BOA # 3808

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: 5633 N. Bay Road, Miami Beach, Fl 33140

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A" The south ½ of lot 2and all of lots 3 & 4, block 10 of Lagorce Golf Subdivision, according to the plat thereof as recorded in plat Book 14, page 43, of the public records of Miami-Dade County, Fl.

FOLIO NUMBER (S) 02-3215-003-1310

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

NAME Esther and Daniel Rubin
ADDRESS 5633 N. Bay Road, Miami Beach, Fl 33140
BUSINESS PHONE _____ CELL PHONE 305 505 9276
E-MAIL ADDRESS hatzlaja@yahoo.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____
ADDRESS _____
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:
NAME _____
ADDRESS _____
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS _____

☐ 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 Max Sturman, Max Wolfe Architect
ADDRESS 107 NE 96th St, Miami Shores, Fl 33138
BUSINESS PHONE _____ CELL PHONE 305 216 9641
E-MAIL ADDRESS max@maxwolfearchitect.com

FILE NO. _____

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

Renovation and addition to existing kitchen
Renovation of existing garage & apartment
Addition of new utility and stair

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) 382 SQ. FT.

4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). 382 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: ESTHER RUBIN

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF

COUNTY OF

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

_____
SIGNATURE

Sworn to and subscribed before me this 4TH day of MARCH, 2016. The foregoing instrument was acknowledged before me by ESTHER RUBIN, who has produced N/A as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

BARBARA K. GORE
Notary Public - State of Florida
My Comm. Expires Oct 22, 2018
Commission # FF 164099
Bonded through National Notary Assn.

_____
NOTARY PUBLIC

My Commission Expires:

BARBARA K. GORE
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 AFFIDAVIT

STATE OF

COUNTY OF

I, ESTHER RUBIN, 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 _____ to be my representative before the _____ 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.

_____ _____

PRINT NAME (and Title, if applicable) SIGNATURE

Sworn to and subscribed before me this 4TH day of MARCH, 2016. The foregoing instrument was acknowledged before me by ESTHER RUBIN of 5633 N. BAY ROAD, MIAMI BEACH, FL 33140 who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Barbara K. Gore

NOTARY PUBLIC

My Commission Expires

BARBARA K. GORE
Notary Public - State of Florida
My Comm. Expires Oct 22, 2018
Commission # FF 164099
Bonded through National Notary Assn.

BARBARA K. GORE

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. _____

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

SIGNATURE

Sworn to and subscribed before me this 4TH day of MARCH, 20 16. 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

BARBARA K. GORE
Notary Public - State of Florida
My Comm. Expires Oct 22, 2018
Commission # FF 164099
Bonded through National Notary Assn.

Barbara K. Gore

NOTARY PUBLIC

My Commission Expires:
OCT. 22, 2018

BARBARA K. GORE

PRINT NAME

FILE NO.

MAX WOLFE ARCHITECT
AA 26000906 AR NO. 8679

ZONING VARIANCE REQUEST

5633 N. Bay Road
Miami Beach, Fl 33140

June 15, 2016

Board of Adjustment
Planning Department
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Fl 33139

RE: **Response to Neighbor's concerns.**
Follow up to the Original Letter of Intent and Description of Hardship in Support of Variance Application

Dear Board of Adjustment:

The intent of this bathroom addition is improve the functional quality of the existing upper level bedroom while not detracting from the elegance of this 88 year old classical Mediterranean residence.

This very modest addition only increases the existing second level square footage by less than 5% and this 140 square foot bathroom has been designed and placed within the site to have minimal impact on the neighboring properties.

As the attached drawings indicate, this addition only blocks the neighbor's view of a very small portion of this existing two story residence. Also, this small room does not impact the neighbor's view of any sky or adjoining landscaping.

In consideration of the neighbors, we also reduced the bathroom height to intersect the building below the adjacent bedroom roofline and to more subtly connect the two separate bedroom and cabana structures.

In addition, this new bathroom is recessed further away from the setbacks than the existing residence.

Finally, we are also willing to continue the existing 20' tall landscaping buffer in order to provide more privacy to the neighbor.

We believe this request for a rear setback variance for our proposed small addition would greatly improve the image, overall appearance and functionality of the existing residence, pool area and rear landscaped gardens and courtyard and at the same time enhance our neighborhood. This addition is not visible from the street or the adjacent properties, which are protected from view by an existing 7' high masonry wall and 20' high landscaping hedge.

Thank you for your consideration of our request for a rear yard setback variance.

Sincerely,

Max Sturman, Principal
Max Wolfe Architect

107 NE 96 Street • Miami Shores • Florida • 33138 • 305 216 9641 • Max@MaxWolfeArchitect.com

5633 N. Bay Road
Miami Beach, Fl 33140

March 8, 2016
March 23, 2016

Board of Adjustment
Planning Department
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Fl 33139

RE: Letter of Intent and Description of Hardship in Support of Variance Application

Dear Board of Adjustment:

This letter is submitted in support of our application for one variance regarding the construction of a utility room, second level bathroom and carport in the rear yard of the residence located at 5633 North Bay Road, Miami Beach, Florida 33140. Specifically, we are requesting:

> A variance to waive the 20' rear yard required setback to construct a utility room and second level bathroom and carport addition to the existing residence. The existing residence is 5'-2" from the property line, while this new addition would be 7'-2" from the property line.
>
> Current requirement: Rear setback is 20'.

This beautiful, fully landscaped, Mediterranean style, two-story residence was constructed in 1928. The rear setback at the time of construction was 5' and the cabana and two-story garage buildings were constructed 5'-2" from the property line.

We are requesting an exception to the current 20' rear setback requirement in order to construct the new utility room and second level bathroom (+/- 9' x 14') between the existing cabana and home, but 2'-0" further west from the property line. This "recess" creates an additional niche in the rear elevation and allows the existing cabana window to remain.

In addition, we are providing an elegant covered loggia/carport on the south elevation of the existing garage in order to provide shade and match the existing loggia, thereby enhancing the courtyard experience.

Based on the plans and documents that we are submitting with the application, this project satisfies the requirements of Section 118-353(d) of the Miami Beach code:

A. That 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.

There are no alternative locations available on this property that would not negatively impact the existing 90 year old residence's appearance.

B. That the special conditions and circumstances do not result from the action of the applicant.

These special conditions and circumstances were created by the original builder when constructing the residence in 1928, in accordance with the codes in place at that time.

C. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

We are requesting a waiver to match our existing residence, which is unique to this property and contains different conditions than other properties.

D. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The literal interpretation of the ordinance of maintaining the 20' setback would force the applicant to create an addition that would negatively impact the home, rear yard access and exterior views, which would produce a non-elegant solution.

E. That the granting of the variance will be in harmony with the general intent and purpose and will not be injurious to the area involved or otherwise detrimental to the public welfare.

Granting of this variance will in no way alter the appearance of our home or neighborhood and will have no impact on public welfare. This project is not visible from any adjoin properties.

F. That the granting of the variance will be in harmony with the general intent and purpose of this ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The granting of the variance will be in harmony with the neighborhood and will positively impact the appearance of the home and the neighborhood.

G. That the granting of this request is consistent with the comprehensive plan and does not reduce the level of services as set forth in the plan.

The granting of this request is consistent with the comprehensive plan and does not reduce the level of services as set forth in the plan.

In conclusion, this request for variance and proposed small addition would greatly enhance the image and overall appearance of the existing residence, pool area and rear landscaped gardens and courtyard. This addition is not visible from the street or the adjacent properties, which are protected from view by an existing 7' high masonry wall and 25' high hedge.

Thank you for your time consideration of our request for a rear yard setback variance.

Sincerely,

Max Sturman, Principal
Max Wolfe Architect

Type of Payment

Cash: Credit Card: Cashiers' Check/Money Order: Check: 3447

Date: 03/10/16 Amount: $452.00

Name: DANIEL/ESTHER RUBIN

Address: 5633 N. BAY RD MB FL 33140

Account Number: _____ Amount Allocated to Account: $452.00

Account Number: _____ Amount Allocated to Account: _____

Property Address: 5633 N. BAY RD.

Payment For: BOA FILE (SFR FILING FEE $215.00
#3808 (1 VARIANCE $105.00

Permit/Process Number: N/A Prepared By: ANTOINETTE

→ 32 LABELS x $1.00 EA = $32.00

$100.00 RECORDING FEE

DANIEL RUBIN, M.D.
ESTHER RUBIN, M.D.
5633 N BAY RD
MIAMI BEACH, FL 33140-2033

3447
53-4/530 FL
826

3/10/2016
Date

Pay to the order of: city of miami beach $ 452.00

four hundred & fifty two & 00/100 Dollars

U.S. TRUST

Bank of America, N.A.

ACH R/T 063100277

For: zoning variance appl.

MP

AARON FLEISCHMAN LINFORD L LOUGHEED
5646 N BAY RD
MIAMI BEACH, FL 33140

ALEXANDER M TAUBER STEPHANIE FELDENKREIS
5701 N BAY RD
MIAMI BEACH, FL 33140

BRIAN ALEXANDER SUAREZ
4045 SHERIDAN AVE
MIAMI BEACH, FL 33140

CM3 INVESTMENT LLC C/O DENNIS R BEDAD ESQ
1717 N BAYSHORE DR STE 215
MIAMI, FL 33132

DANIEL A FINKLE
5493 NORTH BAY RD
MIAMI, FL 33140

DANIEL RUBIN &W ESTER
5633 N BAY RD
MIAMI BEACH, FL 33140-2033

DIDO V ORCHARD
5720 ALTON RD
MIAMI BEACH, FL 33140-2021

FERNANDO J CARPANETO
5650 ALTON RD
MIAMI BEACH, FL 33140-2019

FRANCISCO JOSE LARENAS
5460 ALTON RD
MIAMI BEACH, FL 33140

FRANCIS J TRULLENQUE
5620 ALTON RD
MIAMI BEACH, FL 33140

GEORGE ALVAREZ TRS ALEXANDERA ALVAREZ TRS GEORGE ANGEL ALVAREZ
5615 ALTON RD
MIAMI BEACH, FL 33140

GEORGE FELDENKREIS MARIA SREBNICK
3000 NW 107 AVE
MIAMI, FL 33172

GREGORY M GARNO &W DANIELLE N GARNO
5601 NORTH BAY RD
MIAMI BEACH, FL 33140-2033

JEAN MARIE ECHEMENDIA TRS GREG KOURI TRS JEAN MARIE ECHEMENDIA
4045 SHERIDAN AVE # 240
MIAMI BEACH, FL 33140

JEREMY TRASTER VICTORIA ROW TRASTER
5621 ALTON RD
MIAMI BEACH, FL 33140

JERROLD F GOODMAN &W JANE
5712 N BAY RD
MIAMI BEACH, FL 33140-2035

JOSHUA P BRATTER SAMANTHA R BRATTER
5601 ALTON ROAD
MIAMI BEACH, FL 33139

KATHLEEN KOONS PEIFFER
5700 ALTON RD
MIAMI BEACH, FL 33140

LA GORCE COUNTRY CLUB
5701 ALTON RD
MIAMI BEACH, FL 33140

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

MARC A KAHN JANE A KAHN GOLDBERG
5600 N BAY RD
MIAMI BEACH, FL 33140

MARY ELIZABETH DONNELLY TRS MARY ELIZABETH DONNELLY
5480 NORTH BAY RD
MIAMI BEACH, FL 33140

MICHAEL & GLENNA MILBERG
5636 ALTON RD
MIAMI BEACH, FL 33140-2019

MICHAEL R FETELL CATHY S FETELL
5607 N BAY RD
MIAMI BEACH, FL 33140-2033

NAOMI W SALL
5715 N BAY ROAD
MIAMI BEACH, FL 33140

OLGA M CARDONA
5630 ALTON RD
MIAMI BEACH, FL 33140-2019

ROBERT BARRETT &W CHARLOTTE
5619 N BAY RD
MIAMI BEACH, FL 33140-2033

ROBERT CHERRY &W MARIA A
5645 N BAY RD
MIAMI BEACH, FL 33140-2033

ROBERT L PATRON &W LYNN
5630 NO BAY DR
MIAMI BEACH, FL 33140-2042

SIDNEY BEFELER &W ROSABELLA
5712 ALTON RD
MIAMI BEACH, FL 33140-2021

WALTER FERNANDEZ &W CHANNYLE
5666 ALTON RD
MIAMI BEACH, FL 33140-2019

YVES R BARROUKH
5696 ALTON RD
MIAMI BEACH, FL 33140

rio development resources

zoning public notification packages | ownership lists + mailing labels + radius maps
diana@rdrmiami.com | 305.498.1614

March 9, 2016

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

Re: Property Owners List within 375 feet of:

SUBJECT: 5633 N Bay Road, Miami Beach, FL 33140
FOLIO NUMBER: 02-3215-003-1310
LEGAL DESCRIPTION: LA GORCE GOLF SUB PB 14-43 S1/2 OF LOT 2 & ALL OF LOTS 3 & 4 BLK 10

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,

Rio Development Resources, LLC

Diana B. Rio

Total number of property owners without repetition: **32 total**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

Name	Address	City	State	Zip	Country
AARON FLEISCHMAN LINFORD L LOUGHEED	5646 N BAY RD	MIAMI BEACH	FL	33140	USA
ALEXANDER M TAUBER STEPHANIE FELDENKREIS	5701 N BAY RD	MIAMI BEACH	FL	33140	USA
BRIAN ALEXANDER SUAREZ	4045 SHERIDAN AVE	MIAMI BEACH	FL	33140	USA
CM3 INVESTMENT LLC C/O DENNIS R BEDAD ESQ	1717 N BAYSHORE DR STE 215	MIAMI	FL	33132	USA
DANIEL A FINKLE	5493 NORTH BAY RD	MIAMI	FL	33140	USA
DANIEL RUBIN &W ESTER	5633 N BAY RD	MIAMI BEACH	FL	33140-2033	USA
DIDO V ORCHARD	5720 ALTON RD	MIAMI BEACH	FL	33140-2021	USA
FERNANDO J CARPANETO	5650 ALTON RD	MIAMI BEACH	FL	33140-2019	USA
FRANCISCO JOSE LARENAS	5460 ALTON RD	MIAMI BEACH	FL	33140	USA
FRANCIS J TRULLENQUE	5620 ALTON RD	MIAMI BEACH	FL	33140	USA
GEORGE ALVAREZ TRS ALEXANDERA ALVAREZ TRS GEORGE ANGEL ALVAREZ	5615 ALTON RD	MIAMI BEACH	FL	33140	USA
GEORGE FELDENKREIS MARIA SREBNICK	3000 NW 107 AVE	MIAMI	FL	33172	USA
GREGORY M GARNO &W DANIELLE N GARNO	5601 NORTH BAY RD	MIAMI BEACH	FL	33140-2033	USA
JEAN MARIE ECHEMENDIA TRS GREG KOURI TRS JEAN MARIE ECHEMENDIA	4045 SHERIDAN AVE # 240	MIAMI BEACH	FL	33140	USA
JEREMY TRASTER VICTORIA ROW TRASTER	5621 ALTON RD	MIAMI BEACH	FL	33140	USA
JERROLD F GOODMAN &W JANE	5712 N BAY RD	MIAMI BEACH	FL	33140-2035	USA
JOSHUA P BRATTER SAMANTHA R BRATTER	5601 ALTON ROAD	MIAMI BEACH	FL	33139	USA
KATHLEEN KOONS PEIFFER	5700 ALTON RD	MIAMI BEACH	FL	33140	USA
LA GORCE COUNTRY CLUB	5701 ALTON RD	MIAMI BEACH	FL	33140	USA
LA GORCE COUNTRY CLUB INC	5685 ALTON RD	MIAMI BEACH	FL	33140	USA
MARC A KAHN JANE A KAHN GOLDBERG	5600 N BAY RD	MIAMI BEACH	FL	33140	USA
MARY ELIZABETH DONNELLY TRS MARY ELIZABETH DONNELLY	5480 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
MICHAEL & GLENNA MILBERG	5636 ALTON RD	MIAMI BEACH	FL	33140-2019	USA
MICHAEL R FETELL CATHY S FETELL	5607 N BAY RD	MIAMI BEACH	FL	33140-2033	USA
NAOMI W SALL	5715 N BAY ROAD	MIAMI BEACH	FL	33140	USA
OLGA M CARDONA	5630 ALTON RD	MIAMI BEACH	FL	33140-2019	USA
ROBERT BARRETT &W CHARLOTTE	5619 N BAY RD	MIAMI BEACH	FL	33140-2033	USA
ROBERT CHERRY &W MARIA A	5645 N BAY RD	MIAMI BEACH	FL	33140-2033	USA
ROBERT L PATRON &W LYNN	5630 NO BAY DR	MIAMI BEACH	FL	33140-2042	USA
SIDNEY BEFELER &W ROSABELLA	5712 ALTON RD	MIAMI BEACH	FL	33140-2021	USA
WALTER FERNANDEZ &W CHANNYLE	5666 ALTON RD	MIAMI BEACH	FL	33140-2019	USA
YVES R BARROUKH	5696 ALTON RD	MIAMI BEACH	FL	33140	USA

375’ RADIUS MAP

SUBJECT: 5633 N Bay Road, Miami Beach, FL 33140
FOLIO NUMBER: 02-3215-003-1310
LEGAL DESCRIPTION: LA GORCE GOLF SUB PB 14-43 S1/2 OF LOT 2 & ALL OF LOTS 3 & 4 BLK 10