MIAMIBEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

File No: _____
Date: _____
MCR No: _____
Amount: _____
Zoning Classification_____
(For Staff Use Only)

STANDARD APPLICATION FORM
DEVELOPMENT REVIEW BOARD HEARING

1. The below listed applicant wishes to appear before the following City Development Review Board for a scheduled public hearing: NOTE: This application form must be completed separately for each applicable Board hearing a matter.

( ) BOARD OF ADJUSTMENT
( ) DESIGN REVIEW BOARD
( ) FLOOD PLAIN MANAGEMENT BOARD
( ) HISTORIC PRESERVATION BOARD
(X) PLANNING BOARD

NOTE: Applications to the Board of Adjustment will not be heard until such time as the Design Review Board, Historic Preservation Board and/or the Planning Board have rendered decisions on the subject project.

2. THIS REQUEST IS FOR:

a. **( ) A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE**
b. **( ) AN APPEAL FROM AN ADMINISTRATIVE DECISION**
c. **( ) DESIGN REVIEW APPROVAL**
d. **( ) A CERTIFICATE OF APPROPRIATENESS FOR DESIGN**
e. **( ) A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE**
f. **( ) A CONDITIONAL USE PERMIT**
g. **( ) A LOT SPLIT APPROVAL**
h. **( ) AN HISTORIC DISTRICT/SITE DESIGNATION**
i. **( ) AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP**
j. **( ) AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP**
k. **( ) TO REHAB, TO ADD TO AND / OR EXPAND A SINGLE FAMILY HOME**
l. **(X) OTHER:** Modification of condition of PB Order 1182

3. NAME & ADDRESS OF PROPERTY 3115 Pinetree Drive and 3125 Pinetree Drive
LEGAL DESCRIPTION: 3115 Pinetree Drive: FLAMINGO TERRACE SUB, PB 10-3, ALL LOT 9 & LOT 10 LESS NLY13.45FT BLK 6, LOT SIZE 186.550 X 157, OR 16186-2976 1193 4
3125 Pinetree Drive: FLAMINGO TERRACE SUB, PB 10-3, LOT 11 & NLY13.45FT LOT 10 BLK 6, LOT SIZE 113.45 X 171, OR 21279-2644 052003 1

4. NAME OF APPLICANT Sonia Kashuk & Daniel Kaner

Note: If applicant is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6-7) must be completed as part of this application.

c/o Hinshaw & Culbertson, LLP 2525 Ponce de Leon Blvd, 40th Floor — Coral Gables — FL — 33134
ADDRESS OF APPLICANT — **CITY** — **STATE** — **ZIP**

BUSINESS PHONE # (305) 428-5061 **CELL PHONE #** _____

E-mail address: eabbott@hinshawlaw.com

5. NAME OF PROPERTY OWNER (IF DIFFERENT FROM #4, OTHERWISE, WRITE "SAME") Estate of Martin Karvelis

If the owner of the property is not the applicant and will not be present at the hearing, the Owner/Power of Attorney Affidavit (Page 4) must be filled out and signed by the property owner. In addition, if the property owner is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6 - 7) must be completed.

2001 Meridian Avenue Apt. 330 | Miami Beach | FL | 33139
ADDRESS OF PROPERTY OWNER | CITY | STATE | ZIP

BUSINESS PHONE # _____ CELL PHONE # _____

E-mail address: _____

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

Allan Shulman, Shulman & Associates | 100 NE 38th Street, Miami | FL | 33137
NAME (please circle one of the above) | ADDRESS | CITY | STATE | ZIP

BUSINESS PHONE # (305) 438-0609 CELL PHONE # _____

E-mail address: alyssa@shulman-design.com

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

a. Jeffrey Bercow | 200 S. Biscayne Blvd, Suite 850 | Miami | FL | 33131
NAME | ADDRESS | CITY | STATE | ZIP

BUSINESS PHONE # (305) 374-5300 CELL PHONE # _____

E-mail address: jbercow@brzoninglaw.com

b. Matthew Amster, | 200 S. Biscayne Blvd, Suite 850 | Miami | FL | 33131
NAME | ADDRESS | CITY | STATE | ZIP

BUSINESS PHONE # (305) 374-5300 CELL PHONE # _____

E-mail address: mamster@brzoninglaw.com

c. _____
NAME | ADDRESS | CITY | STATE | ZIP

BUSINESS PHONE # _____ CELL PHONE # _____

E-mail address: _____

NOTE: ALL ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSONS, WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY, UNLESS SOLELY APPEARING AS AN EXPERT WITNESS, ARE REQUIRED TO REGISTER AS A LOBBYIST WITH THE CLERK, PRIOR TO THE SUBMISSION OF AN APPLICATION.

8. SUMMARY OF PROPOSAL: Modification of prior condition of PB Order 1182.

See letter of intent for more details.

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

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

11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (If applicable):_____ SQ. FT.

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

13. TOTAL FEE: (to be completed by staff) $_____

PLEASE NOTE THE FOLLOWING:

- *Applications for any Board hearing(s) will not be accepted without payment of the required fee. All checks are to be made payable to: "City of Miami Beach."*

- *Public records notice: all documentation, application forms, maps, drawings, photographs, letters and exhibits will become a part of the public record maintained by the City of Miami Beach Planning Department and shall under Florida Statute, be disclosed upon proper request to any person or entity.*

- *In accordance with the requirements of Section 2-482 of the Code of the City of Miami Beach, any individual or group (Lobbyist) that has been, or will be, compensated to either speak in favor or against a project being presented before any of the City's Development Review Boards, shall be fully disclosed prior to the public hearing. All such individuals and/or groups must register with the City Clerk prior to the hearing.*

- *In accordance with Section 118-31 of the Code of the City of Miami Beach, all applicants shall, prior to the public hearing, fully disclose any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action (exclusive of all legal or professional design services). Such disclosure shall:*

  1. *Be in writing.*
  2. *Indicate to whom the consideration has been provided or committed.*
  3. *Generally describe the nature of the consideration.*
  4. *Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board.*

  In the event the applicable development review board determines that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and no application from said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.

- *When the applicable Boards reach a decision, a Final Order will be issued stating the Board's decision and any conditions imposed therein. The Final Order must be recorded in the Office of the Recorder of Miami-Dade County; the original shall remain on file with the board clerk/secretary. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded Final Order being tendered along with the construction plans.*

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

PLEASE COMPLETE ONE OR MORE OF THE FOLLOWING THREE AFFIDAVITS, AS APPLICABLE. NOTE: THE PROPERTY OWNER MUST FILL OUT AND SIGN THE "POWER OF ATTORNEY" PORTION IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IS HAVING OTHER PERSONS SPEAK ON THEIR BEHALF.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF FL

COUNTY OF Miami-Dade.

I, Sonia Kashuk, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on my property as required by law and I take the responsibility of removing this notice after the date of hearing.

Sonia Kashuk
PRINT NAME

SIGNATURE

Sworn to and subscribed before me this 8 day of February, 2016 The foregoing instrument was acknowledged before me by Sonia Kashuk, who has produced drivers licenses as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

ASHLEY REDDIN
MY COMMISSION # FF 026599
EXPIRES: June 12, 2017
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

Ashley Reddin
PRINT NAME

My Commission Expires: 6/12/2017

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION or PARTNERSHIP

(Circle one)

STATE OF _____

COUNTY OF _____

I, N/A being duly sworn, depose and say that I am the _____ of _____ and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME

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

PRINT NAME

My Commission Expires:

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF FL
COUNTY OF Miami-Dade

I, Daniel Kaner, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on my property as required by law and I take the responsibility of removing this notice after the date of hearing.

Daniel Kaner
PRINT NAME

Daniel Kaner
SIGNATURE

Sworn to and subscribed before me this 8 day of February, 2016 The foregoing instrument was acknowledged before me by Daniel Kaner, who has produced Drivers License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

ASHLEY REDDIN
MY COMMISSION # FF 026599
EXPIRES: June 12, 2017
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

Ashley Reddin
PRINT NAME

My Commission Expires: 6/12/2017.

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION or PARTNERSHIP

(Circle one)

STATE OF _____

COUNTY OF _____

I, N/A being duly sworn, depose and say that I am the _____ of _____ and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME

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

PRINT NAME

My Commission Expires:

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF Florida
COUNTY OF Miami-Dade

I, Susan Karvelis, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on my property as required by law and I take the responsibility of removing this notice after the date of hearing.

Susan Karvelis, Personal Representative
PRINT NAME

Susan M Karvel
SIGNATURE

Sworn to and subscribed before me this 10 day of February, 20 16 The foregoing instrument was acknowledged before me by Susan Karvelis, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

TANYA GARCIA VEGA
MY COMMISSION # EE 867620
EXPIRES: April 22, 2017
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

Tanya Garcia Vega
PRINT NAME

My Commission Expires:

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION or PARTNERSHIP
(Circle one)

STATE OF _____
COUNTY OF _____

I, N/A being duly sworn, depose and say that I am the _____ of _____ and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

_____
PRINT NAME

_____
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

_____
PRINT NAME

My Commission Expires:

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Sonia Kashuk, being duly sworn and deposed say that I am the owner or representative of the owner of the described real property and that I am aware of the nature and effect of the request for Modification lot split approval relative to the subject property, which request is hereby made by me OR I am hereby authorizing Jeffrey Bercow & Matthew Amster, Bercow Radell & Fernandez, PLLC to be my representative before the Planning Board. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

SONIA KASHUK
PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 8 day of February, 2016. The foregoing instrument was acknowledged before me by Sonia Kashuk, ___ of ___ who has produced driver's license as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

ASHLEY REDDIN
MY COMMISSION # FF 026599
EXPIRES: June 12, 2017
Bonded Thru Notary Public Underwriters

Ashley Reddin
NOTARY PUBLIC

PRINT NAME

My Commission Expires: 6/12/2017

CONTRACT FOR PURCHASE

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships or trusts, list all individuals and/or complete the appropriate disclosure clause above.*

Sonia Kashuk & Daniel Kaner
NAME

12/02/2015
DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

c/o Hinshaw & Culbertson, LLP
2525 Ponce De Leon, Blvd
40th Floor
Coral Gables, Fl 33134

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Daniel Kaner, being duly sworn and deposed say that I am the owner or representative of the owner of the described real property and that I am aware of the nature and effect of the request for Modification lot split approval relative to the subject property, which request is hereby made by me OR I am hereby authorizing Jeffrey Bercow & Matthew Amster, Bercow Radell & Fernandez PLLC to be my representative before the Planning Board. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

Daniel Kaner
PRINT NAME (and Title, if applicable)

Dani Kaner
SIGNATURE

Sworn to and subscribed before me this 8 day of February, 2016. The foregoing instrument was acknowledged before me by Daniel Kaner, on who has produced drivers license as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

ASHLEY REDDIN
MY COMMISSION # FF 026599
EXPIRES: June 12, 2017
Bonded Thru Notary Public Underwriters

Ashley Reddin
NOTARY PUBLIC

Ashley Reddin
PRINT NAME

My Commission Expires: 06/12/2017

CONTRACT FOR PURCHASE

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships or trusts, list all individuals and/or complete the appropriate disclosure clause above.*

Sonia Kashuk & Daniel Kaner
NAME

12/02/2015
DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

c/o Hinshaw & Culbertson, LLP
2525 Ponce De Leon Blvd
40th Floor
Coral Gables, FL 33134

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Susan Karvelis, being duly sworn and deposed say that I am the owner or representative of the owner of the described real property and that I am aware of the nature and effect of the request for _____ relative to the subject property, which request is hereby made by me OR I am hereby authorizing Jeffrey Bercow & Matthew Amster, Bercow Radell & Fernandez, PLLC to be my representative before the Planning Board. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

Susan Karvelis, Personal Representative
PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 10 day of February, 2016. The foregoing instrument was acknowledged before me by Susan Karvelis, _____ or _____ who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

TANYA GARCIA VEGA
MY COMMISSION # EE 867620
EXPIRES: April 22, 2017
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

PRINT NAME

My Commission Expires:

CONTRACT FOR PURCHASE

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships or trusts, list all individuals and/or complete the appropriate disclosure clause above.*

NAME	DATE OF CONTRACT
Sonia Kashuk & Daniel Kaner	12/02/2015

NAME, ADDRESS, AND OFFICE	% OF STOCK
c/o Hinshaw & Culbertson, LLP	
2525 Ponce De Leon Blvd	
40th Floor	
Coral Gables, FL 33134	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

Estate of Martin Karvelis
CORPORATION NAME

NAME AND ADDRESS	% OF STOCK
2001 Meridian Avenue Apt. 330 Miami Beach, FL 33139	100%

CORPORATION NAME

NAME AND ADDRESS	% OF STOCK

IF THERE ARE ADDITIONAL CORPORATIONS, LIST OTHERS, INCLUDING CORP. NAME(S) AND EACH INDIVIDUAL STOCKHOLDER'S NAME, ADDRESS, OFFICE AND PERCENTAGE OF STOCK, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 8

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

2. TRUSTEE

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. Where the beneficiary/beneficiaries consist of corporations(s), another trust(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

N/A
TRUST NAME

NAME AND ADDRESS	% OF STOCK

3. PARTNERSHIP/LIMITED PARTNERSHIP

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

N/A
PARTNERSHIP or LIMITED PARTNERSHIP NAME

NAME AND ADDRESS	% OF STOCK

NOTE: Notarized signature required on page 8

4. COMPENSATED LOBBYIST:

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

	NAME	ADDRESS	PHONE #
a.	Allan Shulman & Alyssa Kriplen	100 NE 38th Street, Miami, FL	(305) 438-0609
b.	Jeffrey Bercow	200 S. Biscayne Blvd, Suite 850, Miami ,FL	(305) 374-5300
c.	Matthew Amster	200 S. Biscayne Blvd, Suite 850, Miami ,FL	(305) 374-5300

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

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

APPLICANT HEREBY ACKNOWLEDGES THAT ANY APPROVAL GRANTED BY THE BOARD SO APPLIED TO, SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND THAT THE PROJECT MUST ALSO COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE LAW.

APPLICANT AFFIDAVIT

STATE OF Florida
COUNTY OF Miami-Dade

I, Sonia Kashuk, *(list name of corporation and office designation as applicable)* being first duly sworn, depose and say that I am the applicant, or the representative of the applicant, for the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.

SIGNATURE

Sworn to and subscribed before me this 8 day of February, 2016 The foregoing instrument was acknowledged before me by Sonia Kashuk, who has produced drivers license as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

ASHLEY REDDIN
MY COMMISSION # FF 026599
EXPIRES: June 12, 2017
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

Ashley Reddin
PRINT NAME

My Commission Expires: 6/12/2017

F:\PLAN\$ALL\FORMS\DEVELOPMENT REVIEW BOARD APPLICATION JUL 2013.DOCX

4. COMPENSATED LOBBYIST:

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

	NAME	ADDRESS	PHONE #
a.	Allan Shulman & Alyssa Kriplen	100 NE 38th Street, Miami, FL	(305) 438-0609
b.	Jeffrey Bercow	200 S. Biscayne Blvd, Suite 850, Miami ,FL	(305) 374-5300
c.	Matthew Amster	200 S. Biscayne Blvd, Suite 850, Miami ,FL	(305) 374-5300

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

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

APPLICANT HEREBY ACKNOWLEDGES THAT ANY APPROVAL GRANTED BY THE BOARD SO APPLIED TO, SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND THAT THE PROJECT MUST ALSO COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE LAW.

APPLICANT AFFIDAVIT

STATE OF Florida
COUNTY OF Miami-Dade

I, Daniel Kaner, *(list name of corporation and office designation as applicable)* being first duly sworn, depose and say that I am the applicant, or the representative of the applicant, for the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.

Daniel Kaner
SIGNATURE

Sworn to and subscribed before me this 8 day of February, 2016. The foregoing instrument was acknowledged before me by Daniel Kaner, who has produced drivers license as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

ASHLEY REDDIN
MY COMMISSION # FF 026599
EXPIRES: June 12, 2017
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

Ashley Reddin
PRINT NAME

My Commission Expires: 6/12/2017

F:\PLAN\$ALL\FORMS\DEVELOPMENT REVIEW BOARD APPLICATION JUL 2013.DOCX

BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6236
E-Mail: MAmster@brzoninglaw.com

VIA HAND DELIVERY

February 11, 2016

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

Re: Modification of a Prior Condition in Planning Board Order 1182 Regarding 3115 and 3125 Pinetree Drive, Miami Beach, Florida

Dear Tom:

This law firm represents Sonia Kashuk and Daniel Kaner (collectively, the "Applicant"), the contract purchasers of the property located at 3125 Pinetree Drive ("Property"). See Exhibit A, Property Appraiser Summary Report. Please allow this letter to serve as the required letter of intent in connection with a request to the Planning Board ("PB") for a modification of a prior condition contained within PB Order 1182 ("Order"). See Exhibit B, PB Order 1182. Solomon Fellig also joins in the application as the owner of 3115 Pinetree Drive ("3115 Parcel"), the other property subject to the Order. See Exhibit C, Property Appraiser Summary Report. The two subject parcels, 3115 and 3125 Pinetree Drive, are hereinafter referred to collectively as the "Properties."

Description of the Properties. The Properties are located mid-block on the east side Pinetree Drive, between West 30 and 33 Streets. The Property directly abuts the 3115 Parcel to the north. The Properties were once a single parcel, whereby the main residence was located on what is now the 3115 Parcel and its garage was located on what is now the Property. However, in 1994, through the Order the PB approved a lot split, which permitted the Properties to be split as they exist today. The original structure was severed in the middle and the aforementioned garage structure was subsequently renovated into a single family residence; thus, there are currently two (2), individual single family residences on the Properties, one (1) on the north parcel and one (1) on the south parcel.

Description of the Development Program. The Applicant proposes to renovate the existing single family residence located at the front of the Property, which was built in 1936, and to construct an addition at the rear of the existing single family structure along the south portion of the Property in the place of a non-original rear addition. In order to do so, the Applicant will subsequently file a Design Review Board ("DRB") application. As part of its intended renovations, the Applicant wishes to construct a wall with landscaping on the south side of the Property for privacy and security, which is the subject of this application.

Request. As the Applicant intends to construct a privacy wall with landscaping on the south side of the Property, the Applicant requests a modification of a prior condition contained within the Order. Specifically, the Applicant requests Condition No. 8, which provides that there be no wall erected, or hedge planted, between the Properties in order to maintain the visual and historic continuity of the original building site, be deleted.

While the intent of Condition No. 8 was to maintain the then-unified and cohesive character of the Properties, the Properties have since diverged significantly in their appearance and character, which is the normal course through lot splits. Through approved modifications that have occurred throughout the years, the Properties have lost their once unified appearance and become two (2), individual single family residences with distinct characteristics. For instance, the roofing material of the two (2) structures are starkly different, as are the exterior colors and materials, and their respective driveway pavers are also different.

The addition of a privacy wall and landscaping in between the Properties is consistent with the neighborhood. The 3115 Parcel currently has a privacy wall on its southern half. Several other properties on the block also have privacy walls with landscaping or hedges, such as 3165, 3145 and 3001 Pinetree Drive, among others.

The Applicant fully intends to comply with the remaining conditions of the Order. For instance, the Applicant will comply with Condition No. 9 through submission of a DRB application, as it requires, in part, that landscape and site improvement plans for the Properties be submitted for review and approval. The Applicant also fully intends to comply with Condition No. 4, which provides there should not be further subdivision of the Properties as the Applicant has no intent to further subdivide the Property.

Notably, the release from this prohibition will allow Mr. Fellig, owner of the 3115 Parcel, to add his own landscaping and fence and/or wall along his north property line for similar privacy and safety concerns.

Conclusion. As the original intent of Condition No. 8 has been rendered moot through modifications to both Properties throughout the years, the addition of a privacy wall and landscaping is consistent with the area, and the Applicant intends to comply with the remaining conditions of the Order, the Applicant respectfully requests your favorable recommendation for the approval of this modification request. If you have any questions or comments with regard to the application, please contact me at (305) 377-6236.

Sincerely,

Matthew Amster

Attachments

cc: Sonia Kashuk
Danial Kaner
Jeffrey Bercow, Esq.
Gianeli Mestre, Esq.

EXHIBIT
A

CE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/10/2016

Property Information	
Folio:	02-3226-002-0840
Property Address:	3125 PINE TREE DR Miami Beach, FL 33140-3928
Owner	MARTIN KARVELIS EST OF
Mailing Address	2001 Meridian Ave Apt 330 Miami Beach, FL 33139-1536 USA
Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 5 / 0
Floors	2
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,805 Sq.Ft
Lot Size	19,399.95 Sq.Ft
Year Built	1936

Assessment Information			
Year	2015	2014	2013
Land Value	$1,590,279	$1,241,467	$902,658
Building Value	$558,373	$547,248	$551,532
XF Value	$26,524	$26,826	$27,128
Market Value	$2,175,176	$1,815,541	$1,481,318
Assessed Value	$1,139,066	$1,130,026	$1,113,327

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$1,089,066	$1,080,026	$1,063,327
School Board			
Exemption Value	$25,000	$25,000	$25,000
Taxable Value	$1,114,066	$1,105,026	$1,088,327
City			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$1,089,066	$1,080,026	$1,063,327
Regional			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$1,089,066	$1,080,026	$1,063,327

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	$1,036,110	$685,515	$367,991
Homestead	Exemption	$25,000	$25,000	$25,000
Second Homestead	Exemption	$25,000	$25,000	$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/25/2015	$100	29552-2723	Corrective, tax or QCD; min consideration
03/25/2015	$100	29552-2735	Corrective, tax or QCD; min consideration
03/25/2015	$100	29552-2708	Corrective, tax or QCD; min consideration
05/01/2003	$1,675,000	21279-2644	Sales which are qualified

Short Legal Description

FLAMINGO TERRACE SUB
PB 10-3
LOT 11 & NLY13.45FT LOT 10 BLK 6
LOT SIZE 113.45 X 171
OR 21279-2644 052003 1

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

EXHIBIT
B
www.legalstore.com No. 7113

I HEREBY CERTIFY THAT THIS MICROPHOTOGRAPH IS A TRUE COPY OF THE ORIGINAL DOCUMENT AND WAS MICROFILMED IN THE REGULAR COURSE OF BUSINESS, AND THAT THE PHOTOGRAPHIC PROCESSES USED FOR MICROFILMING WERE ACCOMPLISHED IN A MANNER AND ON MICROFILM WHICH MEETS THE RECOMMENDED REQUIREMENT OF THE AMERICAN NATIONAL STANDARDS INSTITUTE FOR PERMANENT MICROPHOTOGRAPHIC REPRODUCTIONS.

July 13, 1994 — DATE MICROFILMED
COURTHOUSE TOWER — LOCATION
Oreste Chiarles — CAMERA OPERATOR
DEPUTY CLERK, CIRCUIT COURT

OFF. REC. 16441 PG3021

94R343615 1994 JUL 18 09:45

BEFORE THE PLANNING BOARD

OF THE CITY OF MIAMI BEACH, FLORIDA

IN RE: The Application of

SOLOMON AND SURI FELLIG

DIVISION OF LOT;
LOT SPLIT PERMIT

File No.: 1182

On the 14th day of March, 1994, the applicant, Solomon and Suri Fellig, filed an application with the Director of the Planning and Zoning Department for a Conditional Use Permit pursuant to Sections 5-8 and 17-4 of Miami Beach Zoning Ordinance No. 89-2665. The Miami Beach Planning Board held a public hearing on April 26, 1994 and voted to reverse the Planning and Zoning Director's denial of the requested Division of Lot and approved the following:

ADDRESS:	3125 Pinetree Drive, Miami Beach, Florida (Site B)
LEGAL DESCRIPTION:	All of Lot 11 and the Northerly 13.45 feet of Lot 10, Block 6, Flamingo Terrace Subdivision, as Recorded in Plat Book 10, Page 3 of the Public Records of Dade County, Florida.
REQUEST:	Division of Lots 9, 10 and 11, Block 6, Flamingo Terrace Subdivision, PB 10-3, Dade County Records, into two (2) separate single family properties.

Notice of the request for Conditional Use was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made. The Board finds that the property in question is located in the RS-3 Single Family Residential District and further finds:

That the Use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are consistent with the Ordinance;

That the public health, safety, morals, and general welfare will not be adversely affected;

That adequate Off-Street Parking facilities will be provided; and,

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

FSD

I HEREBY CERTIFY THAT THIS MICROPHOTOGRAPH IS A TRUE COPY OF THE ORIGINAL DOCUMENT AND WAS MICROFILMED IN THE REGULAR COURSE OF BUSINESS, AND THAT THE PHOTOGRAPHIC PROCESSES USED FOR MICROFILMING HERE ACCOMPLISHED IN A MANNER AND ON MICROFILM WHICH MEETS THE RECOMMENDED REQUIREMENT OF THE AMERICAN NATIONAL STANDARDS INSTITUTE FOR PERMANENT MICROPHOTOGRAPHIC REPRODUCTIONS.

DATE MICROFILMED — COURTHOUSE TOWER — LOCATION — CAMERA OPERATOR — DEPUTY CLERK, CIRCUIT COURT

IT IS THEREFORE ORDERED, by the Board, that a Conditional Use Permit as requested and set forth above be granted, upon the following conditions that the applicant has agreed to:

1. Prior to the filing of the Final Order granting this Lot Split, the applicant shall provide an opinion of title evidencing that any deed restrictions, reservations or covenants applicable to the subject property do not prevent or serve as exceptions to the division or lot split as requested.

2. The owner of Site B, herewith described above, shall obtain a variance from the Zoning Board of Adjustment for the rear setback of the accessory structure if it is connected to the main structure, unless the prevailing Zoning Ordinance regulations do not require such a variance.

3. The main structures on Sites A and B, (as described on attachment "1" hereto),shall remain and not be demolished; *however, the applicant may do partial demolition to avoid rear setback* variances.

4. The demolition of the existing connecting structure between the aforementioned main structures shall be accomplished prior to the filing of the Final Order granting this Lot Split.

5. Each residence shall provide underground utility connections, individual water and sewer connections, payment of any applicable impact fees and the removal and replacement of necessary sidewalk, curb and gutter.

6. The subject properties shall not be further subdivided, unless said subdivision is consistent with the prevailing Zoning Ordinance regulations.

7. The original architectural style of each main structure shall be maintained and exterior paint color, window and door type, roofing material and exterior lighting shall remain consistent between said structures. Any deviation from this architectural/design material consistency shall require the approval of the Planning and Zoning Director.

8. There shall be no wall erected, or hedge planted, between the two properties (Site A and Site B) in order to maintain the visual and historic continuity of the original building site.

9. Landscape and site improvement plans for both properties shall be submitted for review and approval by the Planning and Zoning Director and shall be compatible in terms of materials and the type and placement of plantings.

10. These conditions of approval shall be recorded in the public records of Dade County for each individual property.

I HEREBY CERTIFY THAT THIS MICROPHOTOGRAPH IS A TRUE COPY OF THE ORIGINAL DOCUMENT AND WAS MICROFILMED IN THE REGULAR COURSE OF BUSINESS, AND THAT THE PHOTOGRAPHIC PROCESSES USED FOR MICROFILMING WERE ACCOMPLISHED IN A MANNER AND ON MICROFILM WHICH MEETS THE RECOMMENDED REQUIREMENT OF THE AMERICAN NATIONAL STANDARDS INSTITUTE FOR PERMANENT MICROPHOTOGRAPHIC REPRODUCTIONS.

DATE MICROFILMED — LOCATION: COURTHOUSE TOWER — CAMERA OPERATOR

PROVIDED, the applicant shall take all necessary steps to have a building permit issued by the City within a period of six (6) months from the date of the approval, otherwise this Order shall become null and void, unless the time for the issuance of such permit is extended by the Planning Board. This Order does not constitute a permit, but upon presentation of this Order to the Director of the Planning and Zoning Department, a permit shall be processed in accordance with and pursuant to the ordinances of the City of Miami Beach.

This document shall be recorded, by applicant, on the public records of Dade County, Florida.

Dated this 11th day of July, 1994.

PLANNING BOARD OF THE CITY
MIAMI BEACH, FLORIDA

BY: _____
DEAN GRANDIN, SR.
FOR CHAIRMAN

STATE OF FLORIDA)
)SS
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this

July 11, 1994 by DEAN GRANDIN, JR.,
who is personally known to me as the Director of the Planning and Zoning Department of the City of Miami Beach and ex-officio member of the Planning Board.

Judith Marshall
NOTARY PUBLIC (signature)

My commission expires:
Notary Public, State of Florida
My Commission Expires April 28, 1995
Bonded Thru Troy Fain - Insurance Inc.

JUDITH MARSHALL
NOTARY PUBLIC
STATE OF FLORIDA
(type, print or stamp name)

Approved as to form: JCD 7-7-94
LEGAL DEPARTMENT (initials/date)

I HEREBY CERTIFY THAT THIS MICROPHOTOGRAPH IS A TRUE COPY OF THE ORIGINAL DOCUMENT AND WAS MICROFILMED IN THE REGULAR COURSE OF BUSINESS, AND THAT THE PHOTOGRAPHIC PROCESSES USED FOR MICROFILMING WERE ACCOMPLISHED IN A MANNER AND ON MICROFILM WHICH MEETS THE RECOMMENDED REQUIREMENT OF THE AMERICAN NATIONAL STANDARDS INSTITUTE FOR PERMANENT MICROPHOTOGRAPHIC REPRODUCTIONS.

DATE MICROFILMED — LOCATION — CAMERA OPERATOR / DEPUTY CLERK, CIRCUIT COURT

OFF. REC. 16441 PG 3024

ATTACHMENT "1"

SITE A

LEGAL DESCRIPTION: All of Lot 9 and the Southerly 86.12 feet of Lot 10, Block 6, Flamingo Terrace Subdivision, as Recorded in Plat Book 10, Page 3 of the Public Records of Dade County, Florida.

ADDRESS: 3115 Pinetree Drive, Miami Beach, Florida,

SITE B

LEGAL DESCRIPTION: All of Lot 11 and the Northerly 13.45 feet of Lot 10, Block 6, Flamingo Terrace Subdivision, as Recorded in Plat Book 10, Page 3 of the Public Records of Dade County, Florida.

ADDRESS: 3125 Pinetree Drive, Miami Beach, Florida

RECORDED IN OFFICIAL RECORDS BOOK OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
HARVEY RUVIN,
Clerk of Circuit & County Courts

DJG\MHP\DISK66\11RZACU.94

EXHIBIT C

ICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/10/2016

Property Information	
Folio:	02-3226-002-0835
Property Address:	3115 PINE TREE DR Miami Beach, FL 33140-3928
Owner	SOLOMON FELLIG
Mailing Address	3115 PINETREE DR MIAMI BEACH, FL 33140-3928
Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 5 / 1
Floors	2
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	7,602 Sq.Ft
Lot Size	29,742.15 Sq.Ft
Year Built	1936

Assessment Information			
Year	2015	2014	2013
Land Value	$1,967,783	$1,536,023	$1,116,817
Building Value	$537,695	$524,951	$527,041
XF Value	$29,793	$30,049	$30,306
Market Value	$2,535,271	$2,091,023	$1,674,164
Assessed Value	$816,076	$809,600	$797,636

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$766,076	$759,600	$747,636
School Board			
Exemption Value	$25,000	$25,000	$25,000
Taxable Value	$791,076	$784,600	$772,636
City			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$766,076	$759,600	$747,636
Regional			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$766,076	$759,600	$747,636

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	$1,719,195	$1,281,423	$876,528
Homestead	Exemption	$25,000	$25,000	$25,000
Second Homestead	Exemption	$25,000	$25,000	$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

Short Legal Description
FLAMINGO TERRACE SUB
PB 10-3
ALL LOT 9 & LOT 10 LESS
NLY13.45FT BLK 6
LOT SIZE 186.550 X 157

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

rio development resources

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

February 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: 3115 Pine Tree Drive, Miami Beach, FL 33140
FOLIO NUMBER: 02-3226-002-0835
LEGAL DESCRIPTION: FLAMINGO TERRACE SUB PB 10-3 ALL LOT 9 & LOT 10 LESS NLY13.45FT BLK 6

AND

SUBJECT: 3125 Pine Tree Drive, Miami Beach, FL 33140
FOLIO NUMBER: 02-3226-002-0840
LEGAL DESCRIPTION: FLAMINGO TERRACE SUB PB 10-3 LOT 11 & NLY13.45FT LOT 10 BLK 6

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: **62 total, including 2 international**

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.

FRANK HAUER TRS 1 FIRST CANADIAN PL
PO BOX 72 RACHEL HAUER TRS
100 KING ST WEST STE# 3300
TORONTO ONTARIO M5X1B1
CANADA

NATIONAL REALTY LTD P O BOX F 40170
FREEPORT GRAND BAHAMA ISLAND
GRAND BAHAMA ISLAND
BAHAMAS

2901 FLAMINGO DRIVE LLC
2201 SUNSET DRIVE
MIAMI BEACH, FL 33140

ABRAHAM SHAULSON &W BARBE
3190 PINETREE DR
MIAMI BEACH, FL 33140-3929

ADRIAN GREEN MICHELLE GREEN
3120 PINE TREE DR
MIAMI BEACH, FL 33140

ALAN MCGRATH
2870 PINE TREE DR #5
MIAMI BEACH, FL 33140

ANN GATTI KELLY VALLIER TRS ANN
GATTI KELLY VALLIER
2870 PINE TREE DR #2
MIAMI BEACH, FL 33140-4344

ANTHONY GARCIA &W CARMEN C
255 W 33 ST
MIAMI BEACH, FL 33140-3906

ARTHUR P SPOLTER &W SANDRA
2908 FLAMINGO DR
MIAMI BEACH, FL 33140-3917

BARBARA RESSLER
3005 FLAMINGO DR
MIAMI BEACH, FL 33140-3918

BARRY B ESKANOS &W AMI
3122 PINETREE DR
MIAMI BEACH, FL 33140-3929

CONRAD JONES MEAGAN JONES
3100 PINETREE DR
MIAMI BEACH, FL 33140

DAVID A ROSS & JEFFREY HECHT TRS
DAVID A ROSS (BEN)
2940 FLAMINGO DR
MIAMI BEACH, FL 33140-3917

DEBORAH SAMUEL
2925 FLAMINGO DR
MIAMI BEACH, FL 33140

EDITH KASS
2912 FLAMINGO DR
MIAMI BEACH, FL 33140

ERIC CORMOULS HOULES
2870 PINES TREE DR #3
MIAMI BEACH, FL 33140-4344

ERIN KONEN JTRS TRAVIS HORN JTRS
325 W 30 ST
MIAMI, FL 33140

ESTHER DUCHMAN
3170 PINE TREE DR
MIAMI BEACH, FL 33140-3929

EST OF MARTIN KARVELIS
2001 Meridian Ave Apt 330
Miami Beach, FL 33139-1536

GERALD W MOORE
3012 FAMINGO DR
MIAMI BEACH, FL 33140-3919

GILDA BURSTEIN
3014 PINETREE DR
MIAMI BEACH, FL 33140-3927

IRA STATFELD
3330 FLAMINGO DR
MIAMI BEACH, FL 33140

JACK HOLDER &W RITA
3303 FLAMINGO DR
MIAMI BEACH, FL 33140-3920

JACQUELINE POWERS
3171 SHERIDAN AVE
MIAMI BEACH, FL 33140-3945

JAY E REINBERG RACHEL A REINBERG
3105 SHERIDAN AVE
MIAMI BEACH, FL 33140

JAY SALL
2922 FLAMINGO DR
MIAMI, FL 33140

JOHN KANE
2915 FLAMINGO DR
MIAMI, FL 33140

JONATHAN M FIELDS &W ESTHER
3301 PINETREE DR
MIAMI BEACH, FL 33140-3930

JONI TAYLOR
3026 FLAMINGO DR
MIAMI BEACH, FL 33140

JULIO IGLESIAS JR
3127 SHERIDAN AVE
MIAMI BEACH, FL 33140-3945

LETICIA L DILENA
3031 SHERIDAN AVE
MIAMI BEACH, FL 33140

LIAD P ZADOK
2534 N MIAMI AVE
MIAMI, FL 33127

MADISON KARLOCK
PO BOX 190651
MIAMI BEACH, FL 33119

MARC LEHMANN JEAN KIM
2957 FLAMINGO DR
MIAMI BEACH, FL 33140

MARCOS CHERTMAN &W RAQUEL
2970 FLAMINGO DR
MIAMI BEACH, FL 33140-3917

MARK FELDBERG TRS MARK FELDBERG SEPARATE PROP TRUST MARK L FELDBERG
3165 PINE TREE DRIVE
MIAMI BEACH, FL 33140

MARY A D'ARGENIS & ANTONIO E FERNANDEZ
2870 PINE TREE DR 4
MIAMI BEACH, FL 33140-4344

MARY LOEKLE
167 MURRAY AVE
GOSHEN, NY 10924

MICHAEL A LEFKOWITZ &W TERRY
2990 FLAMINGO DR
MIAMI BEACH, FL 33140-3917

MICHAEL W OLIVER &W MANAL S
3121 SHERIDAN AVE
MIAMI BEACH, FL 33140-3945

MORDECHAI BISTRITZKY JTRS ADINA BISTRITZKY JTRS MORDECHAI YEHUDA KORF JTRS
3126 PINE TREE DR
MIAMI BEACH, FL 33140

NICHOLAS J SABO TZILA SABO
3145 PINETREE DR
MIAMI BEACH, FL 33140

NOLAN ALTMAN
336 W 31 ST
MIAMI BEACH, FL 33140-3903

OLIVER DE MORI SARA GRASSI
3151 SHERIDAN AVE
MIAMI BEACH, FL 33140

OSCAR RUANO ANA PUALA RUANO
6103 AQUA AVE #PH1
MIAMI, FL 33141

PINE TREE GRDN INC
1605 BAY RD #401
MIAMI BEACH, FL 33139-2144

RACHEL WASSERLAUF &H ARON
3163 SHERIDAN AVE
MIAMI BEACH, FL 33140-3945

RAUL SHKOLNIK &W LYUDMILA
275 W 33 ST
MIAMI BEACH, FL 33140-3906

RAYMOND M SOLOMON MARIA SOLOMON
265 W 33 ST
MIAMI BEACH, FL 33140

RIAD I NIZAM MARTA NIZAM
3003 SHERIDAN AVE
MIAMI BEACH, FL 33140

RICHARD M STANDIFER
2870 PINE TREE DR #6
MIAMI, FL 33140-4344

ROBERT A GOODFRIEND ASHIRA GOODFRIEND
3001 PINETREE DR
MIAMI BEACH, FL 33140

ROHODA SCHECHTER & JUNE SCHECHTER
3115 SHERIDAN AVE
MIAMI BEACH, FL 33140-3945

RONALD GOTTLIEB &W SARA
2995 FLAMINGO DR
MIAMI BEACH, FL 33140-3916

SHIRLEY KUKOFF JTRS DINA KUKOFF GLASSMAN JTRS
3000 PINETREE DR
MIAMI BEACH, FL 33140

SOLOMON FELLIG
3115 PINETREE DR
MIAMI BEACH, FL 33140

TERRY SUE DIAMOND LE REM TERRY SUE DIAMOND REV TRUST
3301 FLAMINGO DR
MIAMI BEACH, FL 33140

VICTORIA PESCE
2875 PINETREE DR
MIAMI BEACH, FL 33140-4331

WILLIAM M CARSON JR
3135 SHERIDAN AVE
MIAMI BEACH, FL 33140-3945

WILLIAM R HOLLOWAY WRH VENTURES LLC
12 E 86 ST APT 1739
NEW YORK, NY 10028

WSC TRUST LLC
1700 E LAS OLAS BLVD 104
FORT LAUDERDALE, FL 33330

ZVI BOYMELGREEN HINDI BOYMELGREEN
2956 FLAMINGO DR
MIAMI BEACH, FL 33140

Name	Address	City	State	Zip	Country
FRANK HAUER TRS 1 FIRST CANADIAN PL PO BOX 72 RACHEL HAUER TRS	100 KING ST WEST STE# 3300	TORONTO ONTARIO M5X1B1			CANADA
NATIONAL REALTY LTD P O BOX F 40170	FREEPORT GRAND BAHAMA ISLAND	GRAND BAHAMA ISLAND			BAHAMAS
2901 FLAMINGO DRIVE LLC	2201 SUNSET DRIVE	MIAMI BEACH	FL	33140	USA
ABRAHAM SHAULSON &W BARBE	3190 PINETREE DR	MIAMI BEACH	FL	33140-3929	USA
ADRIAN GREEN MICHELLE GREEN	3120 PINE TREE DR	MIAMI BEACH	FL	33140	USA
ALAN MCGRATH	2870 PINE TREE DR #5	MIAMI BEACH	FL	33140	USA
ANN GATTI KELLY VALLIER TRS ANN GATTI KELLY VALLIER	2870 PINE TREE DR #2	MIAMI BEACH	FL	33140-4344	USA
ANTHONY GARCIA &W CARMEN C	255 W 33 ST	MIAMI BEACH	FL	33140-3906	USA
ARTHUR P SPOLTER &W SANDRA	2908 FLAMINGO DR	MIAMI BEACH	FL	33140-3917	USA
BARBARA RESSLER	3005 FLAMINGO DR	MIAMI BEACH	FL	33140-3918	USA
BARRY B ESKANOS &W AMI	3122 PINETREE DR	MIAMI BEACH	FL	33140-3929	USA
CONRAD JONES MEAGAN JONES	3100 PINETREE DR	MIAMI BEACH	FL	33140	USA
DAVID A ROSS & JEFFREY HECHT TRS DAVID A ROSS (BEN)	2940 FLAMINGO DR	MIAMI BEACH	FL	33140-3917	USA
DEBORAH SAMUEL	2925 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
EDITH KASS	2912 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
ERIC CORMOULS HOULES	2870 PINES TREE DR #3	MIAMI BEACH	FL	33140-4344	USA
ERIN KONEN JTRS TRAVIS HORN JTRS	325 W 30 ST	MIAMI	FL	33140	USA
ESTHER DUCHMAN	3170 PINE TREE DR	MIAMI BEACH	FL	33140-3929	USA
EST OF MARTIN KARVELIS	2001 Meridian Ave Apt 330	Miami Beach	FL	33139-1536	USA
GERALD W MOORE	3012 FAMINGO DR	MIAMI BEACH	FL	33140-3919	USA
GILDA BURSTEIN	3014 PINETREE DR	MIAMI BEACH	FL	33140-3927	USA
IRA STATFELD	3330 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
JACK HOLDER &W RITA	3303 FLAMINGO DR	MIAMI BEACH	FL	33140-3920	USA
JACQUELINE POWERS	3171 SHERIDAN AVE	MIAMI BEACH	FL	33140-3945	USA
JAY E REINBERG RACHEL A REINBERG	3105 SHERIDAN AVE	MIAMI BEACH	FL	33140	USA
JAY SALL	2922 FLAMINGO DR	MIAMI	FL	33140	USA
JOHN KANE	2915 FLAMINGO DR	MIAMI	FL	33140	USA
JONATHAN M FIELDS &W ESTHER	3301 PINETREE DR	MIAMI BEACH	FL	33140-3930	USA
JONI TAYLOR	3026 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
JULIO IGLESIAS JR	3127 SHERIDAN AVE	MIAMI BEACH	FL	33140-3945	USA
LETICIA L DILENA	3031 SHERIDAN AVE	MIAMI BEACH	FL	33140	USA
LIAD P ZADOK	2534 N MIAMI AVE	MIAMI	FL	33127	USA
MADISON KARLOCK	PO BOX 190651	MIAMI BEACH	FL	33119	USA
MARC LEHMANN JEAN KIM	2957 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
MARCOS CHERTMAN &W RAQUEL	2970 FLAMINGO DR	MIAMI BEACH	FL	33140-3917	USA
MARK FELDBERG TRS MARK FELDBERG SEPARATE PROP TRUST MARK L FELDBER	3165 PINE TREE DRIVE	MIAMI BEACH	FL	33140	USA
MARY A D'ARGENIS & ANTONIO E FERNANDEZ	2870 PINE TREE DR 4	MIAMI BEACH	FL	33140-4344	USA
MARY LOEKLE	167 MURRAY AVE	GOSHEN	NY	10924	USA
MICHAEL A LEFKOWITZ &W TERRY	2990 FLAMINGO DR	MIAMI BEACH	FL	33140-3917	USA

MICHAEL W OLIVER &W MANAL S	3121 SHERIDAN AVE	MIAMI BEACH	FL	33140-3945	USA
MORDECHAI BISTRITZKY JTRS ADINA BISTRITZKY JTRS MORDECHAI YEHUDA KOR	3126 PINE TREE DR	MIAMI BEACH	FL	33140	USA
NICHOLAS J SABO TZILA SABO	3145 PINETREE DR	MIAMI BEACH	FL	33140	USA
NOLAN ALTMAN	336 W 31 ST	MIAMI BEACH	FL	33140-3903	USA
OLIVER DE MORI SARA GRASSI	3151 SHERIDAN AVE	MIAMI BEACH	FL	33140	USA
OSCAR RUANO ANA PUALA RUANO	6103 AQUA AVE #PH1	MIAMI	FL	33141	USA
PINE TREE GRDN INC	1605 BAY RD #401	MIAMI BEACH	FL	33139-2144	USA
RACHEL WASSERLAUF &H ARON	3163 SHERIDAN AVE	MIAMI BEACH	FL	33140-3945	USA
RAUL SHKOLNIK &W LYUDMILA	275 W 33 ST	MIAMI BEACH	FL	33140-3906	USA
RAYMOND M SOLOMON MARIA SOLOMON	265 W 33 ST	MIAMI BEACH	FL	33140	USA
RIAD I NIZAM MARTA NIZAM	3003 SHERIDAN AVE	MIAMI BEACH	FL	33140	USA
RICHARD M STANDIFER	2870 PINE TREE DR #6	MIAMI	FL	33140-4344	USA
ROBERT A GOODFRIEND ASHIRA GOODFRIEND	3001 PINETREE DR	MIAMI BEACH	FL	33140	USA
ROHODA SCHECHTER & JUNE SCHECHTER	3115 SHERIDAN AVE	MIAMI BEACH	FL	33140-3945	USA
RONALD GOTTLIEB &W SARA	2995 FLAMINGO DR	MIAMI BEACH	FL	33140-3916	USA
SHIRLEY KUKOFF JTRS DINA KUKOFF GLASSMAN JTRS	3000 PINETREE DR	MIAMI BEACH	FL	33140	USA
SOLOMON FELLIG	3115 PINETREE DR	MIAMI BEACH	FL	33140	USA
TERRY SUE DIAMOND LE REM TERRY SUE DIAMOND REV TRUST	3301 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
VICTORIA PESCE	2875 PINETREE DR	MIAMI BEACH	FL	33140-4331	USA
WILLIAM M CARSON JR	3135 SHERIDAN AVE	MIAMI BEACH	FL	33140-3945	USA
WILLIAM R HOLLOWAY WRH VENTURES LLC	12 E 86 ST APT 1739	NEW YORK	NY	10028	USA
WSC TRUST LLC	1700 E LAS OLAS BLVD 104	FORT LAUDERDALE	FL	33330	USA
ZVI BOYMELGREEN HINDI BOYMELGREEN	2956 FLAMINGO DR	MIAMI BEACH	FL	33140	USA

375' RADIUS MAP

SUBJECT: 3115 Pine Tree Drive, Miami Beach, FL 33140
FOLIO NUMBER: 02-3226-002-0835
LEGAL DESCRIPTION: FLAMINGO TERRACE SUB PB 10-3 ALL LOT 9 & LOT 10 LESS NLY13.45FT BLK 6

AND

SUBJECT: 3125 Pine Tree Drive, Miami Beach, FL 33140
FOLIO NUMBER: 02-3226-002-0840
LEGAL DESCRIPTION: FLAMINGO TERRACE SUB PB 10-3 LOT 11 & NLY13.45FT LOT 10 BLK 6

OFF REC 16519 PG 0627 94R445608 1994 SEP 20 15:37

BEFORE THE BOARD OF ADJUSTMENT
OF THE CITY OF MIAMI BEACH, FLORIDA

MEETING DATE: JUNE 3, 1994
FILE NO. 2387

IN RE: The application of
SOLOMON & SURI FELLIG
3115 PINETREE DRIVE
LOT 11 and S. 12.6 FT. OF THE NORTH SIDE
OF LOT 10; BLOCK 6
FLAMINGO TERRACE SUBDIVISION; PB 10/3

O R D E R

The applicant, Solomon & Suri Fellig, filed an application with the Planning and Zoning Department for a variance in order to remodel an existing single family residence and attach an accessory structure to the main house. The detached structure was at one time connected to the main house but was detached as the result of a lot split and demolition and the creation of two separate residences; 3115 and 3313 Pinetree Drive.

1. Applicant wishes to waive 17'-8" of the minimum required rear yard setback of 25'-4" in order to connect a detached accessory structure to the main house, thereby allowing the rear setback of 7'-8" to remain.

Notice of the request for variance was given as required by law and mailed to owners of property within a distance of 375 feet of the exterior limits of the property on which application was made. The Board finds that the property in question is located in the RS-3 Zoning District. The Board further finds:

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;

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

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;

continued .

per atty. 19.00

OFF REC. 16519 PG 0628

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;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

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.

IT IS THEREFORE ORDERED, by the Board, that the variance as requested and set forth above be APPROVED with the following conditions to which the applicant has agreed:

1. Those conditions, as imposed by the Planning Board in connection with the lot split approval, shall be adhered to by the applicant, including those specifically relating to this site and relevant to the variance:

   a. Prior to the filing of the Final Order granting the Lot Split, the applicant shall provide an opinion of title evidencing that any deed restrictions, reservations or covenants applicable to the subject property do not prevent or serve as exceptions to the division or lot split as requested.

   b. The main structure on this site shall remain and not be demolished (partial demolition in the rear shall be permitted to avoid the need for a variance).

   c. The demolition of the existing connecting structure between the main structure on this site and the adjoining split lot shall be accomplished prior to the filing of the Final Order granting the Lot Split.

   d. The residence on this site shall provide underground utility connections, individual water and sewer connections, payment of any applicable impact fees and the removal and replacement of necessary sidewalk, curb and gutter.

continued . . .

OFF REC 16519 PG 0629

e. The subject property shall not be further subdivided, unless said subdivision is consistent with the prevailing Zoning Ordinance regulations.

f. The original architectural style of the main structure on this site shall be maintained and exterior paint color, window and door type, roofing material and exterior lighting shall remain consistent between this structure and the main structure on the adjacent split lot. Any deviation from this architectural/design material consistency shall require the approval of the Planning and Zoning Director or of his/her successor.

g. There shall be no wall erected, or hedge planted, between this property and the one from which it has been split, in order to maintain the visual and historic continuity of the original building site.

h. Landscape and site improvement plans for this property shall be submitted for review and approval by the Planning and Zoning Director and shall be compatible with the adjoining split property in terms of materials and the type and placement of plantings.

2. This property shall be used solely as a single family residence and not used as a boarding house, house of worship, or for any other non-residential use.

3. All utility service connections shall be placed underground.

4. Necessary sections of sidewalk, curb and gutter shall be removed and replaced along the frontage of the property.

PROVIDED, the applicant shall build in accordance with the plans submitted as part of this file and as approved by the Zoning Board of Adjustment with any applicable modifications. The applicant shall take all necessary steps to have a permit issued by the Building Department within a period of six (6) months from the date of hearing (June 3, 1994), unless the Board specifies a more restrictive time limitation, otherwise this Order shall become null and void, unless the issuance of such permit is stayed by an appeal to the appropriate court. This Order does not constitute a permit, but upon presentation of this Order to the Planning, Design and Historic Preservation Division, a permit shall be approved and processed in accordance and pursuant to the ordinances of the City of Miami Beach.

continued . . .

File No. 2387
Solomon & Suri Fellig
3115 Pinetree Drive

OFF REC. 16519 PG 0630

Dated this 16th day of June, 1994.

BOARD OF ADJUSTMENT OF
THE CITY OF MIAMI BEACH,
FLORIDA

BY: _____
MEL SCHLESSER
CHAIRMAN

STATE OF FLORIDA)
)SS
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 16th day of June 1994 by Mel Schlesser, who is personally known to me ~~or who has produced~~ _____ as identification and who did/did not take an oath.

_____
NOTARY PUBLIC (signature)

My commission expires _____

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: June 11, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

NOTARY PUBLIC
STATE OF FLORIDA
(type, print or stamp name)

Approved As To Form:
Planning, Design and Historic Preservation Division
Legal Department

zba\finalord\2387.ord

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
HARVEY RUVIN,
Clerk of Circuit & County
Courts

I HEREBY CERTIFY THAT THIS MICROPHOTOGRAPH IS A TRUE COPY OF THE ORIGINAL DOCUMENT AND WAS MICROFILMED IN THE REGULAR COURSE OF BUSINESS, AND THAT THE PHOTOGRAPHIC PROCESSES USED FOR MICROFILMING WERE ACCOMPLISHED IN A MANNER AND ON MICROFILM WHICH MEETS THE RECOMMENDED REQUIREMENT OF THE AMERICAN NATIONAL STANDARDS INSTITUTE FOR PERMANENT MICROPHOTOGRAPHIC REPRODUCTIONS.

DATE MICROFILMED — COURTHOUSE TOWER LOCATION — CAMERA OPERATOR — DEPUTY CLERK, CIRCUIT COURT

OFF. REC. 16441 PG 3021

94R343615 1994 JUL 18 09:45

BEFORE THE PLANNING BOARD

OF THE CITY OF MIAMI BEACH, FLORIDA

IN RE: The Application of

SOLOMON AND SURI FELLIG

DIVISION OF LOT;
LOT SPLIT PERMIT

File No.: 1182

On the 14th day of March, 1994, the applicant, Solomon and Suri Fellig, filed an application with the Director of the Planning and Zoning Department for a Conditional Use Permit pursuant to Sections 5-8 and 17-4 of Miami Beach Zoning Ordinance No. 89-2665. The Miami Beach Planning Board held a public hearing on April 26, 1994 and voted to reverse the Planning and Zoning Director's denial of the requested Division of Lot and approved the following:

ADDRESS:	3125 Pinetree Drive, Miami Beach, Florida (Site B)
LEGAL DESCRIPTION:	All of Lot 11 and the Northerly 13.45 feet of Lot 10, Block 6, Flamingo Terrace Subdivision, as Recorded in Plat Book 10, Page 3 of the Public Records of Dade County, Florida.
REQUEST:	Division of Lots 9, 10 and 11, Block 6, Flamingo Terrace Subdivision, PB 10-3, Dade County Records, into two (2) separate single family properties.

Notice of the request for Conditional Use was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made. The Board finds that the property in question is located in the RS-3 Single Family Residential District and further finds:

That the Use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are consistent with the Ordinance;

That the public health, safety, morals, and general welfare will not be adversely affected;

That adequate Off-Street Parking facilities will be provided; and,

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

I HEREBY CERTIFY THAT THIS MICROPHOTOGRAPH IS A TRUE COPY OF THE ORIGINAL DOCUMENT AND WAS MICROFILMED IN THE REGULAR COURSE OF BUSINESS; AND THAT THE PHOTOGRAPHIC PROCESSES USED FOR MICROFILMING HERE ACCOMPLISHED IN A MANNER AND ON MICROFILM WHICH MEETS THE RECOMMENDED REQUIREMENT OF THE AMERICAN NATIONAL STANDARDS INSTITUTE FOR PERMANENT MICROPHOTOGRAPHIC REPRODUCTIONS.

DATE MICROFILMED — COURTHOUSE TOWER LOCATION — CAMERA OPERATOR — DEPUTY CLERK, CIRCUIT COURT

IT IS THEREFORE ORDERED, by the Board, that a Conditional Use Permit as requested and set forth above be granted, upon the following conditions that the applicant has agreed to:

1. Prior to the filing of the Final Order granting this Lot Split, the applicant shall provide an opinion of title evidencing that any deed restrictions, reservations or covenants applicable to the subject property do not prevent or serve as exceptions to the division or lot split as requested.

2. The owner of Site B, herewith described above, shall obtain a variance from the Zoning Board of Adjustment for the rear setback of the accessory structure if it is connected to the main structure, unless the prevailing Zoning Ordinance regulations do not require such a variance.

3. The main structures on Sites A and B, (as described on attachment "1" hereto),shall remain and not be demolished; however, the applicant may do partial demolition to avoid rear setback variances.

4. The demolition of the existing connecting structure between the aforementioned main structures shall be accomplished prior to the filing of the Final Order granting this Lot Split.

5. Each residence shall provide underground utility connections, individual water and sewer connections, payment of any applicable impact fees and the removal and replacement of necessary sidewalk, curb and gutter.

6. The subject properties shall not be further subdivided, unless said subdivision is consistent with the prevailing Zoning Ordinance regulations.

7. The original architectural style of each main structure shall be maintained and exterior paint color, window and door type, roofing material and exterior lighting shall remain consistent between said structures. Any deviation from this architectural/design material consistency shall require the approval of the Planning and Zoning Director.

8. There shall be no wall erected, or hedge planted, between the two properties (Site A and Site B) in order to maintain the visual and historic continuity of the original building site.

9. Landscape and site improvement plans for both properties shall be submitted for review and approval by the Planning and Zoning Director and shall be compatible in terms of materials and the type and placement of plantings.

10. These conditions of approval shall be recorded in the public records of Dade County for each individual property.

I HEREBY CERTIFY THAT THIS MICROPHOTOGRAPH IS A TRUE COPY OF THE ORIGINAL DOCUMENT AND WAS MICROFILMED IN THE REGULAR COURSE OF BUSINESS, AND THAT THE PHOTOGRAPHIC PROCESSES USED FOR MICROFILMING WERE ACCOMPLISHED IN A MANNER AND ON MICROFILM WHICH MEETS THE RECOMMENDED REQUIREMENT OF THE AMERICAN NATIONAL STANDARDS INSTITUTE FOR PERMANENT MICROPHOTOGRAPHIC REPRODUCTIONS.

DATE MICROFILMED — COURTHOUSE TOWER LOCATION — CAMERA OPERATOR — DEPUTY CLERK

PROVIDED, the applicant shall take all necessary steps to have a building permit issued by the City within a period of six (6) months from the date of the approval, otherwise this Order shall become null and void, unless the time for the issuance of such permit is extended by the Planning Board. This Order does not constitute a permit, but upon presentation of this Order to the Director of the Planning and Zoning Department, a permit shall be processed in accordance with and pursuant to the ordinances of the City of Miami Beach.

This document shall be recorded, by applicant, on the public records of Dade County, Florida.

Dated this 11th day of July, 1994.

PLANNING BOARD OF THE CITY
MIAMI BEACH, FLORIDA

BY: _____
DEAN GRANDIN, SR.
FOR CHAIRMAN

STATE OF FLORIDA)
)SS
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this

July 11, 1994 by DEAN GRANDIN JR.,
who is personally known to me as the Director of the Planning and Zoning Department of the City of Miami Beach and ex-officio member of the Planning Board.

Judith Marshall
NOTARY PUBLIC (signature)

My commission expires:

Notary Public, State of Florida
My Commission Expires April 28, 1995
Bonded thru Troy Fain - Insurance Inc.

JUDITH MARSHALL
NOTARY PUBLIC
STATE OF FLORIDA
(type, print or stamp name)

Approved as to form: JCD 7-7-94
LEGAL DEPARTMENT (initials/date)

I HEREBY CERTIFY THAT THIS MICROPHOTOGRAPH IS A TRUE COPY OF THE ORIGINAL DOCUMENT AND WAS MICROFILMED IN THE REGULAR COURSE OF BUSINESS, AND THAT THE PHOTOGRAPHIC PROCESSES USED FOR MICROFILMING WERE ACCOMPLISHED IN A MANNER AND ON MICROFILM WHICH MEETS THE RECOMMENDED REQUIREMENT OF THE AMERICAN NATIONAL STANDARDS INSTITUTE FOR PERMANENT MICROPHOTOGRAPHIC REPRODUCTIONS.

9-1-1994 DATE MICROFILMED — COURTHOUSE TOWER LOCATION — Cheryl Charles CAMERA OPERATOR — DEPUTY CLERK, CIRCUIT COURT

OFF. REC. 16441 PG 3024

ATTACHMENT "1"

SITE A

LEGAL DESCRIPTION: All of Lot 9 and the Southerly 86.12 feet of Lot 10, Block 6, Flamingo Terrace Subdivision, as Recorded in Plat Book 10, Page 3 of the Public Records of Dade County, Florida.

ADDRESS: 3115 Pinetree Drive, Miami Beach, Florida,

SITE B

LEGAL DESCRIPTION: All of Lot 11 and the Northerly 13.45 feet of Lot 10, Block 6, Flamingo Terrace Subdivision, as Recorded in Plat Book 10, Page 3 of the Public Records of Dade County, Florida.

ADDRESS: 3125 Pinetree Drive, Miami Beach, Florida

RECORDED IN OFFICIAL RECORDS BOOK OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
HARVEY RUVIN,
Clerk of Circuit & County Courts

DJG\MHP\DISK#6\11R2ACU.94