

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:

5960 La Gorce Dr
Miami Beach, FL 33140

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

FOLIO NUMBER (S)

02-3211-014-0990

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

NAME Mijanou Spurdle
 ADDRESS 5400 La Gorce Dr, Miami Beach, FL 33140
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS mijaneuspurdle@ms.com

OWNER IF DIFFERENT THAN APPLICANT:

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

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

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

☐ AGENT:

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

☐ CONTACT:

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

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____
 NAME R+O Studio, LLC ; Robert Barreto
 ADDRESS 5401 SW 74 St, Suite 208, Miami, FL 33143
 BUSINESS PHONE 305-741-4220 CELL PHONE 305-222-2252
 E-MAIL ADDRESS r.barreto@rostudiosoma.com

FILE NO. _____

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

Renovation and Second Floor addition to existing Residence at
Beach existing house footprint. The existing Residence
extends past the Rear setback line. Design also includes
a raised deck extending off the kitchen at the rear yard.

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)

SQ. FT.

4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL
 USEABLE FLOOR SPACE).4,843 sq. ft.

SQ. FT.

1,435 added
3,408 existing

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: _____

Miguel Spurdle

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF FLCOUNTY OF Miami-Dade

I, Miguel Spurdle, 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.

Sworn to and subscribed before me this 8 day of July, 2016. The foregoing instrument was acknowledged before me by Miguel Spurdle, 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:

SIGNATURE

NOTARY PUBLIC

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

(Circle one)

STATE OF _____

COUNTY OF _____

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

SIGNATURE

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

NOTARY SEAL OR STAMP:

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

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

PRINT NAME (and Title, if applicable)

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires

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. _____

3. COMPENSATED LOBBYIST:

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

	NAME	ADDRESS	PHONE #
a.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____

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

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

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

APPLICANT AFFIDAVIT

STATE OF FL
COUNTY OF Miami-Dade

I, Megan Sordale, 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]
SIGNATURE

Sworn to and subscribed before me this 8 day of July, 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:

[Signature]
NOTARY PUBLIC

PRINT NAME

FILE NO _____



5901 SW 74TH STREET
SUITE 208
MIAMI, FLORIDA
33143

PHONE: 305.741.4220
WWW.ROSTUDIOSOMA.COM

July 28th, 2016

LETTER OF INTENT / HARDSHIP

Board of Adjustment Variance Request

Project Address:	5960 La Gorce Dr Miami Beach, FL 33140
Folio No.:	02-3211-014-0990
Legal Description:	Lot 1, Block 10, of Beach View Addition according to the plat thereof as recorded in plat book 16, page 10, of the public records of Miami-Dade County, Florida
Lot Size:	9,785 SqFt (irregular shape)
Existing Building SqFt:	3,458 SqFt
Proposed Building SqFt:	4,892 SqFt
Maximum Lot Coverage:	30% (2,935 SqFt allowed)
Existing Lot Coverage:	38.5% (3,777 SqFt)
Proposed Lot Coverage:	38.5% (3,777 SqFt)
Maximum Unit Size:	50% (4,892 SqFt allowed)
Existing Unit Size:	35% (3,458 SqFt)
Proposed Unit Size:	50% (4,892 SqFt)
Base Flood Elevation:	AE 8
Existing Ground Floor Elevation:	7.14 NGVD and 8.26 NGVD
Proposed Second Floor Elevation:	
Maximum Building Height:	24'-0" (above BFE)
Existing Building Height:	10'-4"
Proposed Building Height:	21'-10"

The intent of this application is to seek approval from the Board of Adjustment for the design package as presented herein.

1. Introduction / Description

The residence is situated on a 9,785 SqFt irregularly shaped lot. The existing footprint of the home is outside the setbacks on all four sides, making the house non-conforming. The design and location of the existing house and pool restrict expansion on the ground floor. Furthermore, the allowed Lot Coverage is 30% where the existing residence has a Lot Coverage of 38.5%.

The only possible option for effectively adding square footage to this property is to build a second floor, following the geometry of the existing residence footprint. The best location for a second floor addition is towards the rear of the property, primarily affecting the West (on the golf course side) and North (side street) elevations.

2. Variance Requested

We are requesting the following variance items:

- a. Side Street Setback to be at 5'-0" as established by the existing footprint
- b. Rear Setback to be 14'-5" as established by the existing footprint
- c. Existing rear trellis, existing rear deck and generator are currently outside the Auxiliary Rear Setback. We are requesting to be able to keep them in their current location and bring the new deck to align with the existing trellis, and remaining clear of the Utility Easement.
- d. Existing Lot coverage is 38.5% - we are requesting to allow the existing lot coverage of 38.5% to remain. There is NO added square footage to the existing Lot Coverage
- e. Existing pool patio currently sits within the required side yard. We are requesting for the existing pool patio to remain, allowing the side setback to be 5'-0".

3. Support of Favorable Findings

The city of Miami Beach establishes 7 guidelines which are used to determine whether a variance should be deemed acceptable. We are confident that the proposed variances fall within these guidelines, notably:

a. "THAT special conditions and circumstances exist which are peculiar to the land..."

This is a non-conforming lot as the existing home is located outside the required setbacks on all 4 sides. Required Front setback of 20'-0" (**19'-9"** Existing) - Required Side setback of 10'-0" (**8'-6"** Existing) Required Rear setback of 20'-0" (**14'-5"** Existing) - Required Side Street setback of 15'-0" (**5'-0"** Existing). The existing 38.5% lot coverage is already over the maximum allowed of 30%.

b. "THAT the special conditions and circumstances do not result from the action of the applicant..."

The current location and shape of the house and pool, within the site, restricts any possible option of building or expanding on the ground floor. All 4 sides of the house are already outside the required setback and the existing 38.5% Lot Coverage is over the maximum allowed of 30%. The only option of expanding the existing house is a second floor addition.

c. "THAT granting of a variance requested will not confer on the applicant any special privileges..."

Allowing these variances will not confer any kind of special privileges. The variances will actually allow the owners to enjoy the same usage of their property as other property owners within the same zoning district. These variances will allow the owner to add a second floor master bedroom suite and play room to a growing family that currently lives in a 3 bedroom residence.

d. “THAT literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district...”

As detailed in this request, literal application of the setback requirements create a situation that absolutely no square footage can be added in any of the 4 sides of the lot, ground or second floor. The owners are asking the city to provide these variances so that they are not penalized due to their existing home being non-conforming. They want to grow their family as they currently have one child and will need extra bedrooms. These variances will allow them to have that 4th bedroom and much needed playroom. Only a second floor addition can make that possible.

e. “THAT the granting of the variance is the minimum variance that will make possible reasonable use of the land, building or structure...”

This criterion is definitely being met as the owners are asking for a variance to build within the existing footprint. No additional Lot Coverage is being requested and the owner is also staying within the allowed Unit Size for the lot.

f. “THAT granting the variance will be in harmony with the general intent and purpose of these land development regulations...and will not be injurious to the area...”

The owner is asking to expand their home from a 3 bedroom to a 4 bedroom and playroom, to accommodate their growing family. The addition will be harmony with the surrounding areas and will complement the aesthetic appeal and fabric of the neighborhood. There is no facet of this addition that is “injurious to the area” or otherwise detrimental to public welfare.

g. “THAT granting of this request is consistent with the comprehensive plan...”

The purpose of this addition is to help this family grow in their beautiful house and neighborhood they have lived since 2009. Its a single family residential zoning district and their goal in this variance is consistent with the zoning designation and comprehensive plan of the city.

4. Conclusion

In conclusion, we respectfully request that the Board of Adjusters approve this request for these variances. This is a growing family who is only looking to enjoy and continue to love their home and its location. They have the La Gorce golf course as their backyard, to which they have embraced and become very involved in the golfing community. This house has become their home, a big part of their lifestyle and it's the main reason why they prefer adding the second floor; so they can continue to thrive as a family.

Thank you,

Roberto Barreto
R+O Studio



July 8, 2016

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

Re: 5960 LA GORCE DR, MIAMI BEACH, FL. 33140

Legal Description:

BEACH VIEW ADDN PB 16-10 LOT 1 BLK 10 LOT SIZE 79.000 X 125
OR 20654-3702 08 2002 1 COC 22049-3775 02 2004 1

Folio #: 02-3211-014-0990

To whom it may concern:

I hereby 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. This reflects the most current records on file in the Miami-Dade County Tax Assessor's Office.

The total number of Owners (including subject) is 35 (without repetition).

If you need additional information, please feel free to contact us.

Respectfully yours,

Manuela Mackenzie
Realtor Associate

Wiggy Llc
800 Brickell Ave Ste 701
Miami, FL 33131-2967

Mathieu Rochette
1674 Meridian Ave Ste 320
Miami Beach, FL 33139-2825

Hsh Pinetree Llc
450 E Las Olas Blvd 1500
Miami Beach, FL 33140

Michael M Appel
5860 Lagorce Dr
Miami, FL 33140-2113

John V Ruggiero
Anthony Ransola
5959 Lagorce Dr
Miami Beach, FL 33140-2114

Raquel Bondar
Raquel Bondar
5955 Lagorce Dr
Miami Beach, FL 33140-2114

Piedad H Bermudez
Ernesto Eduardo Bermudez
5931 Lagorce Dr
Miami Beach, FL 33140-2114

Cap Real Estate Holdings Llc
5939 Lagorce Dr
Miami Beach, FL 33140-2114

Richard H Murry &
Peter G Griffin
5925 Lagorce Dr
Miami Beach, FL 33140-2114

Karen Hartley
5901 Lagorce Dr
Miami Beach, FL 33140-2114

Richard J Vivero
Gisela Mohring
5915 Lagorce Dr
Miami Beach, FL 33140-2114

Andrea Marcora
Anne Kathrin Buzio
5926 Lagorce Dr
Miami Beach, FL 33140-2115

Anne Batchelor Robjohns
5900 Lagorce Dr
Miami Beach, FL 33140-2115

Craig J Spurdle M D
Mijanou M Spurdle
5960 Lagorce Dr
Miami Beach, FL 33140-2115

Andrew D Zaron
5950 Lagorce Dr
Miami Beach, FL 33140-2115

Jose Maya & Marsha
5940 Lagorce Dr
Miami Beach, FL 33140-2115

Beverly B Heller
5916 Lagorce Dr
Miami Beach, FL 33140-2115

Matthew Bohm & Jill Muller
6053 Lagorce Dr
Miami Beach, FL 33140-2116

Alex I Rey & Kathie G Brooks
6039 Lagorce Dr
Miami Beach, FL 33140-2116

Alex B Angelchik Jtrs
Fernando A Bognar Jtrs
6001 Lagorce Dr
Miami Beach, FL 33140-2116

Maria Eugenia Guerra
6045 Lagorce Dr
Miami Beach, FL 33140-2116

Gionatan Pennella
Amelia M Gambetta
6060 Lagorce Dr
Miami Beach, FL 33140-2117

Melody Feldman &
Ben Feldman
6030 Lagorce Dr
Miami Beach, FL 33140-2117

Marce L Sanchez &
David B Gilbert (Jtrs)
6016 Lagorce Dr
Miami Beach, FL 33140-2117

Carlos Alberto Souto Ramos
6050 Lagorce Dr
Miami Beach, FL 33140-2117

Ronald C Berger
Ellen Berger
6000 Lagorce Dr
Miami Beach, FL 33140-2117

John W Saviano & Carolyn
5920 Pine Tree Dr
Miami Beach, FL 33140-2125

Adam Gelber & Anneliese
5916 Pine Tree Dr
Miami Beach, FL 33140-2125

Behnam Djahed
5934 Pine Tree Dr
Miami Beach, FL 33140-2125

Boris Litvinov
Alla Kosaya
5944 Pine Tree Dr
Miami Beach, FL 33140-2125

Cynthia Goodman Tr
5956 Pine Tree Dr
Miami Beach, FL 33140-2125

Frederic Jay Leonard
Carmen Lydia Leonard
6044 Pine Tree Dr
Miami Beach, FL 33140-2127

Teresa Serralta
6020 Pine Tree Dr
Miami Beach, FL 33140-2127

Samuel M Grossman & Claudia M
6010 Pine Tree Dr
Miami Beach, FL 33140-2127

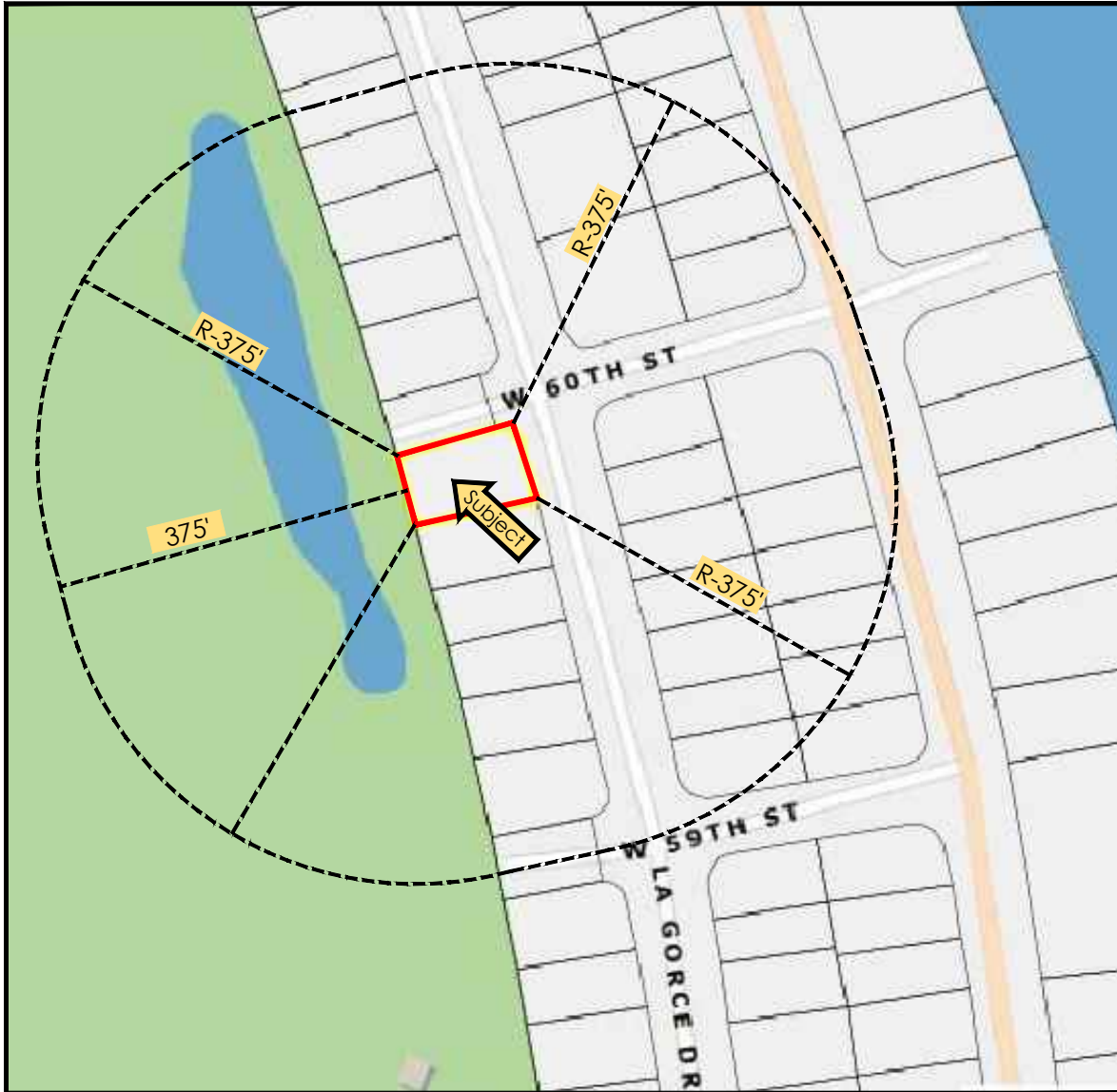
Pine Tree Limited Partnership
363 Wellesley Street East
Toronto Ontario, M4X1H2
CANADA

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
PINE TREE LIMITED PARTNERSHIP	363 WELLESLEY STREET EAST	TORONTO ONTARIO		M4X1H2	CANADA
MATTHEW BOHM & JILL MULLER	6053 LAGORCE DR	MIAMI BEACH	FL	33140-2116	USA
MARIA EUGENIA GUERRA	6045 LAGORCE DR	MIAMI BEACH	FL	33140-2116	USA
ALEX I REY & KATHIE G BROOKS	6039 LAGORCE DR	MIAMI BEACH	FL	33140-2116	USA
ALEX B ANGELCHIK JTRS	6001 LAGORCE DR	MIAMI BEACH	FL	33140-2116	USA
SAMUEL M GROSSMAN & CLAUDIA M	6010 PINE TREE DR	MIAMI BEACH	FL	33140-2127	USA
WIGGY LLC	800 BRICKELL AVE STE 701	MIAMI	FL	33131-2967	USA
FREDERIC JAY LEONARD	6044 PINE TREE DR	MIAMI BEACH	FL	33140-2127	USA
JOHN V RUGGIERO	5959 LAGORCE DR	MIAMI BEACH	FL	33140-2114	USA
CAP REAL ESTATE HOLDINGS LLC	5939 LAGORCE DR	MIAMI BEACH	FL	33140-2114	USA
PIEDAD H BERMUDEZ	5931 LAGORCE DR	MIAMI BEACH	FL	33140-2114	USA
RICHARD H MURRY &	5925 LAGORCE DR	MIAMI BEACH	FL	33140-2114	USA
RICHARD J VIVERO	5915 LAGORCE DR	MIAMI BEACH	FL	33140-2114	USA
KAREN HARTLEY	5901 LAGORCE DR	MIAMI BEACH	FL	33140-2114	USA
JOHN W SAVIANO & CAROLYN	5920 PINE TREE DR	MIAMI BEACH	FL	33140-2125	USA
BEHNAM DJAHED	5934 PINE TREE DR	MIAMI BEACH	FL	33140-2125	USA
BORIS LITVINOV	5944 PINE TREE DR	MIAMI BEACH	FL	33140-2125	USA
CYNTHIA GOODMAN TR	5956 PINE TREE DR	MIAMI BEACH	FL	33140-2125	USA
MICHAEL M APPEL	5860 LAGORCE DR	MIAMI BEACH	FL	33140-2113	USA
CRAIG J SPURDLE M D	5960 LAGORCE DR	MIAMI BEACH	FL	33140-2115	USA
ANDREW D ZARON	5950 LAGORCE DR	MIAMI BEACH	FL	33140-2115	USA
JOSE MAYA & MARSHA	5940 LAGORCE DR	MIAMI BEACH	FL	33140-2115	USA
ANDREA MARCORA	5926 LAGORCE DR	MIAMI BEACH	FL	33140-2115	USA
BEVERLY B HELLER	5916 LAGORCE DR	MIAMI BEACH	FL	33140-2115	USA
ANNE BATCHELOR ROBJOHNS	5900 LAGORCE DR	MIAMI BEACH	FL	33140-2115	USA
GIONATAN PENNELLA	6060 LAGORCE DR	MIAMI BEACH	FL	33140-2117	USA
CARLOS ALBERTO SOUTO RAMOS	6050 LAGORCE DR	MIAMI BEACH	FL	33140-2117	USA
MELODY FELDMAN &	6030 LAGORCE DR	MIAMI BEACH	FL	33140-2117	USA
MELODY FELDMAN &	6030 LAGORCE DR	MIAMI BEACH	FL	33140-2117	USA
MARCE L SANCHEZ &	6016 LAGORCE DR	MIAMI BEACH	FL	33140-2117	USA
RONALD C BERGER	6000 LAGORCE DR	MIAMI BEACH	FL	33140-2117	USA
TERESA SERRALTA	6020 PINE TREE DR	MIAMI BEACH	FL	33140-2127	USA
ADAM GELBER & ANNELIESE	5916 PINE TREE DR	MIAMI BEACH	FL	33140-2125	USA

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
MATHIEU ROCHETTE	1674 MERIDIAN AVE STE 320	MIAMI BEACH	FL	33139-2825	USA
HSH PINETREE LLC	450 E LAS OLAS BLVD 1500	MIAMI BEACH	FL	33140-2117	USA
RAQUEL BONDAR	5955 LAGORCE DR	MIAMI BEACH	FL	33140-2114	USA



375' FEET RADIUS MAP



PROPERTY ADDRESS: 5960 LA GORCE DR, MIAMI BEACH, FL 33140

LEGAL DESCRIPTION: BEACH VIEW ADDN PB 16-10 LOT 1 BLK 10
LOT SIZE 79.000 X 125

FOLIO NUMBER: 02-3211-014-0990

