

MIAMIBEACH

PLANNING DEPARTMENT

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

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 HISTORIC PRESERVATION BOARD
 DESIGN REVIEW BOARD PLANNING BOARD
 FLOOD PLAIN MANAGEMENT BOARD

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

2. THIS REQUEST IS FOR:

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

3. NAME & ADDRESS OF PROPERTY: 3100 Pine Tree Dr, Miami Beach FL 33140

LEGAL DESCRIPTION: _____

4. NAME OF APPLICANT Conrad Jones, Meagan Jones

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.

3921 Alton Rd #400 Miami Beach FL 33140
ADDRESS OF APPLICANT CITY STATE ZIP

BUSINESS PHONE # _____ FAX # _____ CELL PHONE # 206-661-6398

E-mail address: conrad.jones@gmail.com, mj@meagan-jones.com

5. NAME OF PROPERTY OWNER (IF DIFFERENT FROM #4, OTHERWISE, WRITE "SAME") Same

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

ADDRESS OF PROPERTY OWNER _____ CITY _____ STATE _____ ZIP _____

BUSINESS PHONE # _____ FAX # _____ CELL PHONE # _____

E-mail address: _____

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

DNA DESIGN & ARCHITECTURE 1333 SOUTH MIAMI AVE, MIAMI FL 33130
NAME (please circle one of the above) ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305 350 2993 FAX # N/A CELL PHONE # 305 527 3098

E-mail address: JBERGIER@DNA-ARC.COM

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

a. _____
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # _____ FAX # _____ CELL PHONE # _____

E-mail address: _____

b. _____
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # _____ FAX # _____ CELL PHONE # _____

E-mail address: _____

c. _____
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # _____ FAX # _____ CELL PHONE # _____

E-mail address: _____

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

8. SUMMARY OF PROPOSAL:

1,920 SQ FT TWO-STORY ADDITION TO EXISTING 5,873 SQ FT
TWO-STORY HOUSE.

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

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

11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): 1,920 SQ. FT.

12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) 1,920 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.

POWER OF ATTORNEY AFFIDAVIT

STATE OF _____

COUNTY OF _____

I, Conrad Jones Meagan Jones, 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 approvals relative to the subject property, which request is hereby made by me OR I am hereby authorizing Rodrigo Carrion to be my representative before the Design Review Board. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

Conrad Jones, Meagan Jones
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 23rd day of March, 2016. The foregoing instrument was acknowledged before me by MARLENE FRANCOISE MINGO, civil law notary, St Maarten who has produced passports as identification and who is personally known to me and who did ~~not~~ take an oath.



NOTARY SEAL OR STAMP

Seen for legalization of the signatures of CONRAD DAVID JONES, who identified himself with a passport, issued by the United States of America, under number 505554668 and MEAGAN MARIA JONES, who identified herself with a passport, issued by the United States of America, under number 488617682, by me, Marlene Françoise Mingo, LL.M., a civil law notary, established on Sint Maarten, on this 23rd day of March, 2016. This declaration for the legalization of the signature, by the civil law notary, expressly contains no opinion as to the contents of this document.

[Signature]

NOTARY PUBLIC
Marlene F. Mingo
(civil law notary) PRINT NAME

My Commission Expires
is for life.

CONTRACT FOR PURCHASE

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

NAME
NAME, ADDRESS, AND OFFICE

DATE OF CONTRACT
% OF STOCK

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

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

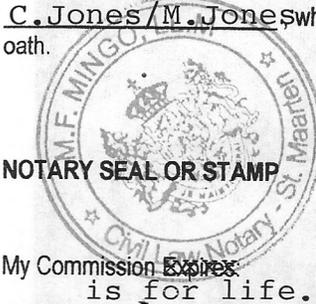
COUNTY OF _____

I, Conrad Jones, and Meagan Jones, 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.

Conrad Jones, Meagan Jones
PRINT NAME

[Signature]
SIGNATURE

Sworn to and subscribed before me this 23rd day of March, 2016 The foregoing instrument was acknowledged before me by C. Jones / M. Jones who has produced passports as identification and is personally known to me and who did/did not take an oath.



Seen for legalization of the signatures of CONRAD DAVID JONES, who identified himself with a passport, issued by the United States of America, under number 505554668 and MEAGAN MARIA JONES, who identified herself with a passport, issued by the United States of America, under number 488617682, by me, Marlène Françoise Mingo, LL.M., a civil law notary, established on Sint Maarten, on this 23rd day of March, 2016. This declaration for the legalization of the signature, by the civil law notary, expressly contains no opinion as to the contents of this document.

[Signature]
NOTARY PUBLIC

Marlene Françoise Mingo
(a civil law notary) PRINT NAME

My Commission Expires
is for life.

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION or PARTNERSHIP

(Circle one)

STATE OF _____

COUNTY OF _____

I, _____ 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:

**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.*

CORPORATION NAME	
NAME AND ADDRESS	% OF STOCK

CORPORATION NAME	
NAME AND ADDRESS	% OF STOCK

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

NOTE: Notarized signature required on page 8

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION**

DISCLOSURE OF INTEREST

2. TRUSTEE

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

TRUST NAME	NAME AND ADDRESS	% OF STOCK

3. PARTNERSHIP/LIMITED PARTNERSHIP

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

PARTNERSHIP or LIMITED PARTNERSHIP NAME	NAME AND ADDRESS	% OF STOCK

NOTE: Notarized signature required on page 8

4. COMPENSATED LOBBYIST:

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

NAME

ADDRESS

PHONE #

- a. _____
- 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 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 _____

COUNTY OF _____

I, Conrad Jones, Meagan Jones, (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]
SIGNATURE

Sworn to and subscribed before me this 23rd day of March, 2016. The foregoing instrument was acknowledged before me by C. Jones & M. Jones, who has produced passports as identification and/or is personally known to me and who did/did not take an oath.



Seen for legalization of the signatures of CONRAD DAVID JONES, who identified himself with a passport, issued by the United States of America, under number 505554668 and MEAGAN MARIA JONES, who identified herself with a passport, issued by the United States of America, under number 488617682, by me, Marlène Françoise Mingo, LL.M., a civil law notary, established on Sint Maarten, on this 23rd day of March, 2016. This declaration for the legalization of the signature, by the civil law notary, expressly contains no opinion as to the contents of this document.

[Signature]
NOTARY PUBLIC

Marlene Françoise Mingo
(a civil law notary) PRINT NAME

My Commission Expires
is for Life.

Date: May 12th, 2016

Re: 3100 Pinetree Drive
33140 Miami Beach, FL.



1333 South Miami Ave.
Suite 303
Miami, Florida 33130

T 305|350-2993
F 305|350-2524
W www.dna-arc.com

AA 26000769

Architecture
Planning
Interior Design

Letter of Intent:

The property located at 3100 Pinetree Drive in Miami Beach is currently occupied by a two story residential building. It was built in 1931 and was designed by the architect H. Hochhauser.

The two-story Art Deco style house is a 5,102 square foot structure with an additional 771 square foot enclosed/detached parking garage. The two buildings are connected by a breezeway. The intent of this addition is to demolish the existing enclosed garage and create a two story 1,920 square foot addition to the main house. The new structure will include a covered terrace, a living room, guest bedroom, office space and open second-story terrace overlooking the pool. The landscaping and pool deck will also be renovated to create a more cohesive and seamless plan throughout the property. The main house will be preserved, as well as the main structure of the breezeway.

The proposed building will be a concrete structure with a white cement plaster finish and with wooden elements, such as the exposed roof structure, wood cladding and wooden screens. The guardrails will be of cable railing, while the storefront will be of a white baked enamel finish to match those of the existing house.

Our proposal requests a variance to the west building setback. The west side of the lot requires a setback of 30'-0" and we are requesting a setback of 7'-6".

The purpose of this variance is to provide a clear separation between the beautiful original structure and its new addition.

According to section 118-353 (d), our variance request addresses points 2 and 6. The special conditions and circumstances do not result from the action of the applicant; we are working with an existing house and existing conditions. In an effort to respect this structure and its prevailing design, we are looking to provide enough of a clearance between it and the new construction so that it does not overbear on the existing house.

The granting of the variance will be in harmony with the general intent and purpose of these land development regulations, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. The proposed addition looks to create a courtyard condition that compliments the site and its existing structure. Furthermore, the dense landscaping, existing as well as proposed, will provide abundant buffering between the new structure and the neighbors' so as not to disrupt the existing surroundings.

Sincerely,

A handwritten signature in blue ink, appearing to be "Rodrigo Carrion", written over a large, circular blue scribble.

Rodrigo Carrion

ALTERATIONS & ADDITIONS

Building Permits: #45062 L. & N Roofing: Roofing..... \$ 1587.00 June 30, 1954
 49149 R. Johnson: Painting \$ 1 940 November 8, 1955
 49752 by owner: ADDITION OF --approximately 400 feet of 8" block wall, six feet high above grade crown of roadway. \$ 2 000 Feb. 8, 1956
 OK, Flaag 7/5/1956--- Thermo Cool, Inc: Install 1 - 5 ton A. C. Unit \$ 1 500 Feb. 27, 1956
 49870 Beagles Roofing Co: Roofing \$ 250.00 March 2, 1956
 C. O. #3027 6/7/56 ADDITION OF TWO REAR PORCHES ON FRST AND SECOND FLOORS and FRONT DOOR CANOPY 14' x 23' x 10' (first floor) 7' x 23' x 10' (second floor) work done by owner(day labor) J. Frank Bradley, architect: \$ 4 500 March 6, 1956
 #55898 A. B. Cooper: Exterior Painting - \$950 - April 16, 1958

Plumbing Permits: #36258 B. K. Gunn & Son: 1 water heater...7/27/54 OK, Rothman 7/28/54

Electrical Permits# # 36987 Claude Southern Corp: 1 center of distribution, 3 motors-July 10, 1952
 42556 Foster Electric: 1 water heater...7/26/54 OK, Rosser 7/26/54
 46786 Gulf Electric: 1 switch outlet, 7 receptacles, 3 light outlets, 1 service OK, Fidler 2/20/56 5 motors February 14, 1956
 OK, Fidler 5/16/1956 46954 E. & E. Electric: one center of distribution, 2 motors, 0-1hp, 1 motor, 2-5h March 12, 1956

Lot

Block

Subdivision

ALTERATIONS & ADDITIONS

Building Permits: #03844-Fenton and Muskat Realtors-For Sale Sign #559-\$5-8-15-73

#3945-Climaterol- 1 10KW wind a/c 5ton central a/c-5-19-77

#23720 4/18/83 Brady Roofing rear patio deck, 2 other decks 20 sqs \$5,300.

Plumbing Permits:

Electrical Permits:

Lot 1 Block 44 Subdivision Orchard #1 3100 Pinetree Drive

ALTERATIONS & ADDITIONS

Building Permits:

#60941 C. O. Bayard Construction: Addition to existing building, CBS, bedroom, bath, & closet- 30'2" x 25'6", one story, with 1 - 2 ton window air conditioner - Carlos E. Schoeppl, Architect- \$5400 - Jan. 5, 1960 OK 3/1/60 Plaag & OK 3/31/60 Saperstein

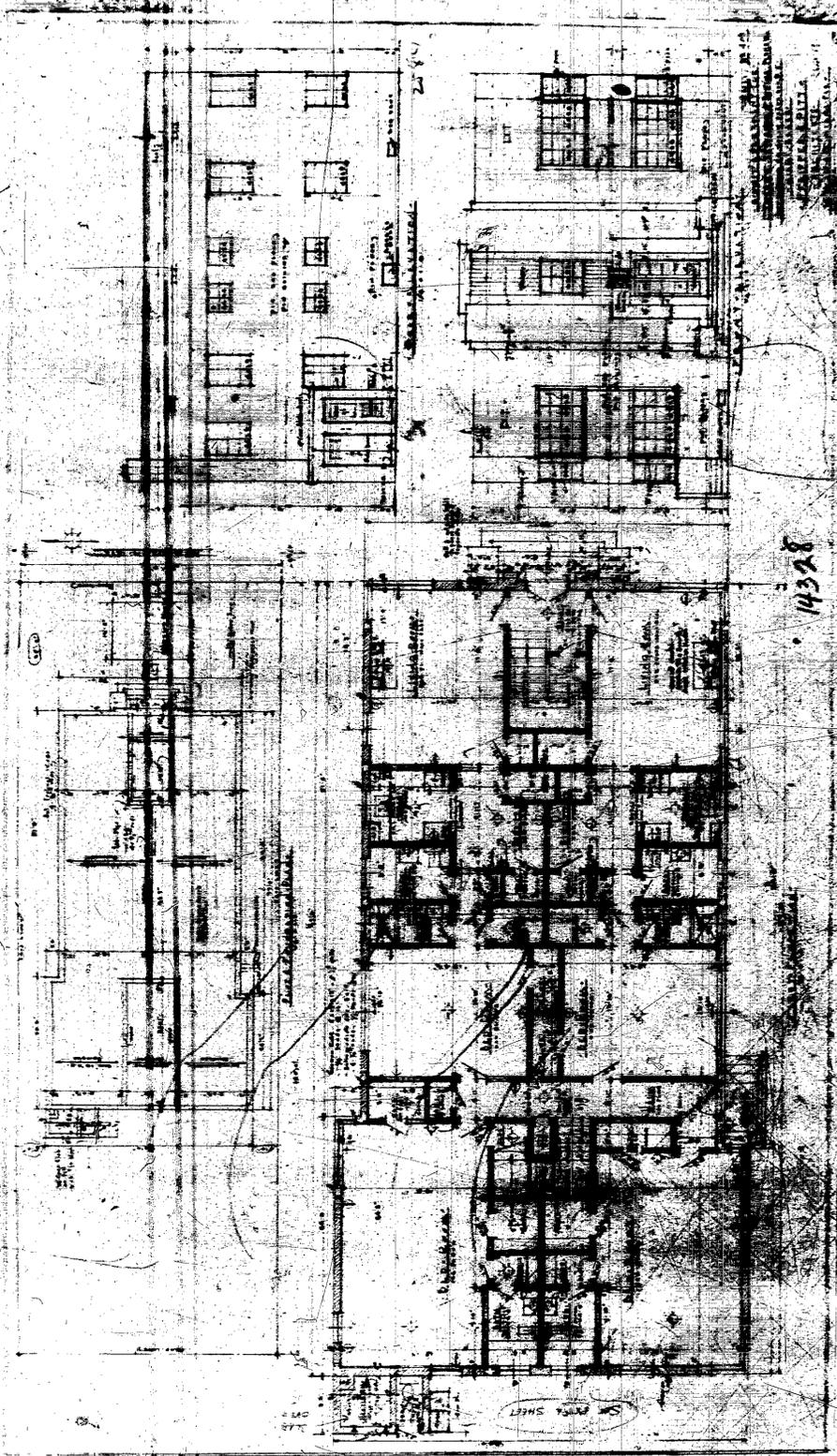
#79557 Pablo De La Aguilera: Exterior painting - \$1600 - 1/8/68 OK 9/4/12/68

#20051--Owner--Paint House--\$2,000.00--4/9/81

#42078 M. S. Plumbing Co: 1 water closet, 1 lavatory, 1 bath tub, 1 shower- Jan. 11, 1960 OK 3/31/60 Rothman
Plumbing Permits: #42120 M & S Plbg: 1 Lavatory - Feb. 1, 1960 OK 3/31/60 Rothman

#54661 Wagner Elec: 6 switch outlets, 25 receptacles, 6 light outlets, 1 space heater, 1 water heater outlet, 1 center of distribution, 1 motor (2-5HP)- Jan. 11, 1960 OK 2/16/60 Newbold

Electrical Permits:



14328

ARCHITECT
JAMES H. HARRIS
100 N. W. 10th St.
MIAMI, FLORIDA



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

PUBLIC WORKS DEPARTMENT
Tel: 305-673-7080 , Fax: 305-673-7028

May 4, 2015

Conrad Jones
3100 Pine Tree Dr.
Miami Beach, Florida, 33140

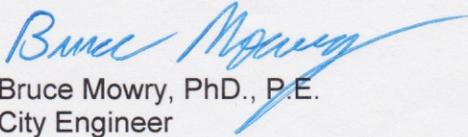
Re: Sidewalk Elevation
3100 Pine Tree Dr.
W 31st Street
Miami Beach, Florida

Dear Conrad Jones,

Pursuant to Section 114-1 of the City Code, and in the absence of a sidewalk, the grade at the above referenced property is calculated to be 4.60ft. **N.A.V.D. 1988**. However, in the near future the proposed grade elevation is intended to increase significantly.

Please call (305) 673-7080 if you should have any further questions or need additional information.

Sincerely,


Bruce Mowry, PhD., P.E.
City Engineer

cc: Tom Mooney

BB/gf

F:\WORK\ALL\1) EMPLOYEE FOLDERS\BRIAN BELLINO\Sidewalk Grade Elevation It\Sidewalk Elevation -3100 Pine Tree Dr..doc

Miami Beach Building Department

May 11th, 2016

RE: 3100 Pine Tree Drive, Miami Beach, Florida 33140

Please find enclosed the written narrative for comments received from Planning and Zoning on May 10th, 2016. Do not hesitate to contact us if you have any questions regarding any items on this list.



1333 South Miami Ave.
Suite 303
Miami, Florida 33130

T 305|350-2993
F 305|350-2524
W www.dna-arc.com

AA 26000769

Architecture
Planning
Interior Design

1. Survey shall indicate side setback to the home on the north side.
Response:
Survey has been revised to include side setback.
2. Open space required can not include any walkway, or decks whether pervious or impervious, only landscaped areas count toward the minimum required. Front yard shall be 50% landscaped, rear yard shall be 70% landscaped, side facing a street shall be 50% landscaped, interior yard shall be 35% landscaped. The front and rear yard is measured up to both side property lines. Provide shaded diagrams showing calculations of required open space on each yard. Indicate areas of landscape and impervious areas and total area of required yards base for calculation.
Response:
Please refer to Sheet F-2 for Open space/landscaped shaded diagrams and calculations.
3. Site plan provided is insufficient. Identify location of shower, fire pits, benches, landscape feature or spa, etc. Indicate setback to shower and water feature, spa. Provide a section detail of spa, water feature on the north side. Screening on the north side yard cannot exceed 7 feet measured from grade.
Response:
Please see Sheet S-2 for revised site plan. For section detail of spa, water feature please refer to Landscape sheets. Screen on north side yard is 6'-3"; please see Sheet A-6.
4. Grade certified by Public Works Department shall be provided.
Response:
Please see attached Grade Certified by Public Works.
5. Letter of intent or hardship shall be signed. Revise letter to include the hardship criteria as per section 118-353 (d) and explain how the variances requested satisfy each item. As provided is insufficient.
Response:
Please see revised letter of intent which includes hardship criteria.
6. Survey shall indicate lot area. Provide existing finish floor of the house and existing garage
Response:
Please see attached updated survey for required information.
7. Updated survey has not been provided.
Response:
Please see attached updated survey.
8. Provide a separate shaded lot coverage and unit size diagrams with calculations. All areas enclosed on three sides at the ground level with roof or without roof count in the lot coverage. Trellis area and entrance to the new two-story addition shall be included in the lot coverage calculations.
Response:
Lot coverage calculations have been revised to include all areas specified above. Please see Sheet F-1 for calculations and shaded lot coverage diagrams.

9. Survey shall be attached to plans
Response:
Please see attached updated survey.
10. Provide finish elevation of driveway. Any surface located within the required 30 feet of rear yard cannot exceed adjusted grade or grade+ 30", whichever is greater.
Response:
Driveway/terrace has been revised to comply with adjusted grade + 30". Please refer to Sheets A-5, A-6, A-7 and A-8.
11. If the existing rear yard complies with the 70% landscaped area, a variance is required for the proposed addition. If as existing does not comply, a variance is not required. Provide open space diagram of the existing rear yard.
Response:
Existing rear yard does not comply with 70% landscaped area; therefore variance is not required. Please see Sheet F-2 for open space diagrams.
12. Clarify location of chain-link fence on page L100. Chain link fence cannot be visible from the street.
Response:
Refer to Landscape response sheet and plans.
13. Zoning data indicates a request for a rear open space variance, however, the letter of intent does not include this variance. Please clarify.
Response:
Rear open space variance is no longer being requested.
14. Pool deck shall be setback 10' from the street side property line.
Response:
Pool deck area has been modified to comply with setback requested. Please see plans.
15. Provide a section of a new wall on the south side of the existing house.
Response:
Refer to Landscape response sheet and plans.
16. Provide a section of all steps within the required yards measured from grade, adjusted grade and BFE.
Response:
Please see new Sheets A-9 and A-10 for section details of all steps.
17. Provide details of the perimeter fence; include materials and height measured from grade.
Response:
Please see Sheet A-5 for section detail of perimeter wall.
18. Provide roof overhang dimensions for the new building. Maximum projection into the setback is 25%.
Response:
Roof projection into setback has been modified to comply with 25%. Please see Sheet A-2, A-3, A-6, A-7 and A-8 for roof overhang dimensions.
19. Staff recommends that the proposed walkway on the rear be closer to the building structure to allow for larger space for landscape grow.
Response:
Proposed walkway has been revised on all sheets to be closer to the building structure.
20. The maximum lot coverage allowed for this house is 40% and the maximum unit size allowed is 60 %. Revise information on plans.
Response:
Please see Sheet F-1 for revised lot coverage and unit size information.

MIAMI BEACH

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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

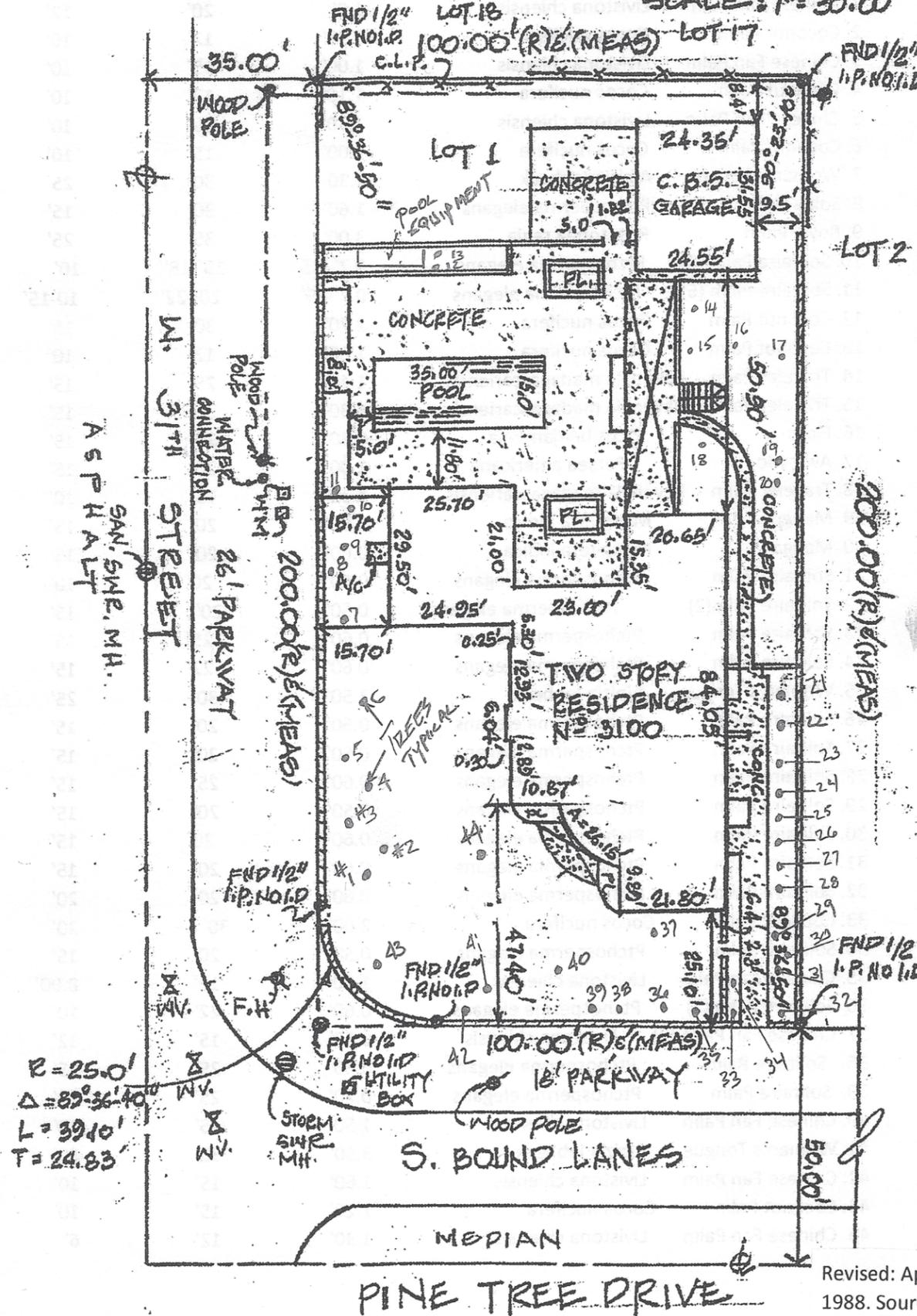
ITEM #	Zoning Information				
1	Address:	3100 Pinetree Drive			
2	Folio number(s):	02-3227-001-0310			
3	Board and file numbers :				
4	Year built:	1931	Zoning District:	RS-2	
5	Based Flood Elevation:	8 FT	Grade value in NGVD:	5.25 FT	
6	Adjusted grade (Flood+Grade/2):	6.63 FT	Free board:		
7	Lot Area:	20,000 SF			
8	Lot width:	100 SF	Lot Depth:	200 SF	
9	Max Lot Coverage SF and %:	6,000 SF / 30%	Proposed Lot Coverage SF and %:	4,676 SF / 23.38%	
10	Existing Lot Coverage SF and %:	4,458 SF / 22.3%	Lot coverage deducted (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	1,865 SF / 100%	Rear Yard Open Space SF and %:	1,002 SF / 33.4%	
				(VARIANCE RQST)	
12	Max Unit Size SF and %:	10,000 SF / 50%	Proposed Unit Size SF and %:	7,022 SF / 35.11%	
13	Existing First Floor Unit Size:	4,458 SF	Proposed First Floor Unit Size:	4,676 SF	
14	Existing Second Floor Unit Size	1,415 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)		
15			Proposed Second Floor Unit Size SF and % :	2,346 SF	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	549 SF	
		Required	Existing	Proposed	Deficiencies
17	Height:	31'-0"	27'-1"	27'-1"	
18	Setbacks:				
19	Front First level:	20'-0"	25'-1"	N/A	
20	Front Second level:				
21	Side 1:	10'-0"	15'-0"	10'-0"	
22	Side 2 or (facing street):	15'-0"	15'-8"	N/A	
23	Rear:	30'-0"	N/A	10'-0"	20'-0"
	Accessory Structure Side 1:	N/A	N/A	N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
25	Accessory Structure Rear:	N/A	N/A	N/A	
26	Sum of Side yard :	25'-0"	30'-8"		
27	Located within a Local Historic District?			NO	
28	Designated as an individual Historic Single Family Residence Site?			NO	
29	Determined to be Architecturally Significant?			NO	

Notes:

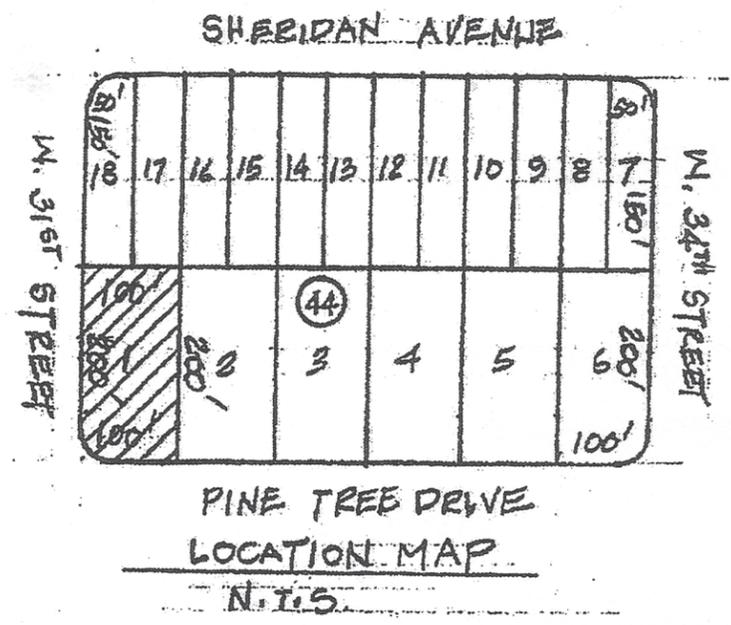
If not applicable write N/A

BOUNDARY SURVEY

SCALE: 1" = 30.00'



- ### LEGEND
- FND FOUND
 - I.P. IRON PIPE
 - WM WATER METER
 - W.V. WATER VALVE
 - M.H. MANHOLE
 - F.H. FIRE HYDRANT
 - (R) RECORD
 - (MEAS) MEASURED
 - PL PLANTER



Legal Description; Lot 1 Block 44, of "MIAMI BEACH IMPROVEMENT CO.'S PLAT OF ORCHARD SUBDIVISION NO.1", according to the Plat thereof as recorded in Plat Book 6 at Page 111 of the Public Records of Miami-Dade County, Florida. Subject to dedications, restrictions, reservations, limitations, etc...if any, that may affect this property.

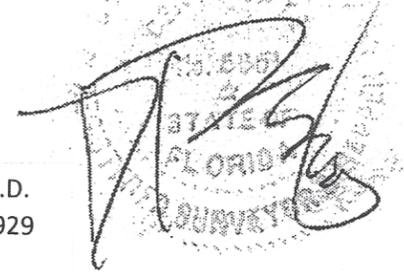
Surveyors Certification; I hereby certify that in my professional opinion and to the best of my knowledge and belief that this "Boundary Survey" is true and correct as recently surveyed under my direction. Also this Boundary Survey conforms to the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in the Florida Administrative Code, pursuant to Section 472.027 of the Florida Statutes.

Surveyors Notes:

1. Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
2. Date of Field Work- July 22, 2014.
3. Only the easements shown on the record Plat, if any, have been shown hereon. An Abstract of Title has not been reviewed by the undersigning surveyor to determine if additional easements or restrictions exist.
4. Liability of this survey is limited to the cost of this survey.
5. Property Address - 3100 Pine Tree Drive, Miami Beach Fl. 33140.
6. Ownership of fences has not been determined and they have been located by visual means only.
7. THIS SURVEY IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
8. Bearings, if shown, are based on an assumed meridian and referenced on the center line of Pine Tree Drive.
9. This property is located in Flood Zone 'AE', with a base elevation of 8.00' as per F.E.M.A.'s Flood Insurance Rate Map No. 12085C0317L, Dated 9/11/09.
10. Measured and Record data are in substantial compliance, unless noted hereon.

Donald T. Ramsay P.S.M.
Registered Surveyor and Mapper
No. 5851 State of Florida
305-720-4620 Dtsurvey14@yahoo.com

Certified to; Conrad and Melinda Jones



Revised: April 19, 2016 - Update Survey, Added trees and spot elevations. Elevations refer to N.A.V.D. 1988. Source of elevations is Miami-Dade County Benchmark No. D-183, elevation 3.17' N.G.V.D. 1929 OR 1.62' N.A.V.D. 1988.

See Reverse side of this survey for Tree Schedule. Trees have been identified to the best of the undersigning surveyor's knowledge only.

Garage Floor Elevation - 1.96' Finished Floor Elevation - 4.86'
Total Property Area - 20,000 square feet more or less.

R = 25.0'
Δ = 89°36'40"
L = 3940'
T = 24.83'

TREE SCHEDULE

COMMON NAME	SCIENTIFIC NAME	DIAMETER AT BASE	HEIGHT	SPREAD
1. Chinese Fan Palm	Livistona chiensis	1.0'	20'	12'
2. Coconut Palm	Cocos nucifera	1.20'	12'	10'
3. Chinese Fan Palm	Livistona chiensis	1.00'	15'	10'
4. Coconut Palm	Cocos nucifera	1.10'	12'	10'
5. Chinese Fan Palm	Livistona chiensis	1.30'	20'	10'
6. Coconut Palm	Cocos nucifera	1.00'	15'	10'
7. Woman's Tongue	Albizia lebbek	2.30'	30'	25'
8. Solitaire Palm	Ptchosperma elegans	1.60'	30'	15'
9. Royal Palm	Roystonea regia	3.00'	35'	25'
10. Solitaire Palm (4)	Ptchosperma elegans	0.7'-0.5'	15'-18''	10'
11. Solitaire Palm (6)	Ptchosperma elegans	0.7'-05'	20'-22'	10-15'
12. Coconut Palm	Cocos nucifera	1.70'	30'	15'
13. Coconut Palm	Cocos nucifera	1.00'	12'	10'
14. Traveler Palm	Ravenala madagascariensis	1.40'	25'	15'
15. Traveler Palm	Ravenala madagascariensis	1.30'	25'	15'
16. Ficus	Ficus benjamimia	0.80'	20'	15'
17. Avocado	Persea americana	1.00'	20'	15'
18. Traveler Palm	Ravenala madagascariensis	1.30'	25'	20'
19. Mango	Mangifera indica	0.60'	20'	15'
20. Mango	Mangifera indica	0.60'	20'	15'
21. Solitaire Palm	Ptchosperma elegans	0.50'	20'	10'
22. Solitaire Palm(2)	Ptchosperma elegans	0.50'	20'	15'
23. Solitaire Palm	Ptchosperma elegans	0.60'	25'	15'
24. Solitaire Palm	Ptchosperma elegans	0.60'	22'	15'
25. Woman's Tongue	Albizia lebbek	3.50'	30'	25'
26. Solitaire Palm	Ptchosperma elegans	0.60'	20'	15'
27. Solitaire Palm	Ptchosperma elegans	0.50'	20'	15'
28. Solitaire Palm	Ptchosperma elegans	0.60'	25'	15'
29. Solitaire Palm	Ptchosperma elegans	0.50'	20'	15'
30. Solitaire Palm	Ptchosperma elegans	0.60'	20'	15'
31. Solitaire Palm	Ptchosperma elegans	0.60'	20'	15'
32. Solitaire Palm	Ptchosperma elegans	0.60'	20'	20'
33. Coconut Palm	Cocos nucifera	2.00'	30'	20'
34. Solitaire Palm	Ptchosperma elegans	0.50'	20'	15'
35. Chinese Fan Palm	Livistona chiensis	1.60'	12'	8.00'
36. Solitaire Palm (2)	Ptchosperma elegans	0.60'	22'	10'
37. Chinese Fan Palm (3)	Livistona chiensis	0.60'	15'	12'
38. Solitaire Palm	Ptchosperma elegans	0.60'	25'	15'
39. Solitaire Palm	Ptchosperma elegans	0.70'	25'	10'
40. Chinese Fan Palm	Livistona chiensis	1.50'	15'	10'
41. Woman's Tongue	Albizia lebbek	3.50'	35'	40'
42. Chinese Fan Palm	Livistona chiensis	1.60'	15'	10'
43. Coconut Palm	Cocos nucifera	1.20'	15'	10'
44. Chinese Fan Palm	Livistona chiensis	1.30'	12'	6'