

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV
305-673-7550

LAND USE BOARD HEARING APPLICATION

THE FOLLOWING APPLICATION IS SUBMITTED FOR REVIEW AND CONSIDERATION OF THE PROJECT DESCRIBED HEREIN BY THE LAND USE BOARD SELECTED BELOW. A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH BOARD REVIEWING THE PROPOSED PROJECT.

- ☐ BOARD OF ADJUSTMENT
- ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
- ☒ DESIGN REVIEW BOARD
- ☐ DESIGN REVIEW APPROVAL
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
- ☐ HISTORIC PRESERVATION BOARD
- ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - ☐ HISTORIC DISTRICT / SITE DESIGNATION
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
- ☐ PLANNING BOARD
- ☐ CONDITIONAL USE PERMIT
 - ☐ LOT SPLIT APPROVAL
 - ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- ☐ FLOOD PLAIN MANAGEMENT BOARD
- ☐ FLOOD PLAIN WAIVER
- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 5470 La Gorce Drive, Miami Beach, Florida 33140

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

FOLIO NUMBER (S) 02-3214-003-1510

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

NAME Guy Bush

ADDRESS 5470 La Gorce Drive, Miami Beach, Florida 33140

BUSINESS PHONE (917) 972-5279

CELL PHONE _____

E-MAIL ADDRESS gksbush@msn.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Michael J. Marrero

ADDRESS 200 South Biscayne Blvd., Suite 850, Miami, Florida 33131

BUSINESS PHONE (305) 374-5300

CELL PHONE _____

E-MAIL ADDRESS mmarrero@brzoninglaw.com

☐ AGENT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

☐ CONTACT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Ralph Choeff

ADDRESS 8425 Biscayne Blvd., Suite 201, Miami, Florida 33138

BUSINESS PHONE (305) 434-8338

CELL PHONE _____

E-MAIL ADDRESS rchoeff@clfarchitects.com

FILE NO. _____

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

Design review and waiver for a single-family home

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☒ YES ☐ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) 3667 SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). _____ SQ. FT.
-

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

FILE NO. _____

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

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

☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

Guy Bush

PRINT NAME: Guy Bush

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

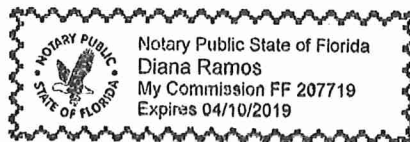
STATE OF
COUNTY OF

I, Guy Bush, 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.

Guy Bush
SIGNATURE

Sworn to and subscribed before me this 11 day of May, 2018. The foregoing instrument was acknowledged before me by Guy Bush, who has produced FID as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

Diana Ramos
NOTARY PUBLIC
PRINT NAME

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

STATE OF
COUNTY OF

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

SIGNATURE

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

NOTARY SEAL OR STAMP:

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF
COUNTY OF

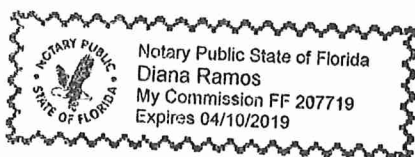
I, Guy Bush, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael Marrero to be my representative before the DRB Board. (3) I also hereby authorize the City of Miami 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.

Guy Bush
PRINT NAME (and Title, if applicable)

Guy Bush
SIGNATURE

Sworn to and subscribed before me this 11 day of May, 2018. The foregoing instrument was acknowledged before me by Guy Bush 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

Diana Ramos
NOTARY PUBLIC
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.*

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.*

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

If the property that is the subject of this application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

TRUST NAME

NAME AND ADDRESS

% INTEREST

Guy Bush

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>Micheal J. Marrero</u>	<u>200 S. Biscayne Blvd., Suite 850, Miami, FL 33131</u>	<u>(305) 374-5300</u>
b.	<u>Ralph Choeff</u>	<u>8425 Biscayne Blvd., Suite 201, Miami, FL 33138</u>	<u>(305) 434-8338</u>
c.	_____	_____	_____

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

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

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

APPLICANT AFFIDAVIT

STATE OF _____
COUNTY OF _____

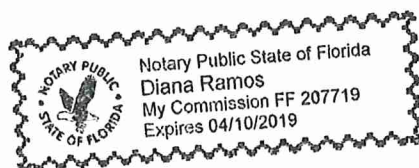
I, Guy Bush, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and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

Guy Bush
SIGNATURE

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

NOTARY SEAL OR STAMP

My Commission Expires:



Diana Ramos
NOTARY PUBLIC
PRINT NAME

FILE NO. _____

Exhibit A

Legal Description

**Lot 8, Block 12, BEACHVIEW SUBDIVISION, according to the Plat thereof,
as recorded in Plat Book 9, Page 158, of the Public Records of Miami-Dade
County, Florida**



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6238
E-Mail: MMarrero@brzoninglaw.com

VIA ELECTRONIC SUBMITTAL AND HAND DELIVERY

August 3, 2018

James G. Murphy, Chief of Urban Design
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Revised LOI for Design Review and Waiver Approvals for the Property Located
at 5470 La Gorce Drive, Miami Beach, Florida

Dear James:

This law firm represents Guy Bush (the "Applicant"), the owner of the property located at 5470 La Gorce Drive (the "Property"). Please allow this letter to serve as the required letter of intent in connection with a request to the Design Review Board ("DRB") for design review, non-use variance, and waiver for a single-family home on the Property.

The Property. The Property, identified by Miami-Dade County Folio No. 02-3214-003-1510, measures approximately 7,352 square feet and is located at the southwest corner of the intersection of La Gorce Drive and W 55 Street. To the west, the Property abuts the eastern edge of the Miami Beach Golf Course. The Property is located in the RS-4, Single-Family Residential Zoning District, where the surrounding area contains a mix of 1- and 2-story single-family homes. The entire portion of W 55 Street abutting the Property to the north is an unimproved street that dead-ends at the Miami Beach Golf Course to the west of the Property. The Property is currently improved with a one-story single family residence of approximately 2,619 square feet. The existing structure on the Property is a pre-1942 architecturally significant home.

Description of Proposed Development. The proposed development for the Property will replace the existing pre-1942 home with a new two-story single family home. The proposed new home will be similar to the existing structure with regards to scale, massing, and building orientation and siting. The overall lot coverage of the proposed new single-family home will be 29.3%, which is within the limits set forth in

Section 142-105 of the Code. The siting of the new single family home will actually be more compatible with the surrounding area, as the structure will be further setback on the east and north sides facing the street than the current pre-1942 home. The new single-family home proposed for the Property will be beautifully designed and lushly landscaped to complement the surrounding community.

Waiver Requests. The Applicant respectfully requests DRB approval of a waiver pursuant to Code Section 142-105(b)(4)(c), to permit 75% second floor volume where 70% maximum is permissible. The proposed home will only have a modest increase over the preferred two-story volume amount and the home is appropriately designed to reduce the two-story elevation. The intent of the second floor area volume requirement and additional open space from grade requirement are to reduce the scale and massing of the second story portion of the home, and the Applicant has very effectively addressed this in the design. The limited size of the lot paired with the unique location fronting a dead-end drive and a golf course, compel the requested waiver. The design of the structure serves to mitigate the appearance of the second floor area.

The side elevations are highly articulated to break up the massing and the Applicant has kept a majority of the second floor away from the street and the golf course. Given the importance the City attributes to the street-level perceptibility of volumetric massing, we feel that the exceedance in 2nd floor volume is well justified. The numerous architectural articulations offered will reduce the impact of the size of the second story portion. In addition, lush landscaping will beautify and screen the home from the neighbors. Therefore, the entire design significantly reduces the size of the home and matches the character of the neighborhood. The intent of the Code will be accomplished in the proposed design.

Variance Request. The Applicant respectfully requests DRB approval of a non-use variance to allow for a front setback of 20 feet where 30 feet is required in order to accommodate the actual residence having a 25 feet setback, along with a front overhang balcony with a 20 feet setback. The hardship for the variance results from the fact that the Property is uniquely situated as a corner lot. The nature of the hardship for the variance is that the proposed residence is located on what is technically a corner lot, requiring a 15 feet setback on the side facing the street, despite the fact that the entire portion of W 55 Street abutting the Property to the north is an unimproved street that dead-ends at the Miami Beach Golf Course to the west of the Property

Satisfaction of Hardship Criteria. Section 118-353(d) of the City's Code sets forth the hardship criteria for a variance request. The Applicant's request satisfies all hardship criteria as follows:

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

As noted above, the Property is technically located on a corner lot, which means that the side facing the street is required to have a 15 feet setback on that side. The Property has a 60 feet width. Had this been an interior lot, or the unimproved street fronting the north side of the Property not be considered a street, the side setback would be 7.5 feet. This results in a much narrower building area, which ultimately results in a smaller building area for the Property.

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

The unique situation of the Property being located on a corner lot with an unimproved right-of-way dead-ending at a golf course and thus requiring a greater side setback is not the result of the Applicant. The Applicant is simply aiming to find a solution to provide a building compatible with the surrounding area.

- (3) Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;**

Granting the requested variances will not confer any special privilege on the Applicant, rather it would enable the Applicant to build a new beautifully designed home on the Property to a scale consistent with the surrounding neighborhood. The proposed home would actually result in a front setback further from the east property line than that of the existing structure. The proposed structure is not egregious in size, as it will be constructed to no more than the allowable 3,676 square feet (maximum of 50% of the lot size).

- (4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;**

A literal interpretation of the provisions of these land development regulations would work an unnecessary and undue hardship on the Applicant. The variance being requested in order to allow the Applicant to have a buildable area on the Property comparable to the other similar-sized lots in the area. The fact that the Property

is technically located on a corner lot with an unimproved street to the north results in a greater side setback requirement and thus a reduced buildable area. The Applicant is proposing to build a home that would have the actual structure setback 25 feet from the front, with a balcony with walls on the sides 20 feet from the front. The encroachment into the front setback is in order to accommodate for the loss and narrowing of the buildable area resulting from the larger side yard setback requirements.

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

The requested front setback variance is the minimum required to accommodate a similar building area on the Property to that of the surrounding properties.

(6) The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

The variance will not be injurious to the area or otherwise detrimental to the public welfare. The variance will result in a new, beautifully-designed home on the Property that will actually be further setback on the east and north sides facing the street than the existing structure.

(7) The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request.

The variances requested are consistent with the City's comprehensive plan.

Sea Level Rise and Resiliency Criteria. The proposed single-family homes resulting from the lot split will advance the sea level rise and resiliency criteria in Section 133-50(a) as follows:

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

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

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

The Applicant proposes hurricane impact windows.

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

Operable windows will be provided.

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

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

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

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

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

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

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

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

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

This is not applicable as the Property is vacant.

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

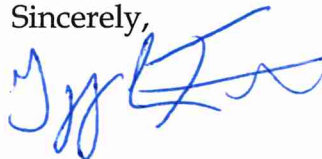
No wet or dry flood proofing will be necessary as all habitable space will be located above base flood elevation plus City of Miami Beach Freeboard of 1'.

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

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

Conclusion. Granting this design review application and associated waiver will permit the development of a beautifully-designed modern single-family home that is compatible with the surrounding neighborhood. We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-377-6238.

Sincerely,


For Michael J. Marrero

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

Property address: 5470 La Gorce Drive Board: DRB Date: 05/11/18

BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.
Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five(5) business days prior to CAP First submittal.
Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CAP to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CAP (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CAP First submittal deadline.
Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

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

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

Indicate N/A If Not Applicable

Initials: FSC

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

Property address: 5470 La Gorce Drive

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	✓
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	✓
m	Demolition Plans (Floor Plans & Elevations with dimensions)	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	✓
p	Proposed Section Drawings	✓
q	Color Renderings (elevations and three dimensional perspective drawings).	✓
10	Landscape Plans and Exhibits (must be 11"x 17")	✓
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	✓
b	Hardscape Plan, i.e. paving materials, pattern, etc.	✓
11	Copy of original Building Permit Card, & Microfilm, if available.	✓
12	Copy of previously approved building permits. (provide building permit number).	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	✓
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	✓
22	Required yards open space calculations and shaded diagrams.	✓
23	Required yards section drawings.	✓
24	Variance and/or Waiver Diagram	✓
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: 

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

Property address: 5470 La Gorce Drive

29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	✓
a	Section 118-353 (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)	

Indicate N/A If Not Applicable

Initials: ESL

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

Property Address: 5470 La Gorce Drive

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

05/11/18

Date

Indicate N/A If Not Applicable

Initials: 

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.
- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.
- (10) Where feasible and appropriate, water retention systems shall be provided.

MIAMIBEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

DESIGN REVIEW BOARD CAP SUBMITTAL FILE NAMING

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CAP submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name	Description
Application	Completed Land Use Board Application form including Exhibit A
LOI	Letter of Intent
Checklist	Pre-application Checklist
Labels	Mailing Labels, List of Property Owners, Certified Letter and Map
BTR	Copies of Previous Business Tax Receipts
Survey	Recent Signed and Sealed Survey
Plans	Architectural Plans and Exhibits
Landscape	Landscaping Plans and Exhibits
Microfilm	Building Card and Microfilm
Traffic	Traffic Study
Sound	Sound Study

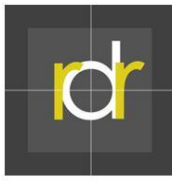
All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document. Documents that have not been revised from first to final submittal do not have to be re-uploaded.

2018 SCHEDULE OF LAND USE BOARD MEETINGS

All meetings are held in the Commission Chambers, Third Floor, Miami Beach City Hall unless otherwise noticed. Please note that only complete applications are scheduled for consideration by Land Use Boards and the number of applications placed on an agenda may not exceed 15 in order to allow sufficient time for the applicants to present, and the board to duly consider each item during the scheduled meeting. Complete applications will be scheduled for the next available agenda on a first come – first serve basis unless the applicant requests to be scheduled on a future agenda. The timeline represented herein may be extended if application is incomplete or submittals not made on a timely manner.

DESIGN REVIEW BOARD, BOARD OF ADJUSTMENT & HISTORIC PRESERVATION BOARD									
PRE-APP MEETING NO LATER THAN	NEW FILE FEE PAY-BY DATE	CAP FIRST SUBMITTAL	COMMENTS ISSUED	FINAL SUBMITTAL (CAP & PAPER)	NOTICE TO PROCEED ISSUED	AGENDA FINALIZED & ALL FEES MUST BE PAID BY	MEETING DATE		
							DRB	BOA	HPB
10/19/17	10/23/17	10/24/17	11/02/17	11/09/17	11/16/17	11/18/17	01/02/18	01/05/18	01/09/18
11/13/17	11/17/17	11/20/17	12/01/17	12/08/17	12/18/17	12/20/17	02/06	02/02	02/13
12/11/17	12/15/17	12/18/17	12/29/17	01/05/18	01/15/18	01/17/18	03/06	03/02	03/12
01/08/18	01/12/18	01/15/18	01/26/18	02/02	02/12	02/14	04/03	04/06	04/10
02/05	02/09	02/12	02/23	03/02	03/12	03/14	05/01	05/04	05/08
03/12	03/16	03/19	03/30	04/06	04/16	04/18	06/05	06/01	06/11
04/09	04/13	04/16	04/27	05/04	05/14	05/16	07/03	07/06	07/10
AUGUST RECESS									
06/11	06/15	06/18	06/29	07/06	07/16	07/18	09/04	09/07	09/17
07/09	07/13	07/16	07/27	08/03	08/13	08/15	10/02	10/05	10/09
08/13	08/17	08/20	08/31	09/07	09/17	09/19	11/06	11/02	11/09
09/10	09/14	09/17	09/28	10/05	10/15	10/17	12/04	12/07	12/11

PLANNING BOARD							
PRE-APP MEETING NO LATER THAN	NEW FILE FEE PAY-BY DATE	CAP FIRST SUBMITTAL	COMMENTS ISSUED	FINAL SUBMITTAL (CAP & PAPER)	NOTICE TO PROCEED ISSUED	AGENDA FINALIZED & ALL FEES MUST BE PAID BY	MEETING DATE
11/09/17	11/13/17	11/14/17	11/23/17	11/30/17	12/07/17	12/11/17	01/23/18
12/01/17	12/08/17	12/11/17	12/22/17	12/29/17	01/08/18	01/10/18	02/27
12/29/17	01/05/18	01/08/18	01/19/18	01/26/18	02/05/18	02/07/18	03/27
01/19	01/26	01/29	02/09	02/16	02/26	02/28	04/17
02/23	03/02	03/05	03/16	03/23	04/02	04/04	05/22
03/30	04/06	04/09	04/20	04/27	05/07	05/09	06/26
04/27	05/04	05/07	05/18	05/25	06/04	06/06	07/24
AUGUST RECESS							
06/29	07/06	07/09	07/20	07/27	08/06	08/08	09/25
07/27	08/03	08/06	08/17	08/24	09/03	09/05	10/23
08/31	09/07	09/10	09/21	09/28	10/08	10/10	11/27
09/21	09/28	10/01	10/12	10/19	10/29	10/31	12/18



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

June 1, 2018

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

Re: Property Owners List within 375 feet of:

SUBJECT: 5470 La Gorce Drive, Miami Beach, FL 33140

FOLIO NUMBER: 02-3214-003-1510

LEGAL DESCRIPTION: 14 53 42 BEACH VIEW PB 9-158 LOT 8 BLK 12

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: **34, including 0 international**

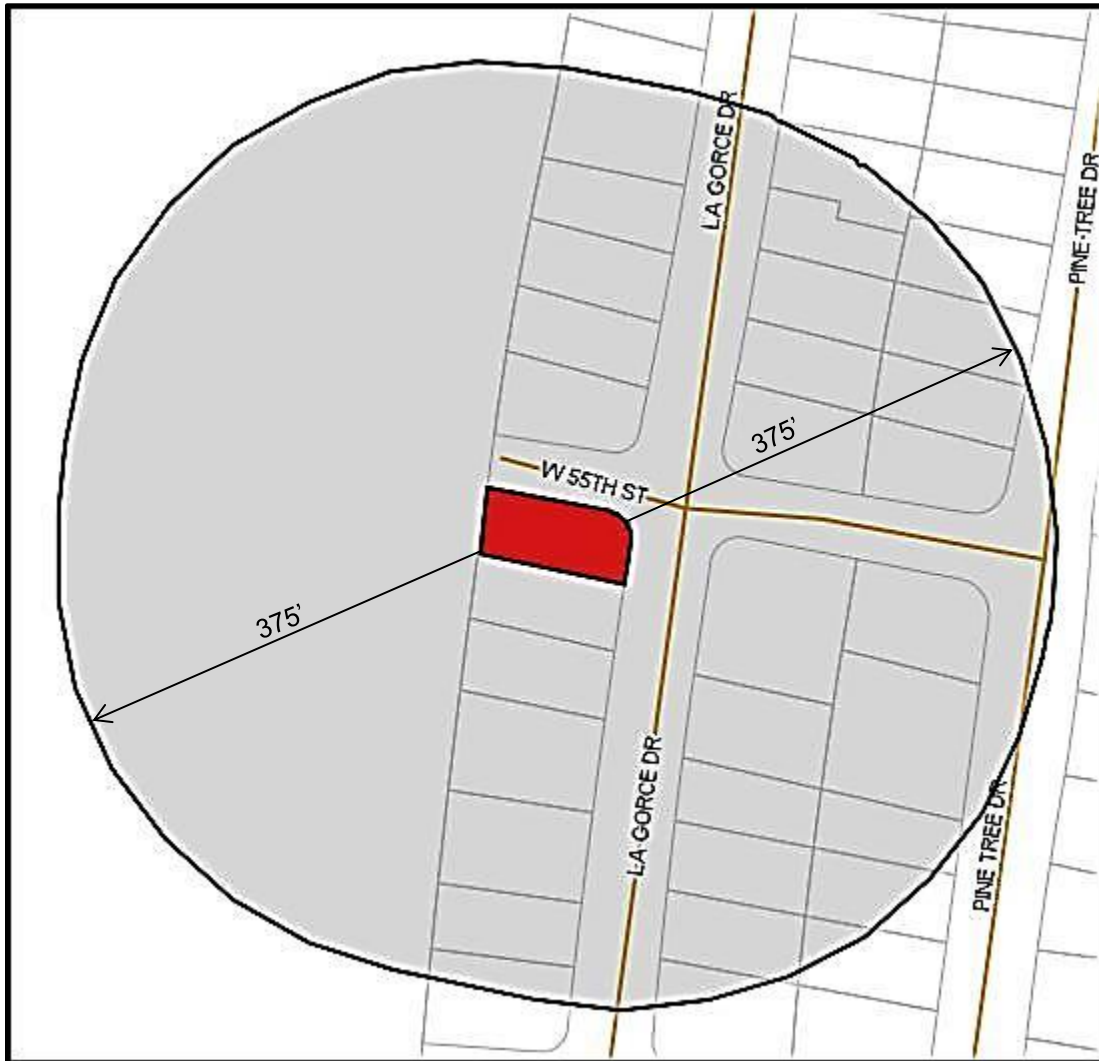


rdr miami | rio development resources

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: 5470 La Gorce Drive, Miami Beach, FL 33140

FOLIO NUMBER: 02-3214-003-1510

LEGAL DESCRIPTION: 14 53 42 BEACH VIEW PB 9-158 LOT 8 BLK 12

AARON PAUL DAVIS
JULIE GUTMAN DAVIS
5530 LA GORCE DR
MIAMI BEACH, FL 33140

ARBOR HOLDINGS CORP
111 EAST 56 ST
NEW YORK, NY 10022

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

BUSH GUY K
5470 LA GORCE DR
MIAMI BEACH, FL 33140-2136

CHARLES GOODMAN
5525 LA GORCE DR
MIAMI BEACH, FL 33140

CHRISTOPHER C BRUMDER
320 W 55 ST
MIAMI BEACH, FL 33140

CONSTANCE BOYD
5501 LA GORCE DR
MIAMI BEACH, FL 33140

DANIEL S GELBER &W JOAN M
5445 LA GORCE DR
MIAMI BEACH, FL 33140-2135

EDUARDO GOMEZ
5500 PINE TREE DR
MIAMI BEACH, FL 33140

EDUARDO NORTHLAND
5460 PINETREE DR
MIAMI BEACH, FL 33140

ELEUSIS ANDRES MORENO TRS
ANDRES MORENO REVOCABLE TRUST
5414 PINE TREE DR
MIAMI BEACH, FL 33140

ERNEST U GAMBARO &W MONICA GAMBARO
5550 LA GORCE DR
MIAMI BEACH, FL 33140-2138

FERNANDO POMERANIEC
JESSICA SHORE
5533 LA GORCE DR
MIAMI BEACH, FL 33140

FRANCOIS MONOT
5435 LA GORCE DR
MIAMI BEACH, FL 33140

GIMENA CAMINOS
5454 PINE TREE DR
MIAMI BEACH, FL 33140

GLORIA ORIELLY LIEBERMAN &
EDDY LIEBERMAN
5524 PINETREE DR
MIAMI BEACH, FL 33140-2148

ISLON WOOLF
5424 PINE TREE DR
MIAMI BEACH, FL 33140-2146

JERRY KLEIN &W DEBORAH
5425 LA GORCE DR
MIAMI BEACH, FL 33140-2135

JOHN MUIRHEAD
5540 PINE TREE DRIVE
MIAMI BEACH, FL 33140

JUNE BURKE LE
REM MICHAEL BURKE
REM JANEEN WALSH
5534 PINETREE DR
MIAMI BEACH, FL 33140-2148

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

MARY KLOCMAN
5448 LA GORCE DR
MIAMI BEACH, FL 33140

MICHAEL EISENSTADT
LINDA EISENSTADT MORSE
5413 LA GORCE DR
MIAMI BEACH, FL 33140

MILTON HECHING
BELLA HECHING
5420 LA GORCE DR
MIAMI BEACH, FL 33140

MONICA E CASANOVA VIDAL
5515 LA GORCE DR
MIAMI BEACH, FL 33140

NICHOLAS GELPI
ESTHER GELPI
5500 LA GORCE DR
MIAMI BEACH, FL 33140

OLIVER J ROBERT &W MICHELE
5410 LA GORCE DR
MIAMI BEACH, FL 33140-2136

PHILIP GOLDFARB
5543 LA GORCE DR
MIAMI BEACH, FL 33140-2137

RENEE DAHAB DE HALLAK TRS
JESED TRUST
4775 COLLINS AVENUE #1106
MIAMI BEACH, FL 33140

RICHARD B SIMMERING
5400 LA GORCE DR
MIAMI BEACH, FL 33140-2136

SAMUEL R WEISS
5440 LA GORCE DR
MIAMI BEACH, FL 33140

SANFORD B HORWITZ &W JANET L
5514 PINE TREE DR
MIAMI BEACH, FL 33140-2148

SEBASTIAN VELEZ
JUSTINE K VELEZ
5436 PINETREE DR
MIAMI BEACH, FL 33140

STUART I GROSSMAN
TONYA LACY GROSSMAN
5401 LA GORCE DR
MIAMI BEACH, FL 33140

Name	Address	City	State	Zip	Country
AARON PAUL DAVIS JULIE GUTMAN DAVIS	5530 LA GORCE DR	MIAMI BEACH	FL	33140	USA
ARBOR HOLDINGS CORP	111 EAST 56 ST	NEW YORK	NY	10022	USA
ARBOR HOLDINGS CORP	4835 COLLINS AVE #801	MIAMI BEACH	FL	33140	USA
BUSH GUY K	5470 LA GORCE DR	MIAMI BEACH	FL	33140-2136	USA
CHARLES GOODMAN	5525 LA GORCE DR	MIAMI BEACH	FL	33140	USA
CHRISTOPHER C BRUMDER	320 W 55 ST	MIAMI BEACH	FL	33140	USA
CONSTANCE BOYD	5501 LA GORCE DR	MIAMI BEACH	FL	33140	USA
DANIEL S GELBER &W JOAN M	5445 LA GORCE DR	MIAMI BEACH	FL	33140-2135	USA
EDUARDO GOMEZ	5500 PINE TREE DR	MIAMI BEACH	FL	33140	USA
EDUARDO NORTHLAND	5460 PINETREE DR	MIAMI BEACH	FL	33140	USA
ELEUSIS ANDRES MORENO TRS ANDRES MORENO REVOCABLE TRUST	5414 PINE TREE DR	MIAMI BEACH	FL	33140	USA
ERNEST U GAMBARO &W MONICA GAMBARO	5550 LA GORCE DR	MIAMI BEACH	FL	33140-2138	USA
FERNANDO POMERANIEC JESSICA SHORE	5533 LA GORCE DR	MIAMI BEACH	FL	33140	USA
FRANCOIS MONOT	5435 LA GORCE DR	MIAMI BEACH	FL	33140	USA
GIMENA CAMINOS	5454 PINE TREE DR	MIAMI BEACH	FL	33140	USA
GLORIA ORIELLY LIEBERMAN & EDDY LIEBERMAN	5524 PINETREE DR	MIAMI BEACH	FL	33140-2148	USA
ISLON WOOLF	5424 PINE TREE DR	MIAMI BEACH	FL	33140-2146	USA
JERRY KLEIN &W DEBORAH	5425 LA GORCE DR	MIAMI BEACH	FL	33140-2135	USA
JOHN MUIRHEAD	5540 PINE TREE DRIVE	MIAMI BEACH	FL	33140	USA
JUNE BURKE LE REM MICHAEL BURKE REM JANEEN WALSH	5534 PINETREE DR	MIAMI BEACH	FL	33140-2148	USA
LA GORCE COUNTRY CLUB INC	5685 ALTON RD	MIAMI BEACH	FL	33140	USA
MARY KLOCMAN	5448 LA GORCE DR	MIAMI BEACH	FL	33140	USA
MICHAEL EISENSTADT LINDA EISENSTADT MORSE	5413 LA GORCE DR	MIAMI BEACH	FL	33140	USA
MILTON HECHING BELLA HECHING	5420 LA GORCE DR	MIAMI BEACH	FL	33140	USA
MONICA E CASANOVA VIDAL	5515 LA GORCE DR	MIAMI BEACH	FL	33140	USA
NICHOLAS GELPI ESTHER GELPI	5500 LA GORCE DR	MIAMI BEACH	FL	33140	USA
OLIVER J ROBERT &W MICHELE	5410 LA GORCE DR	MIAMI BEACH	FL	33140-2136	USA
PHILIP GOLDFARB	5543 LA GORCE DR	MIAMI BEACH	FL	33140-2137	USA
RENEE DAHAB DE HALLAK TRS JESED TRUST	4775 COLLINS AVENUE #1106	MIAMI BEACH	FL	33140	USA
RICHARD B SIMMERING	5400 LA GORCE DR	MIAMI BEACH	FL	33140-2136	USA
SAMUEL R WEISS	5440 LA GORCE DR	MIAMI BEACH	FL	33140	USA
SANFORD B HORWITZ &W JANET L	5514 PINE TREE DR	MIAMI BEACH	FL	33140-2148	USA
SEBASTIAN VELEZ JUSTINE K VELEZ	5436 PINETREE DR	MIAMI BEACH	FL	33140	USA
STUART I GROSSMAN TONYA LACY GROSSMAN	5401 LA GORCE DR	MIAMI BEACH	FL	33140	USA

Name	Address	City	State	Zip	Country
AARON PAUL DAVIS JULIE GUTMAN DAVIS	5530 LA GORCE DR	MIAMI BEACH	FL	33140	USA
ARBOR HOLDINGS CORP	111 EAST 56 ST	NEW YORK	NY	10022	USA
ARBOR HOLDINGS CORP	4835 COLLINS AVE #801	MIAMI BEACH	FL	33140	USA
BUSH GUY K	5470 LA GORCE DR	MIAMI BEACH	FL	33140-2136	USA
CHARLES GOODMAN	5525 LA GORCE DR	MIAMI BEACH	FL	33140	USA
CHRISTOPHER C BRUMDER	320 W 55 ST	MIAMI BEACH	FL	33140	USA
CONSTANCE BOYD	5501 LA GORCE DR	MIAMI BEACH	FL	33140	USA
DANIEL S GELBER &W JOAN M	5445 LA GORCE DR	MIAMI BEACH	FL	33140-2135	USA
EDUARDO GOMEZ	5500 PINE TREE DR	MIAMI BEACH	FL	33140	USA
EDUARDO NORTHLAND	5460 PINETREE DR	MIAMI BEACH	FL	33140	USA
ELEUSIS ANDRES MORENO TRS ANDRES MORENO REVOCABLE TRUST	5414 PINE TREE DR	MIAMI BEACH	FL	33140	USA
ERNEST U GAMBARO &W MONICA GAMBARO	5550 LA GORCE DR	MIAMI BEACH	FL	33140-2138	USA
FERNANDO POMERANIEC JESSICA SHORE	5533 LA GORCE DR	MIAMI BEACH	FL	33140	USA
FRANCOIS MONOT	5435 LA GORCE DR	MIAMI BEACH	FL	33140	USA
GIMENA CAMINOS	5454 PINE TREE DR	MIAMI BEACH	FL	33140	USA
GLORIA ORIELLY LIEBERMAN & EDDY LIEBERMAN	5524 PINETREE DR	MIAMI BEACH	FL	33140-2148	USA
ISLON WOOLF	5424 PINE TREE DR	MIAMI BEACH	FL	33140-2146	USA
JERRY KLEIN &W DEBORAH	5425 LA GORCE DR	MIAMI BEACH	FL	33140-2135	USA
JOHN MUIRHEAD	5540 PINE TREE DRIVE	MIAMI BEACH	FL	33140	USA
JUNE BURKE LE REM MICHAEL BURKE REM JANEEN WALSH	5534 PINETREE DR	MIAMI BEACH	FL	33140-2148	USA
LA GORCE COUNTRY CLUB INC	5685 ALTON RD	MIAMI BEACH	FL	33140	USA
MARY KLOCMAN	5448 LA GORCE DR	MIAMI BEACH	FL	33140	USA
MICHAEL EISENSTADT LINDA EISENSTADT MORSE	5413 LA GORCE DR	MIAMI BEACH	FL	33140	USA
MILTON HECHING BELLA HECHING	5420 LA GORCE DR	MIAMI BEACH	FL	33140	USA
MONICA E CASANOVA VIDAL	5515 LA GORCE DR	MIAMI BEACH	FL	33140	USA
NICHOLAS GELPI ESTHER GELPI	5500 LA GORCE DR	MIAMI BEACH	FL	33140	USA
OLIVER J ROBERT &W MICHELE	5410 LA GORCE DR	MIAMI BEACH	FL	33140-2136	USA
PHILIP GOLDFARB	5543 LA GORCE DR	MIAMI BEACH	FL	33140-2137	USA
RENEE DAHAB DE HALLAK TRS JESED TRUST	4775 COLLINS AVENUE #1106	MIAMI BEACH	FL	33140	USA
RICHARD B SIMMERING	5400 LA GORCE DR	MIAMI BEACH	FL	33140-2136	USA
SAMUEL R WEISS	5440 LA GORCE DR	MIAMI BEACH	FL	33140	USA
SANFORD B HORWITZ &W JANET L	5514 PINE TREE DR	MIAMI BEACH	FL	33140-2148	USA
SEBASTIAN VELEZ JUSTINE K VELEZ	5436 PINETREE DR	MIAMI BEACH	FL	33140	USA
STUART I GROSSMAN TONYA LACY GROSSMAN	5401 LA GORCE DR	MIAMI BEACH	FL	33140	USA