of the original design is largely unknown, and there is no mention of specific stylistic features of historical note or merit. For all of the above reasons, the removal of the historic designation from the Property will have no impact on the historic fabric of the City of Miami Beach.

Conclusion. The Applicant seeks to utilize the Property to create a home for her family. The complicated circumstances associated with the Property make it so that removal of the historic designation of the Property is the only viable way of doing so. As such, we respectfully request your recommendation of approval of the Applicant's request. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6237.

Sincerely,



Monika Entin

cc: Greg Fontela, Esq.
Deborah Tackett

EXHIBIT A



CFN 2011R0088826
DR Bk 27581 Pgs 0115 - 1161 (2pgs)
RECORDED 02/08/2011 15:59:43
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

CERTIFICATE
THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT
IS A TRUE AND ACCURATE COPY OF THE ORIGINAL
FILE IN THE OFFICE OF THE PLANNING DEPARTMENT
CITY OF MIAMI BEACH

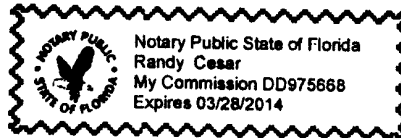
[Signature] 8-18-10
(Signature of Planning Director or Designee) (Date)
Personally known to me or produces ID

[Signature]
Notary Public, State of Florida at Large
Printed Name: Randy Cesar
My Commission Expires: (Seal)

This document contains 2 pages

MEETING DATE: August 10, 2010

FILE NO: 7187



PROPERTY: 2726 Alton Road – Single Family Home

LEGAL: Lot 3, Block 11 of the Amended Plat of Sunset Lake Subdivision, according to the Plat thereof, as recorded in Plat Book 8 at Page 52 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for the designation of an existing single-family home as an historic structure.

ORDER

The applicant, Max Berney, is requesting that the Historic Preservation Board approve a request for the designation of an existing single-family home as an historic structure.

The City of Miami Beach Historic Preservation Board makes the following FINDING OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

Based on the plans and documents submitted with the application, the testimony and information provided by the applicant, and the reasons set forth in the Planning Department Designation Report, the single-family residence at 2726 Alton Road is eligible for designation as an historic structure as it complies with the requirements and criteria specified in Section 118-592 of the Land Development Regulations of the City Code.

IT IS HEREBY ORDERED, based upon the foregoing finding of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the designation report and analysis, which are adopted herein, including the staff recommendations, that the single-family residence at 2726 Alton Road is DESIGNATED as an HISTORIC STRUCTURE. Such designation is conditioned upon the following:

1. Any future additions, modifications, improvements or alterations to the subject property, including, but not limited to, demolition, shall require a Certificate of Appropriateness in accordance with Article X of the Land Development Regulations of the City Code.

[Handwritten initials]

Page 2 of 2
HPB File No. 7187 – Historic Designation
Meeting Date: August 10, 2010

Dated this 11th day of AUGUST, 2010.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

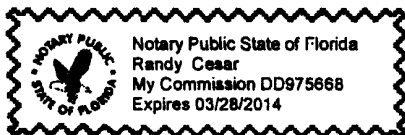
BY: [Signature]
THOMAS R. MOONEY, AICP
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

STATE OF FLORIDA)

)SS

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 11 day of August, 2010 by Thomas R. Mooney, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[Signature]
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 3/28/2014

Approved As To Form:
Legal Department: [Signature] (8-11-2010)

Filed with the Clerk of the Historic Preservation Board on 8-11-2010 (RC)

F:\PLAN\HPB\10HPB\AugHPB10\7187DesignationAUG2010.fo.docx

[Handwritten initials]

EXHIBIT B

**SINGLE-FAMILY RESIDENCE
2726 Alton Road**

**HISTORIC STRUCTURE
DESIGNATION REPORT**



PREPARED BY

**CITY OF MIAMI BEACH PLANNING DEPARTMENT
DESIGN, PRESERVATION & NEIGHBORHOOD PLANNING DIVISION**

Richard G. Lorber, AICP, LEED AP, Acting Director, Planning Department
William H. Cary, Assistant Planning Director
Thomas R. Mooney, AICP, Design and Preservation Manager
Debbie Tackett, Senior Planner

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

Jeff Donnelly, Chair
Erika Brigham
Henry Lares
Jo Manning
Simon Nemni
Norberto Rosenstein
David Wieder

August 10, 2010
Adopted on

(HPB File No. 7187)

I. REQUEST

The applicant, Max Berney, is requesting that the Historic Preservation Board approve a request for the designation of an existing single-family home as an historic structure.

II. DESIGNATION PROCESS

The process of designation for historic structures is delineated in Section 118-591(f) in the Land Development Regulations of the City Code. An outline of this process is provided below:

Step One: An application for the individual designation of a single-family home as an historic structure is submitted by the property owner to the Planning Department for recommendation to the Historic Preservation Board. The Board will make a determination as to whether the single-family home may be designated as an historic structure based upon the requirements and criteria of Section 118-592 in the Land Development Regulations of the City Code.

Step Two: Upon receipt of a completed application package, the Planning Department prepares a Designation Report that will be presented to the Historic Preservation Board at a regularly scheduled meeting. The Designation Report is an historical and architectural analysis of the proposed historic structure.

Step Three: The Designation Report is presented to the Historic Preservation Board at a public hearing. If the Board finds that the proposed single-family designation application meets the criteria set forth in Section 118-592 of the Land Development Regulations in the City Code, it may formally adopt the single-family home as a local historic structure. No public hearing is required before the Planning Board or City Commission. Upon the designation of a single-family home as an historic structure, the structure is subject to the Certificate of Appropriateness requirements of Article X of the Land Development Regulations in the City Code, with the exception of the interior areas of the structure (which are not be subject to such regulations).

III. RELATION TO ORDINANCE CRITERIA

1. In accordance with Section 118-592 in the Land Development Regulations of the City Code, eligibility for designation is determined on the basis of compliance with the listed criteria set forth below.
 - (a) The Historic Preservation Board shall have the authority to recommend that properties be designated as historic buildings, historic structures, historic improvements, historic landscape features, historic interiors (architecturally significant public portions only), historic sites or historic districts if they are significant in the historical, architectural, cultural, aesthetic or archeological heritage of the city, the county, state or nation. Such properties shall possess an integrity of location, design, setting, materials, workmanship, feeling or association and meet at least one (1) of the following criteria:
 - (1) Association with events that have made a significant contribution to the history of the city, the county, state or nation;
 - (2) Association with the lives of persons significant in the city's past history;

- (3) Embody the distinctive characteristics of an historical period, architectural or design style or method of construction;
 - (4) Possesses high artistic values;
 - (5) Represent the work of a master, serve as an outstanding or representative work of a master designer, architect or builder who contributed to our historical, aesthetic or architectural heritage;
 - (6) Have yielded, or are likely to yield information important in pre-history or history;
 - (7) Be listed in the National Register of Historic Places;
 - (8) Consist of a geographically definable area that possesses a significant concentration of sites, buildings or structures united by historically significant past events or aesthetically by plan or physical development, whose components may lack individual distinction.
- (b) A building, structure (including the public portions of the interior), improvement or landscape feature may be designated historic even if it has been altered if the alteration is reversible and the most significant architectural elements are intact and repairable.
2. The single-family residence at 2726 Alton Road is eligible for designation as an historic structure as it complies with the criteria as specified in Section 118-592 in the Land Development Regulations of the City Code outlined above.

Staff finds that the proposed Historic Single Family Home located at 2726 Alton Road possesses integrity of location, design, setting, materials, workmanship, feeling, or association for the following reasons:

Satisfied; *The construction of the home located at 2726 Alton Road in 1925, during the rapid development of South Florida during the boom of the 1920s, was clearly significant in the successful development history of the City of Miami Beach. The proposed historic home still possesses the integrity of its original location at 2726 Alton Road, despite more than eighty years of hurricanes, storms, and economic crises. Further, the original building still retains many of its historic materials, details, and workmanship as well as the feeling of its 1920s period of construction in Miami Beach.*

- (a) Staff finds the proposed historic site to be eligible for historic designation and in conformance with the designation criteria for the following reasons:

- (1) Association with events that have made a significant contribution to the history of the city, the county, state or nation;

Built on speculation as a middle-class home in 1925, this house is a remnant of the rapid development of South Florida during the boom of the 1920s, and locally, it was an early component of Miami Beach developer Carl Fisher's Sunset Lake Subdivision. Also typical of the 1920s boom, its first occupant was a realtor, James C. Armstrong.

- (2) Association with the lives of persons significant in the city's past history:

This house is notable as one of the renowned and prolific Mead Construction Company's early investment properties. The Mead family contributed greatly to Miami Beach development, both in building construction and in civic life, over several decades.

- (3) Embody the distinctive characteristics of an historical period, architectural or design style or method of construction:

Although its architect is unknown, this house is a modest reflection of the Mediterranean Revival style of architecture, the predominant style in Florida in the 1920s. Some characteristics of the style seen here are the asymmetrical massing, stucco surface, clay barrel-tile hip roof, and pecky cypress elements.

- (b) A building, structure (including the public portions of the interior), improvement or landscape feature may be designated historic even if it has been altered if the alteration is reversible and the most significant architectural elements are intact and repairable.

The single-family residence at 2726 Alton Road maintains a substantial amount of its architectural integrity with limited modifications. Restoration and appropriate renovation can be successfully completed of this fine residence by careful analysis of on-site conditions and available historic documentation.

IV. DESCRIPTION OF BOUNDARIES

The subject property is located at 2726 Alton Road on Lot 3 in Block 11 of the Amended Plat of Sunset Lake Subdivision, according to the Plat thereof, as recorded in Plat Book 8 at Page 52 of the Public Records of Miami-Dade County, Florida.

V. PRESENT OWNER

The present owner of the subject property is Rolando Rodriguez.

VI. PRESENT USE

The original and current use of the subject property is single-family residential.

VII. PRESENT ZONING DISTRICT

The subject property is located in the RS-4 or Residential Single-Family Zoning District.

VIII. ARCHITECTURAL BACKGROUND

Developer Carl G. Fisher's Miami Beach Bay Shore Company platted the Sunset Lake Subdivision, running along Alton and North Bay Roads from 20th Street to the Biscayne Waterway, on April 4, 1923, in the midst of the Florida Boom and a frenzy of building in

Miami Beach.

Another product of these times was the **Mead Construction Company**, founded on Miami Beach in 1922 by D. Raymond Mead (c.1868-1960) and his sons D. Richard Mead (1899-1993) and Edwin B. Mead (1901-1973). Raymond Mead and his brother George (who also had a home in Miami Beach) had previously run a paper mill in Wisconsin. The Mead Company flourished in Miami Beach in the 1920s and '30s, building a number of residences and commercial buildings along Lincoln Road, Collins Avenue, and North Bay Road, including the Mead Building at 901 Lincoln Road (now restored), and the Shoremede Hotel at 3515 Collins Avenue (demolished). Richard Mead was also a civic leader and served on the Miami Beach City Council from 1926 to 1934, and both he and his brother Edwin later became prominent bankers.¹

Early in their real estate ventures, the Meads bought over a dozen lots in the Sunset Lake subdivision by March 1925,² and the Mead Company took out five permits in one day, April 20, 1925, for the construction of five houses here.³ One of them was the subject house at 2726 Alton Road; three others were around the corner at 2321, 2345, and 2421 North Bay Road; the fifth has not been identified, nor has an architect for any of these houses. (Russell T. Pancoast designed the Mead Building for the company in 1928, so possibly he had worked for them earlier, but this is conjecture.) Most of these houses were clearly built as investments, but Richard Mead occupied the house at 2345 North Bay Road as his own residence.⁴ Raymond and Edwin Mead built a house for themselves nearby at 2363 North Bay Road in 1930.

The first occupants of the subject house at **2726 Alton Road**, listed in the 1926 City Directory, were realtor James C. Armstrong and his wife Margaret. This house, like the three others known to have been built at the same time, was built as a 2-story, 9-room CBS residence with a small separate garage in the rear, costing \$9500. These houses are not identical, but all are designed in Mediterranean Revival style and have similar characteristics, including asymmetrical massing, low hip roofs of clay barrel tile, and shed-roofed extensions. No original plans for the subject house were found on microfilm in the Miami Beach Building Department, nor have any early photographs of the building been found other than a 1991 photo supplied by the present owner.

The subject house faces east onto Alton Road. It has a low hip roof of clay barrel tile with exposed wood rafter beams, probably original. On the south side, a driveway leading to the rear garage passes through an open carport attached to the main house. At present there is a wooden pergola above the carport, but it is not present in the 1991 photograph.

On the front elevation, the entrance is offset to the left, with a shallow window projection on a beam of pecky cypress above the front door. The door itself is made of vertical planks of pecky cypress; both these elements are probably original. To the right of the front door is a triple window, and to the right of that is a one-story projection, with a shed roof of clay barrel tile over a pecky cypress beam and a round-arched triple window. The north elevation of the house has only a trio of arched windows on the first floor. A second-story wooden porch supported by posts is visible in the rear.

¹ Obituaries, *Miami Herald*: Feb. 9, 1960; March 10, 1973; January 26, 1993.

² Dade County Deed Records.

³ *Miami Herald*, April 22, 1925, and Miami Beach Building Records.

⁴ Polk's City Directory, 1931.

Several stone elements in the front façade at present are not seen in the 1991 photo, including a quoin at the southeast corner of the building, the front door surround, front steps, and several window sills. The metal railings on the front steps are also recent. The photograph shows what was probably the original door surround of low-relief crenellations in the stucco.

The present windows in this house are new, without mullions; windows in the 1991 photo are awning-type and probably not original either. While the original plans for this house are not available, some of the windows in the neighboring houses built by the Mead Company at the same time are 6-over-6 sash-type that are most likely what this house originally had.

Despite these surface alterations and the lack of original building plans, this house is still true to its origins and retains much of its integrity as a 1925 product of the noteworthy Mead Construction Company.

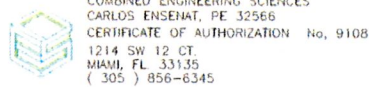
X. PLANNING DEPARTMENT RECOMMENDATIONS

1. **Criteria for Designation:** Based upon the evidence presented and the historical and architectural significance of the single-family residence located at 2726 Alton Road, and in accordance with Chapter 118, Article X, Division 4, of the Land Development Regulations of the City Code, the staff of the City of Miami Beach Planning Department recommends that the Historic Preservation Board adopt the subject property as a local historic structure.
2. **Site Boundaries:** The Planning Department recommends that the boundaries of the historic site consist of the entire property located on Lot 3 in Block 11 of the Amended Plat of Sunset Lake Subdivision, according to the Plat thereof, as recorded in Plat Book 8 at Page 52 of the Public Records of Miami-Dade County, Florida.
3. **Areas Subject to Review:** The Planning Department recommends that the proposed historic site shall be subject to Section 118-591 (f) of the Land Development Regulations of the City Code.
4. **Review Guidelines:** The Planning Department recommends that a decision on an application for a Certificate of Appropriateness shall be based upon Section 118-591 (f) of the Land Development Regulations of the City Code.

EXHIBIT C



Luis LaRosa Architects, Inc



December 18, 2013

City of Miami Beach
Building Department

Re: Structural Report
Silvia Nunez residence
2726 Alton Road
Miami Beach, Florida

To whom it may concern:

The existing two-story residence was built on or about 1925. The residence suffered a fire in 2008 which caused extensive damage to parts of roof and floor framing. Due to the damages all of the nonbearing interior partitions and gypsum wallboard was removed exposing all of the existing structural elements of the structure.

Our findings show the following:

The existing foundation consists of stem wall footing which is found along the perimeter of the structure and below a bearing partition along center of structure. The existing masonry walls along the perimeter shows that the existing block is in poor condition. The mortar that is supposed to bond the masonry together is not visible. This condition is consistent on both floors, (see attached pictures). Further, we found no evidence of vertical reinforcing which would be consistent with a properly built reinforced masonry wall and no horizontal ladder type reinforcing. The most concerning discovery of all was that there was no intermediate beam or "tie-beam" securing the two-story wall structure. The existing condition essentially has +/- 20' in height of unsupported masonry. The only lateral stability being provided is the intermediate floor framing which is mounted within existing masonry block with no attachments. Essentially, a hole was knocked out of existing masonry and joists were set into masonry block. The second floor trusses along the East or front of property were severely damaged and the entire roof will have to be removed. The East side or front half of 2nd. Floor framing and first floor framing would also have to be removed due to the fire and/or water damage incurred.

Summary:

It is our opinion that the existing residence should be deemed an unsafe structure and is beyond repair. A soil report was performed on site by Soilprobe Engineering & testing on March 5, 2010 and determined that a foundation on piling is required based on the findings. Since the existing structure was built on a shallow stem wall foundation it would be impossible to meet the design criteria required by the Florida Building Code for the foundation, floor framing and/or roof framing. Further, the existing condition of the masonry and make-up of masonry walls without any vertical reinforcing, bonding and or

intermediate beam would cause the walls to collapse upon removal of roof framing and 2nd. Floor framing. Lastly, there is clear evidence of this settlement by a visual structural crack along the front façade which is also where the most damage occurred in the fire and roof and floor framing is weakest.

Below are supporting pictures identifying areas of concern.



Ground floor damage to framing



2nd. Floor framing- deterioration of existing Wood joists due to fire damage and water damage.



2nd. Floor framing- damaged by fire



1st. Floor- no intermediate beam or tie-beam



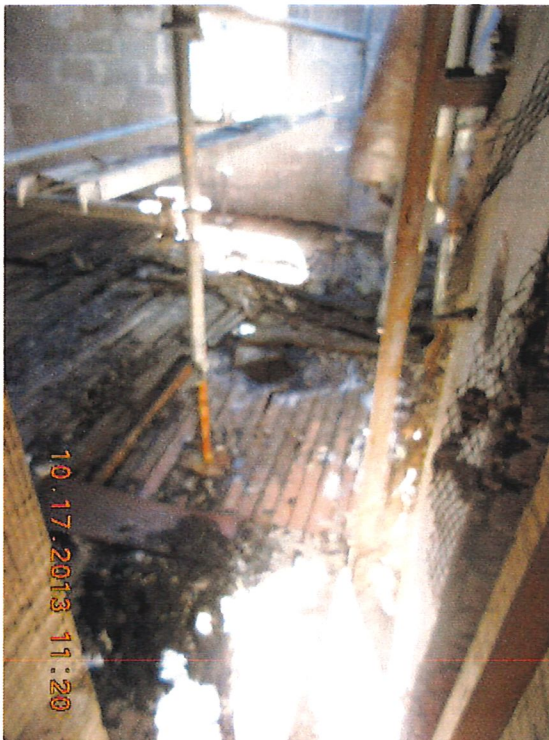
2nd. Floor framing- deterioration of existing Wood joists and buckling of bearing partition



Ground floor masonry Wall- severe cut-out of existing masonry and no vertical reinforcing.



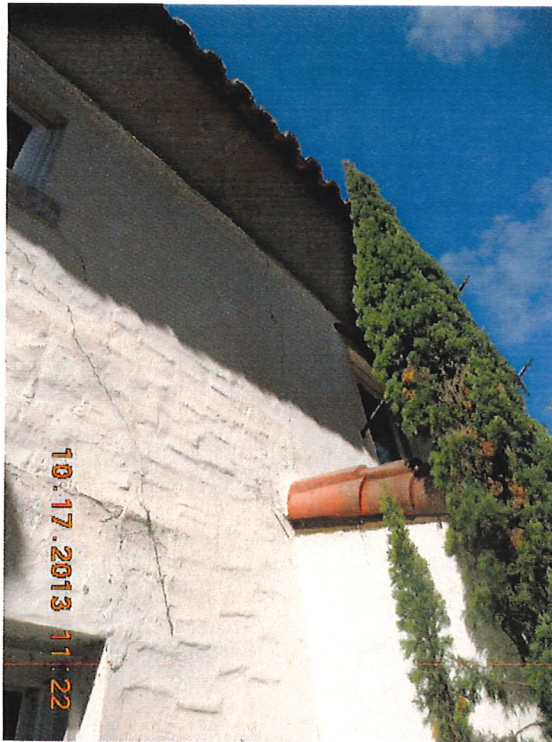
2nd. Floor- Roof truss damaged by fire.



2nd. Floor framing- damaged by fire



Front facade- evidence of structural crack indicating settlement



Front facade- evidence of structural crack indicating settlement

EXHIBIT D



April 1, 2016

RE: 2726 Alton Road Miami Beach, Florida

TO WHOM IT MAY CONCERN:

We were referred by Mr. Scott Levine, Esquire to inspect the aforementioned property and determine structural integrity of the building. We inspected on March 31, 2016. We were not able to enter the building due to the unsafe nature of the structure.

Two buildings are located on the property a primary residence and a guest house, both buildings are unoccupied and inaccessible. No structural damages were observed in the guest house. The primary residence was built in 1926; it is a two story elevated concrete masonry block construction with interior wood framing. The roofs are built-up flat roofs with S-tiles at the lower section and front of the home.

The exterior masonry wall have medium to large cracks at various locations, the roof, 2nd floor and elevated 1st floor have all collapsed. Interior as well as the exterior wood staircases are unsafe. The building envelope has been breached at the roof and water has entered the interior of the building.

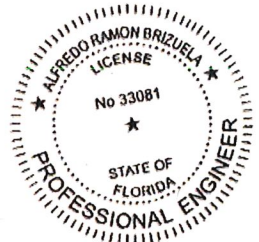
We have determined that the primary building is unsafe to be occupied, and the wood structural components have been so severely damaged as to warrant

AL BRIZUELA ENGINEERING
13309 S.W. 124TH STREET
MIAMI, FLORIDA 33186
TEL: (305) 908-8733
FAX: (305) 397-2475
EMAIL: BRIZUELAAL@GMAIL.COM



**2726 ALTON ROAD
MIAMI BEACH, FL**

ALFREDO RAMON
BRIZUELA
PROFESSIONAL
ENGINEER
LICENSE No 33081
STRUCTURAL
CALCULATIONS



**STRUCTURAL
ASSESSMENT**

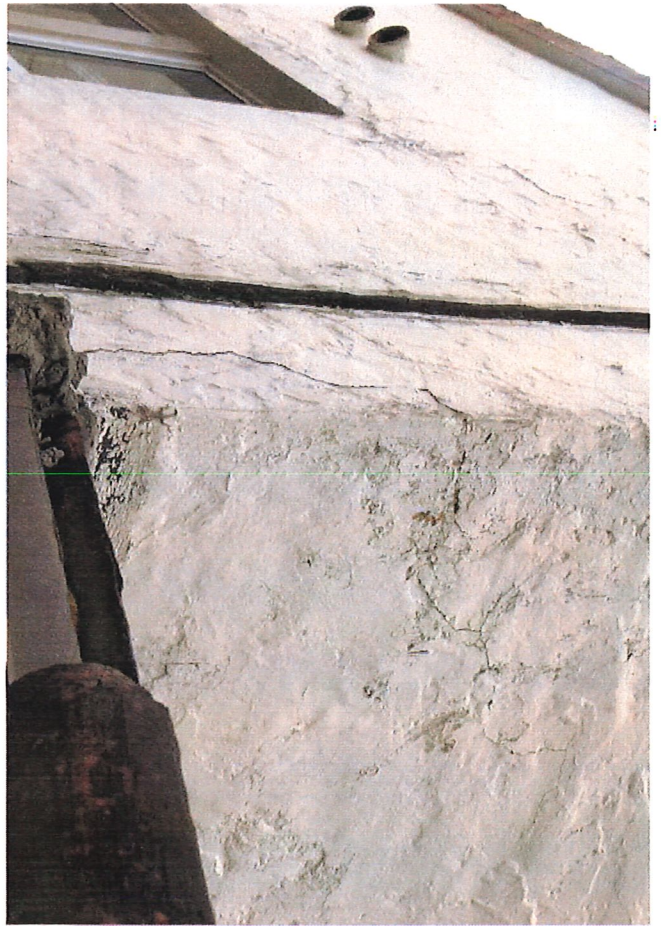




EXHIBIT E



Department of Regulatory and Economic Resources
Board Administration Section
11805 SW 26th Street (Coral Way)
Miami, Florida 33175
(786) 315-2332 Fax (786) 315-2929
Unsafe Structures Board
(786) 315-2573 Fax (786) 315-2570

Date: June 19th, 2017

**NOTICE OF HEARING
MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD**

2726 Alton LLC
1625 North Commerce Parkway
Weston FL 33326

Re: 2726 Alton Road
Case No: US2017-01482

The Unsafe Structures Board will hold a public hearing to hear evidence relative to the following order(s) issued by the Building Official:

BUILDING OFFICIAL'S ORDER:

BUILDING DESCRIPTION:

Demolish

(A) 2-Story Single Family Residence

You may appear in person or have presentation by an attorney at the **11:00 A.M.** session on **July 19th, 2017**, at the **Herbert Saffir Permitting & Inspection Center, Department of Regulatory and Economic Resources**, located at **11805 SW 26 Street (Coral Way), Miami, FL 33175, 2nd Floor, Conference Rooms, I & J**, to show cause why the decision of the Building Official should not be carried out. Any person or party who shall not appear and show cause as aforesaid shall be as fully bound by the proceedings taken, as if he had appeared and shown cause. As a result of this hearing, the Board may order such work done as cited in the Building Official's Notice of Violation and if you fail to comply with the order of the Board, the Building Official may then proceed to remove such violation and place a lien against the property concerned to recover all costs of the enforcement action such as provided for in Chapter 8, Section 8-5 of the Code of Miami-Dade County.

All file or case inquiries should be addressed to the City of Miami Beach, Unsafe Structures Unit at (305) 673-7610. The appropriate Building Official can provide specifics regarding the violations and information on compliance.

Secretary of the Board
Unsafe Structures Board

cc: **Known Interested Parties:** Law Offices of Scott Levine, P.A., 1625 North Commerce Parkway, Suite 225, Weston, FL 33326; Jessica Rios, Mgr., 1625 North Commerce Parkway, Suite 225, Weston, FL 33326; City of Miami Beach, Unsafe Structures Section, Building Department, 1700 Convention Center, Miami Beach, Florida 33139, Attn: Mariano V. Fernandez, P.E., Building Official.

IMPORTANT NOTICE

The Miami-Dade County Unsafe Structures Board has set aside the period of 12:00 p.m. – 1:00 p.m. on the day of the meeting for property owners to enter into agreements with the Building Officials to obtain the requisite building permits and bring the structure into compliance with the Florida Building Code. **PLEASE NOTE:** If the property owner can not attend the Board Hearing, a representative can attend on behalf of the property owner, but the representative must present a notarized Power of Attorney with their valid photo identification or Notice of Appearance by Attorney. If the property owner fails to produce the documentation indicating authority to speak or act on behalf of the property owner, the Building Official/Inspector/Board Member may consider the case as a “No Contest” and proceed to rule on the case based on the Building Official’s recommendation.

The Board Hearing will be called to order at 1:00 p.m. At this time, the Board will review the above referenced agreements as their first order of business. Please note that Board approval of the above referenced agreements is not guaranteed. If you enter into an agreement with the Building Official, you must remain at the hearing until approval of your case is obtained as the Board retains the final say and may reject or modify the agreement. Board approval of agreements is final and binding, and no rehearing may be scheduled.

Subsequent to this review, the Board will then hear any uncontested cases that have not been resolved by agreement.

Owners interested in reconstructing a property deemed unsafe may contact the Building Official handling their case and arrange to meet prior to the day of the hearing to discuss the terms of the agreement. Any agreement for reconstruction must include: a time certain to obtain permits and begin reconstruction; time certain to complete the work; whether engineer’s certification will be required; whether architect’s sealed plans will be required; and whether or not a certified contractor must do the work.

EXHIBIT F



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 Welcome **Gregory Fontela!** [[Log Off](#)] / [[Manage My Account](#)]

Permit Number: BR1701507


[Subscribe](#)

Permit Details

Type: Building - Residential **IVR Number:** 40547 **Application Date:** 8/8/2017
Work Class: Demolition **Project Name:** **Issued Date:** 9/5/2017
Status: Finaled **District:** RS-4 **Expiration Date:** 4/30/2018
Description: Total demolitio... **Square Feet:** 0.00 **Finaled Date:** 10/30/2017
Valuation: 8500.0000

Primary Address Details

Parcel : 0232270080610
Address : 2726 ALTON RD
 MIAMI BEACH, FL -
 331404259
 United States



Contact Details

Type	Company	First Name	Last Name	Title
Contractor - General	EXECUTIVE DEMOLITION INC 11BS00041	ELIEZER	NAZARIO [11BS00041]	CONTRACT...
Owner		Silvia	Nunez	

1 Displaying items 1 - 2 of 2

Existing Inspections

Type	Status	Request Date	Scheduled Date	Inspector
Planning Final inspection	Passed	10/30/2017	10/30/2017	Atala, Antonio
Building Final Inspection	Passed	10/30/2017	10/30/2017	Schad, Michael

1 Displaying items 1 - 2 of 2

Remaining Inspections

Type	Status	Date	Reinspection
No records to display.			

Displaying items 0 - 0 of 0

Additional Details

LRS Hold Active: No

PP Replace Record Number::

Existing SubPermits

Permit Number	Type	WorkClass	Status
No records to display.			

Remaining SubPermits

Type	WorkClass
No records to display.	

Displaying items 0 - 0 of 0

Remaining SubPlans

Type	WorkClass
No records to display.	
Displaying items 0 - 0 of 0	

File Name	
No records to display.	
Displaying items 0 - 0 of 0	

Submittal Type	Status	Version	Received Date	Due Date	Completed Date
Bldg - Building - Residential - Demolition	Pass	1	9/5/2017	9/26/2017	9/5/2017

1

Displaying items 1 - 1 of 1



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

April 10, 2018

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

Re: Property Owners List within 375 feet of:

SUBJECT: 2726 Alton Road, Miami Beach, FL 33140

FOLIO NUMBER: 02-3227-008-0610

LEGAL DESCRIPTION: AMD PLAT OF SUNSET LAKE SUB PB 8-52 LOT 3 BLK 11

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

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **25, including 0 international**

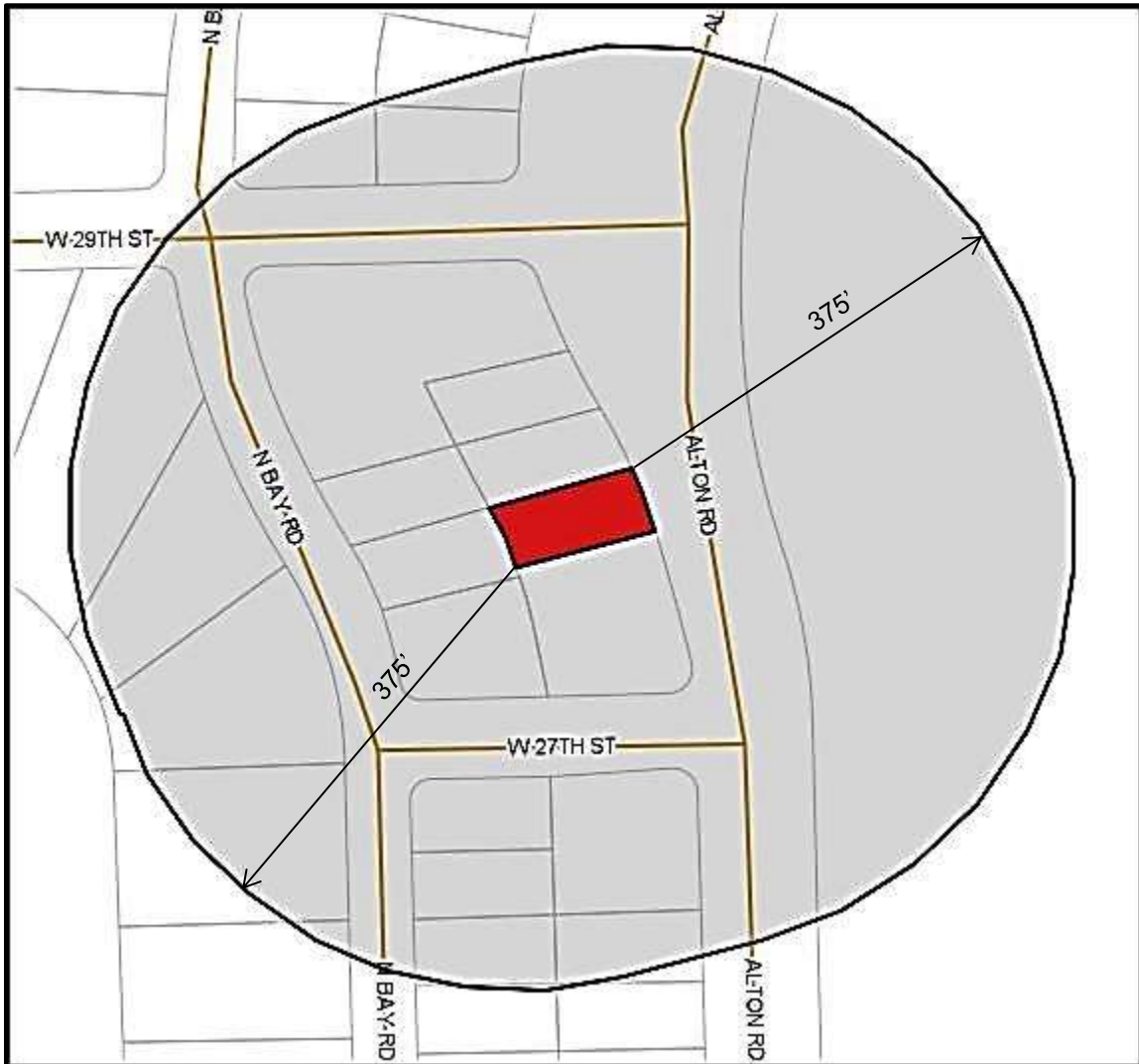


rdr miami | rio development resources

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: 2726 Alton Road, Miami Beach, FL 33140

FOLIO NUMBER: 02-3227-008-0610

LEGAL DESCRIPTION: AMD PLAT OF SUNSET LAKE SUB PB 8-52 LOT 3 BLK 11

Name	Address	City	State	Zip	Country
2914 ALTON ROAD REAL ESTATE INC	743 NW 9 AVE	MIAMI	FL	33136	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
DAVID M GOLOWINSY &W MALKA	2929 N BAY RD	MIAMI BEACH	FL	33140-3810	USA
DOLORES RAMOS EST OF	2750 N ALTON RD	MIAMI BEACH	FL	33140-4259	USA
DOUGLAS LEVINE	2760 N BAY RD	MIAMI BEACH	FL	33140-4265	USA
FDSR PARTICIPATION INC C/O JOSE MARIA CARNEIRO	1900 SW 3 AVE	MIAMI	FL	33129-1419	USA
GEORGE GUNDES	2410 ALTON RD	MIAMI BEACH	FL	33140	USA
GILAD GOLDENHOLZ REBEKAH STEVENS	2701 N BAY RD	MIAMI BEACH	FL	33140	USA
GRACE MARIA RODRIGUEZ TRS GRACE MARIA RODRIGUEZ TRUST JULIETA RODRIGUEZ PEPPAS	601 ISLAND RD	MIAMI	FL	33137	USA
J H COOK &W SANDRA	2410 NO BAY RD	MIAMI BEACH	FL	33140-4263	USA
JACQUELINE E SHAPIRO	2901 N BAY RD	MIAMI BEACH	FL	33140-3810	USA
JESUS CABARCOS JR	2413 N BAY RD	MIAMI BEACH	FL	33140-4262	USA
JOSE LUIS RODRIGUEZ &W LUISA C & GENESIS RODRIGUEZ JTRS	2655 N BAY RD	MIAMI BEACH	FL	33140-4272	USA
LAWRENCE J WICKENHEISER TRS LAWRENCE J WICKENHEISER	2740 OLD ALTON RD	MIAMI BEACH	FL	33140	USA
LOUIS J PUIG CORINNE PUIG	2700 N BAY RD	MIAMI BEACH	FL	33140	USA
NADIM ACHI &W MARLENE	2424 N BAY RD	MIAMI BEACH	FL	33140-4263	USA
PEDRO J LOPEZ	2402 ALTON RD	MIAMI BEACH	FL	33140	USA
PIERRE M GOSSELIN CHRISTOPHER J IANNUZZI	2902 ALTON RD	MIAMI BEACH	FL	33140-3805	USA
ROBERT BARRY GREEN MINDEE GREEN	706 BUTTERNUT DR	FRANKLIN LAKES	NJ	07417	USA
SILVIA NUNEZ TRS SILVIA NUNEZ REVOCABLE TRUST	5555 COLLINS AVE 7F	MIAMI BEACH	FL	33141	USA
SIMONE MECHALI SIMONE DRAY	1677 COLLINS AVE	MIAMI BEACH	FL	33139	USA
STEPHEN TC GIBB	2721 N BAY RD	MIAMI BEACH	FL	33140-4264	USA
SUSAN ROSENBLATT TRS THE 2744 NORTH BAY ROAD TRUST	2821 LAKE AVE	MIAMI BEACH	FL	33140	USA
TODD J FLORIN &W ALICE C	2401 N BAY RD	MIAMI BEACH	FL	33140-4262	USA
VICTOR MARRA	2702 ALTON RD	MIAMI BEACH	FL	33140-4259	USA

2914 ALTON ROAD REAL ESTATE INC
743 NW 9 AVE
MIAMI, FL 33136

CITY OF MIAMI BEACH
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

DAVID M GOLOWINSY &W MALKA
2929 N BAY RD
MIAMI BEACH, FL 33140-3810

DOLORES RAMOS EST OF
2750 N ALTON RD
MIAMI BEACH, FL 33140-4259

DOUGLAS LEVINE
2760 N BAY RD
MIAMI BEACH, FL 33140-4265

FDSR PARTICIPATION INC
C/O JOSE MARIA CARNEIRO
1900 SW 3 AVE
MIAMI, FL 33129-1419

GEORGE GUNDES
2410 ALTON RD
MIAMI BEACH, FL 33140

GILAD GOLDENHOLZ
REBEKAH STEVENS
2701 N BAY RD
MIAMI BEACH, FL 33140

GRACE MARIA RODRIGUEZ TRS
GRACE MARIA RODRIGUEZ TRUST
JULIETA RODRIGUEZ PEPPAS
601 ISLAND RD
MIAMI, FL 33137

J H COOK &W SANDRA
2410 NO BAY RD
MIAMI BEACH, FL 33140-4263

JACQUELINE E SHAPIRO
2901 N BAY RD
MIAMI BEACH, FL 33140-3810

JESUS CABARCOS JR
2413 N BAY RD
MIAMI BEACH, FL 33140-4262

JOSE LUIS RODRIGUEZ &W LUISA C &
GENESIS RODRIGUEZ JTRS
2655 N BAY RD
MIAMI BEACH, FL 33140-4272

LAWRENCE J WICKENHEISER TRS
LAWRENCE J WICKENHEISER
2740 OLD ALTON RD
MIAMI BEACH, FL 33140

LOUIS J PUIG CORINNE PUIG
2700 N BAY RD
MIAMI BEACH, FL 33140

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305.673.7550

Property address: 2726 Alton Rd Board: HPB Date: 11/6/17

BOARD APPLICATION CHECK LIST

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

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

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


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

ITEM #	FIRST SUBMITTAL (VIA CAP) ** To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✓
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

Include all documents related to EDD/MO County Unsafe Structure & any Engineer report

Initials: 

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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. <i>Designation Report / Final orders</i>)	✓
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	
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: AB

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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:	
a	Section 118-53 (d) of the City Code for each Variance.	
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)	

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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

11/6/17

 Date

Indicate N/A If Not Applicable

Initials: 