

Jamil Bouchareb
2054 N. Bay Road
Miami Beach, FL 33140
305-321-2722
jamil@bouchareb.com

JULY 1, 2016

Thomas Mooney, Planner Director and Staff.
Design Review Board (DRB)
City of Miami Beach,
1700 Convention Center Drive 2nd Floor
Miami Beach Florida, 33140

RE: Design Review Board Application And Approval For Property Located at:
2051 N. Bay Road, Miami Beach Florida 33104

Dear Mr. Mooney and Associates,

My name is Jamil Bouchareb, the new owner of the property located at 2051 N. Bay Road, Miami Beach. I am pleased to present you this Letter of Intent in support of a Design Review Approval by the DRB for Plan Number DRB0616-0039 which includes the design of a new single family home.

The Property, Miami Dade County Folio # 02-3227-008-1630, is a 7459sf lot situated on the East side of North Bay Rd, a dry lot located in the RS-4 Zoning District. This particular Zoning District is going through many Zoning Ordinance changes even as I present this Letter of Intent to you and the DRB. One of the many more recent critical changes involves the side setback requirements, which up until just a few weeks had not yet updated on the Muni-code website. This presents a few challenges as you can imagine as I purchased the property as these on-going changes were being made, while also simultaneously working with my architect. We have designed this unique "Modern" home I would like to present to you in the following letter and supporting documents.

Located in the Sunset Lakes area the majority of the surrounding properties are platted as 60'w x 122'd lots, with a mix of 1-story and 2-story homes. The subject property currently contains a +/-3100sf 2-story structure constructed in 1928. As such, the existing property sits well below the 8.00' NGVD Base Flood Elevation and the new Freeboard (+1.00') elevation requirement for new homes to be constructed in the area. In addition, the existing structure does not currently meet the Adjusted Grade requirements as well. The existing structure is one of the lowest elevations on the block and as such would be subject to the most significant loss during a flood event. Furthermore, the existing structure has underwent multiple additions over the years to increase in size and now sits well outside the current setback requirements. We are seeking board approval for the removal of the existing structure in its entirety. We are also seeking to build a new 3674sf, 2 story home with 1-story "detached" garage that complies with all aspects of the zoning and permitting requirements of the City of Miami Beach particularly pertaining to the open yard, landscape, setbacks, adjusted grade and BFE + Freeboard requirements.

In particular the recent change to the "side yard setback" issue is of great concern to this project. The single family lots on N. Bay road in the Sunset Lakes area were originally platted at 60' wide x 122' deep, including this lot back in 1928 when the property was originally developed. The property survey currently measures this site 61.27' wide while the adjacent neighbor to the South's property measures 58.73' wide. The sum of these 2 lots is 120'-0" to support this claim.

Many of the other lots on the block measure 60' x 122' as you come to the corners where the road begins to curve and the lots take on varying sizes and widths due to the topography and road design.

The recent change in the ordinance Sec 142.106 states that lots over 60' shall have their side yard setbacks increased to 10'-0" each for a total of 20'-0" overall. The previous code stated that these side yards be 7'-6" min or 15' overall, as does the current code for lots 60' and under. This poses a significant undue hardship upon this project. The new code is asking for **33%** of my particular lot to be side yard setbacks. This isolates my particular house on the street because we are the only home slightly over the precise 60' requirement *and* this is only by **14 inches** overall. This would imply that the City would be penalizing my lot by requiring **5'** in addl. setback distance over the entire length of 121.75' of the property due to a 14 inches shift in boundary lines. A boundary that exists between (2) platted 60' wide lots with a **sum of 120'-0" actual feet** in width. In addition, the house is surrounded on all sides with an existing site wall that shall remain along both existing sides and rear property lines. As this 5' wall is existing and we shall heavily landscape the side and rear yards per our landscape design, we believe we are respectfully addressing the intent of the code by meeting 25% of the lot width in our side yard setbacks at the 7'-6". I truly believe it was the intent of the code writers to widen the side yards of "larger" lots i.e. 75' or greater and not penalize lots originally platted for 60' wide. Therefore, we believe we have met the intent of the code and have designed in compliance with the 7'-6" required side yard setbacks for 60' lots and are seeking variances from the DRB for this issue.

The proposed Modern 2-story home complies with Miami Beach code requirements for Open Space, Unit Size and Lot Coverage. The Unit Size proposed is 49%, which is below the allowable 50% in RS-4. Furthermore, the home is well below the 30% allowable **Lot Coverage** at **25%**. We are respectfully requesting a waiver of the 70% second floor restriction in order to achieve the maximum allowable unit size at 49%.

The house has been carefully designed in a manner considerate to the neighboring homes in the area, both in style and respect to Open Space, Unit Size and Lot Coverage. We have also designed a 1-story 412sf detached garage whose doors are oriented perpendicular to the street. This "detached" Garage is open by at least 5' on all sides as required by code. However, the cantilevered 2-story portion of the residence which is setback 39'-7" behind the property line, is connected by a 6" x 6" corner column supporting the 2nd floor above. This literally represents **0.1% in floor area** of the overall sf of the home. This was a necessary detail in order to support the cantilever as well as connect the 18" deep shading device detail along the front elevations. This provides a continuous covered walkway directly to the 5' wide Pivot Door entrance from the garage. This detail serves only to protect occupants from the elements when parking in and transitioning from the detached garage. In no way was it intended to violate any 2 story connection issues between the garage and main structures. As such, we are also seeking a variance for this issue.

In conclusion, I fell in love with N. Bay Rd. and have been a resident for years. My business is only a few blocks away. I purchased this site to obtain an approval of the proposed residence that will permit the development of a well-designed new modern home that meets the intent of all the planning and zoning criteria. I also believe this home will contribute to the uniqueness of this rapidly changing neighborhood, one that I already enjoy living and working in, very much. My architect and I have respectfully attempted to meet or exceed your expectations for this DRB Approval. We look forward to your favorable review of the application and supplemental documentation.

Thank you so much for this opportunity.

Best Regards,


Jamil Bouchareb

MIAMI BEACH

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

LAND USE BOARD HEARING APPLICATION

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

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

SUBJECT PROPERTY ADDRESS: 2051 N. BAY ROAD, MIAMI BEACH, FLORIDA 33140

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

FOLIO NUMBER (S) 02-3227-008-1630

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

NAME JAMIL BOUCHAREB

ADDRESS 2054 N. BAY ROAD, MIAMI BEACH FL. 33140

BUSINESS PHONE _____ CELL PHONE 305-321-2722

E-MAIL ADDRESS jamil@bouchareb.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____ CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME _____

ADDRESS _____

BUSINESS PHONE _____ CELL PHONE _____

E-MAIL ADDRESS _____

☒ AGENT:

NAME TOM PALMIERI, PROJECT MANAGER

ADDRESS 2201 SW 115 Terrace, Davie, Florida 33332

BUSINESS PHONE 754-423-0227 CELL PHONE 754-423-0227

E-MAIL ADDRESS thomasjpalmieri@gmail.com

☒ CONTACT:

NAME DOUGLAS S HARMUELLER

ADDRESS P.O. BOX 788, LAKE WORTH, FLORIDA 33460

BUSINESS PHONE 561-251-0757 CELL PHONE 561-251-0757

E-MAIL ADDRESS dsharmueller@gmail.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME BENJAMIN M. DRONSICK, ARCHITECT / DOUGLAS S HARMUELLER, DESIGNER

ADDRESS P.O. BOX 788, LAKE WORTH, FLORIDA 33460

BUSINESS PHONE 561-251-0757 CELL PHONE 561-436-8057

E-MAIL ADDRESS dsharmueller@gmail.com

FILE NO. _____

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

THIS PROJECT CONSISTS OF DEMOLITION TO EXISTING NON-COMPLIANT RESIDENCE BUILT BELOW CURRENT B.F.E. TO CONSTRUCT A NEW 2-STORY MODERN MINIMALIST RESIDENCE WITH SEMI-DETACHED 1-STORY GARAGE, 1-STORY SUMMER KITCHEN, SUN DECK, ROOF DECK, OVERLOOKING A WRAP AROUND POOL, JACUZZI AND 2 SUN SHELFs AT THE REAR ELEVATION.

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☒ YES ☐ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) 3644 SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE) 3644 SQ. FT.

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

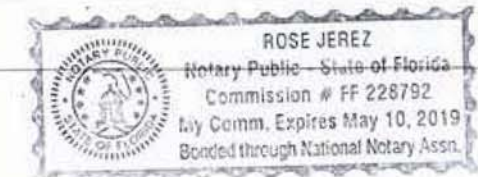
- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE – ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA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

FILE NO. _____

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

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☒ OWNER OF THE SUBJECT PROPERTY☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: **JAMIL BOUCHAREB**

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF
COUNTY OF

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

Ad Bull

SIGNATURE

Sworn to and subscribed before me this 30th day of JUNE, 2016. The foregoing instrument was acknowledged before me by **JAMIL BOUCHAREB** who has produced DL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

Rose Jerez

NOTARY PUBLIC

PRINT NAME

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

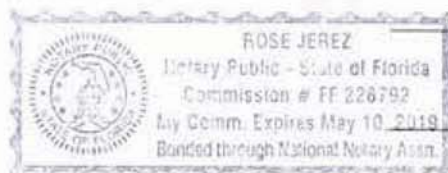
STATE OF
COUNTY OF

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

SIGNATURE

Sworn to and subscribed before me this 30 day of June, 2016. 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:



My Commission Expires:

Rose Jerez

NOTARY PUBLIC

PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

I, **JAMIL BOUCHAREB**, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize **DOUGLAS S HARMUELLER** to be my representative before the **DRB** Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

JAMIL BOUCHAREB

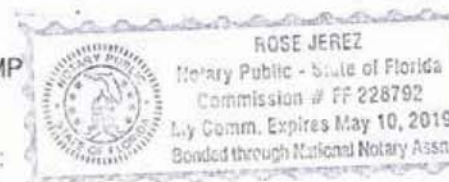
PRINT NAME (and Title, if applicable)

Ad Bull

SIGNATURE

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NOTARY SEAL OR STAMP



My Commission Expires:

Rose Jerez

NOTARY PUBLIC

PRINT NAME

CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

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

TRUST NAME	
NAME AND ADDRESS	% INTEREST
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

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

TRUST NAME

NAME AND ADDRESS

% INTEREST

NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

	NAME	ADDRESS	PHONE #
a.	<u>DOUGLAS S HARMUELLER</u>	<u>P.O. BOX 788</u>	<u>561-251-0757</u>
b.	<u>THOMAS J. PALMIERI</u>	<u>LAKE WORTH, FLORIDA 33460</u>	
c.		<u>2201 SW 115 Terrace,</u>	<u>754-423-0227</u>
		<u>Davie, Florida 33332</u>	

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

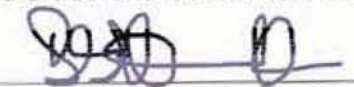
*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than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

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

APPLICANT AFFIDAVIT

STATE OF _____
COUNTY OF _____

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



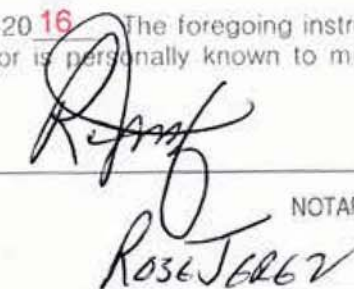
SIGNATURE

Sworn to and subscribed before me this 30 day of JUNE, 2016. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires:





NOTARY PUBLIC

PRINT NAME

FILE NO. _____

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	NAME	ADDRESS	PHONE #
a.	DOUGLAS S HARMUELLER	P.O. BOX 788 LAKE WORTH, FLORIDA 33460	561-251-0757
b.	THOMAS J. PALMIERI	10850 SW 30Th Place, Davie, Florida 33332	754-423-0227
c.			

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

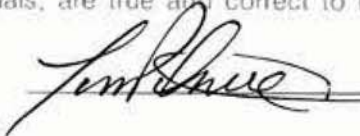
*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than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

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

APPLICANT AFFIDAVIT

STATE OF
COUNTY OF

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

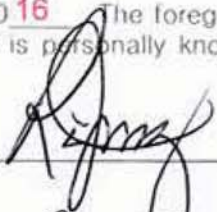


SIGNATURE

Sworn to and subscribed before me this 30 day of JUNE, 2016. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires:




NOTARY PUBLIC

PRINT NAME

FILE NO. _____

EXHIBIT A

LEGAL DESCRIPTION
(EXCERPT FROM SURVEY)

Address:
2051 N. Bay Road, Miami Beach, FL 33140

NOTES:
Elevations Show refer to NGVD 1929
BM # A-36 Elev.=7.34'

This property described as:
Lot 27 in Block 16, of AMENDED PLAT OF SUNSET LAKE SUBDIVISION, and the Northeasterly 1.27 feet of Lot 28, in Block 16, of AMENDED PLAT OF SUNSET LAKE SUBDIVISION, according to the Plat thereof as recorded in Plat Book 8, Page 52, of the Public Records of Miami-Dade County, Florida; said Northeasterly 1.27 feet described as Follows:

Begin at the said corner of Lot 28 thence run Southwesterly a distance of 1.27 feet to a point; thence run in Southeasterly direction a distance of 121.75 feet to a point; thence run in Northeasterly direction a distance of 1.27 feet to the Southwesterly corner of lot 28; thence run in a Northwesterly direction a distance of 121.75 feet to the point of Beginning.

TOPOGRAPHIC SURVEY. I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.		ALVAREZ, AIGUESVIVES AND ASSOCIATES, INC. Surveyors, Mappers and Land Planners 5701 S.W. 107th Avenue #204, Miami, FL 33173 Phone 305.220.2424 Fax 305.552.8181 L.B. No. 6867 / E-mail: aaasurvey@aol.com		Field Date 04/15/16	Scale: 1"=20'	Drawn by: R.S.	Dwg. No. 16-18288
RENE AIGUESVIVES 04/18/16 PROFESSIONAL SURVEYOR AND MAPPER No. 4327, State of Florida.							
REVISIONS:	FLOOD ZONE AE	COMM. No. 120651	PANEL No. 0317	SUFFIX: L	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.		
	F.I.R.M. DATE 09/11/09	F.I.R.M. INDEX 09/11/09	BASE ELEV. + 8 FT	N.G.V.D. N.G.V.D.			