MIAMIBEACH
PLANNING DEPARTMENT
City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

File No: _	
Date:	
MCR No:	
Amount:	
Zoning C	lassification
U	(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 <u>each</u> applicable Board hearing a matter.

() BOARD OF ADJUSTMENT

(x) DESIGN REVIEW BOARD

() FLOOD PLAIN MANAGEMENT BOARD

() HISTORIC PRESERVATION BOARD

() PLANNING BOARD

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

#### 2. THIS REQUEST IS FOR:

- a. (X) 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
- I. () OTHER:

3. NAME & ADDRESS OF PROPERTY: 8 FARREY LANE MIAMI BEACH FLORIDA 33139

LEGAL DESCRIPTION: LOT 8 OF SECOND SECTION BELLE ISLE VILLAS ACCORDING TO THE PLAT

THEREOF AS RECORDED IN PLAT BOOK 42 AT PAGE 100 OF THE PUBLIC

#### RECORDS MIAMI-DADE COUNTY, FLORIDA

#### 4. NAME OF APPLICANT STEVE RHODES

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.

8 FARREY L	ANE		MIAMI BEACH	FL	33139
ADDRESS OF APPL	ICANT		CITY	STATE	ZIP
BUSINESS PHONE	#	_ CELL PHONE #_	305-710-9600		
E-mail address:	steverhodesmiami@gmail.com				

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

	(Page 4) must be fille	erty is not the applicant and out and signed by the rtnership or trustee, a sep	property owner. In	addition, if the	he property owne	er is a co	rporation,
	ADDRESS OF PROPERTY O	OWNER	CITY	1	STATE	ZIP	1.187.008.81
	BUSINESS PHONE #		CELL PHON	E#	508		
	E-mail address:						
6.	NAME OF ARCHITECT, LANI	DSCAPE ARCHITECT, ENG	INEER, CONTRACTO	R OR OTHER P	ERSON RESPONS	IBLE FOR	PROJECT DESIGN
	RENE GONZALEZ	ARCHITECT INC the above)	670 NE 50 TE ADDRESS	ER MIA CITY	MI FL	STATE	33137 ZIP
	BUSINESS PHONE # 305.	762.5895	CELL PHON	e# <u>305.80</u>	3.6670		
	E-mail address: <u>RENE</u>	@RENEGONZALE	ZARCHITECT.	СОМ			
7.	NAME OF AUTHORIZED REF	PRESENTATIVE(S), ATTO	RNEY(S), OR AGENT	(S) AND/OR CO	NTACT PERSON	:	
	а.						
		ADDRESS			CITY	STATE	ZIP
	BUSINESS PHONE #		CELL PHON	E#			
	E-mail address:						
	b NAME						
	NAME	ADDRESS		CITY	STATE		ZIP
	BUSINESS PHONE #		CELL PHON	E#			
	E-mail address:					-84572	
	CNAME	ADDRESS		CITY	STATE		ZIP
	BUSINESS PHONE #		CELL PHON	E#		10-1-10-10-10-10-10-10-10-10-10-10-10-10	
	E-mail address:			10-10-1-10-1-1-1-1-1-1-1-1-1-1-1-1-1-1-			

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, <u>PRIOR</u> TO THE SUBMISSION OF AN APPLICATION.

8. SUMMARY OF PROPOSAL: NEW THREE STORY SINGLE FAMILY RESIDENCE IN AN EXISTING EMPTY LOT A VARIANCE TO WAIVE THE REQUIRED MINIMUM LOT AREA

A VARIANCE TO WAIVE THE REQUIRED 20'-0" MINIMUM FRONT SETBACK IN ORDER TO PROVIDE FOR PARKING WITHIN THE REQUIRED FRONT YARD

A VARIANCE TO WAIVE THE REQUIRED 20'-0" MIN. FRONT SETBACK IN ORDER TO PROVIDE AN ACCESS STAIR A VARIANCE TO WAIVE THE REQUIRED 7'-6" MIN. EAST SIDE SETBACK IN ORDER TO PROVIDE AN ACCESS PLATFORM TO DECK (REAR) AND TO SERVICE DOOR

- A VARIANCE TO WAIVE THE REQUIRED 7'-6" MIN. WEST SIDE SETBACK IN ORDER TO PROVIDE AN ACCESS PLATFORM TO DECK (REAR) AND TO SERVICE DOOR

A VARIANCE TO WAIVE THE REQUIRED 8'-0"" MIN. REAR SETBACK IN ORDER TO ALLOCATE A PORTION OF THE POOL.

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

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

11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable):_	4,655 S	Q. FT.

12.	TOTAL GROSS FLOOR AREA C	F NEW BUILDING (including	required parking and all usable floo	or space)N.A.	SQ. F	Т.
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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."
- <u>Public records notice</u>: 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:
  - Be in writing. 1.
  - Indicate to whom the consideration has been provided or committed.
  - 2.3.4 Generally describe the nature of the consideration.
  - Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board.

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

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

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

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

### OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF	FLORIDA
COUNTY OF _	MIAMI-DADE

#### STEVE RHODES

I, STEVE RHODES \_\_\_\_\_, 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.

STEVE RHODES	SIGNATURE
Sworn to and subscribed before me this 21 day of JUY oath. NOTARY SEAL OR STANDARD Public Underwriters My Commission Expires:	20 <u>16</u> . The foregoing instrument was acknowledged before me by fication and/or is personally known to me and who did/did not take an Manual Notary PUBLIC Christine A. Solopero PRINT NAME
ALTERNATE OWNER AF	
STATE OF (Circle one)	
COUNTY OF	
I,	cribed herein and is the subject matter of the proposed hearing. We be advertised. I also hereby authorize the City of Miami Beach to enter
PRINT NAME	SIGNATURE
Sworn to and subscribed before me this day of, 2	
as identification and/or is personally known to me and who did/did not take an oat	h.
NOTARY SEAL OR STAMP:	
-	NOTARY PUBLIC
-	PRINT NAME
My Commission Expires:	

POWER OF ATTORNEY AF	FIDAVIT
STATE OF	
COUNTY OF	
I,, being duly sworn and deposed say that real property and that I am aware of the nature and effect of the request for request is hereby made by me OR I am hereby authorizing before theBoard. I also hereby authorize the City o posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take t	f Miami Beach to enter the subject property for the sole purpose of
PRINT NAME (and Title, if applicable)	SIGNATURE
Sworn to and subscribed before me this day of , 20 of	. The foregoing instrument was acknowledged before me by who has produced as
NOTARY SEAL OR STAMP	NOTARY PUBLIC
My Commission Expires:	PRINT NAME

#### **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

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.

% OF STOCK

DATE OF CONTRACT

#### 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.\*

% 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
<u></u>	

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.

# NAMEADDRESSPHONE #a. (UNCOMPENSATED) RENE GONZALEZ670 NE 50TH TERRACE MIAMI, FL305.762.5895

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 FLORIDA

COUNTY OF MIAMI-DADE

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

	SIGNATURE
Sworn to and subscribed before me this $20$ day of $3027$ , who has produced	, 20 . The foregoing instrument was acknowledged before me by as identification and/or/is personally known to me and who did/did not take an oath.
CHRISTINE A. SOLOPERTO	Chrighne A. Soloperto
My COmmission Expires Expires Bonded Thru Notary Public Underwriters	PRINT NAME

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



DIRECT LINE: (305) 377-6237 E-Mail: MEntin@BRZoningLaw.com

#### VIA HAND DELIVERY

August 12, 2016

Mr. Thomas Mooney, Director Planning Department City of Miami Beach 1700 Convention Center Drive, 2<sup>nd</sup> Floor Miami Beach, Florida 33139

Re: Design Review Board Application for Design Review Approval of a New Home with Correlating Variances for the Single-Family Home located at 8 Farrey Lane, <u>Miami Beach – Letter of Intent</u>

Dear Tom:

Please be advised that this law firm represents Steve and Jessica Rhodes (the "Applicants"), the owners of the above-referenced parcel, located at 8 Farrey Lane (the "Property"). Please consider this letter the Applicants' letter of intent, associated with the design review approval and variance requests for the single family home to be located at 8 Farrey Lane.

<u>The Property.</u> The Property is located in RM-1, Residential Multifamily Low Density Zoning District and it is approximately 4,590 square feet. It is identified by Miami-Dade County Folio No. 02-3233-003-0080. The residential structure on the property was constructed in 1941 and is approximately 2,464 square feet.

<u>Applicants' Proposal.</u> The Applicants are both long-time Miami Beach residents. They purchased this Property on February 11, 2011, as their family was just starting to grow. They have lived in this home happily for several years. However, their needs have changed and grown. Now, the Applicants are proposing to demolish the existing structure and replace it with a new two-story structure. Mr. Thomas Mooney August 12, 2016 Page 2 of 4

The new home is inspired by the Miami skyline and the tropical atmosphere. The architecture allows the exterior to become a focal feature of the interior spaces. It is designed to be contextual and to integrate with its surroundings. The proposed design also maximizes the spectacular surroundings and the Miami Beach skyline. The proposed new home complies with all applicable Miami Beach code requirements for unit size, height, massing and lot coverage. However, the existing undersized lot results in the request of several variances: (1) a variance to waive 1, 132 sq. ft. of the minimum required lot size of 5,600 square foot in the rm-1 zoning district in order to build on a lot containing 4,468 square feet; (2) a variance to waive the required 20'-0" minimum front setback for the purpose of providing parking within the required front yard; (3) a variance to waive the required 20'-0" minimum front setback for the purpose of providing a stair within the required front yard; (4) a variance to waive the required 7'-6" minimum side setback for the purpose of providing an access stair on the east side; (5) a variance to waive the required 7'-6" minimum side setback for the purpose of providing an access stair on the west side; and (6) a variance to waive the required 8'-0" minimum rear setback for the purpose of allocating a portion of the pool on the north side.

The Applicants are requesting design review approval for the new home, as well as approval of the aforementioned variances. This Board has the authority to approve such forward thinking designs and variances, and has granted these types of variances a number of times for homes on similar lots.

<u>Satisfaction of Hardship Criteria</u>. Section 118-353(d) of the City's Code sets forth the hardship criteria for a variance request. The Applicants' requests satisfy all hardship criteria as follows:

(1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

The existing parcel is undersized. This is an existing condition, which was not created by the Applicants. Rather, the Applicants are forced to design a functional home for an active family of five (5), on a parcel of land that is inconsistent with the Code requirements. The undersize of this parcel is what results in all of the yard setback requests. An accessible home for five (5) cannot be created under the current setback confines.

This area of the City, while quaint and charming, poses real challenges for innovative and functional designs. Due to the narrow nature of Farrey Lane, vehicles



cannot park on the street without blocking access to adjacent homes. Therefore, the Applicants are desirous of maintaining their parking on their site, to not impede their neighbors' access to their own homes.

# (2) The special conditions and circumstances do not result from the action of the applicant;

The need for the requested variances directly results from the Property's physical configuration, which is not the result of any action by the Applicants.

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;

Granting the requested variances will enable the Applicants to have a home that works for their young and active family. The Code allows other similarly situated property owners to seek similar variances. The granting of these variances is in line with the purpose and intent of the Code and does not confer any special privilege on the Applicants.

(4) 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 under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;

A literal interpretation of the provisions of these land development regulations would work an unnecessary and undue hardship on the Applicants. These variances are being requested to create a functional home that will grow with this young family. They will also allow for the creation of a home, which is fully integrated into its surroundings and takes into consideration the ever-changing environment.

# (5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

These requests are the minimum necessary in order to allow for the creation of this new family home.

BERCOW RADELL & FERNANDEZ

(6) The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance

### will not be injurious to the area involved or otherwise detrimental to the public welfare; and

These variances will not be injurious to the area or otherwise detrimental to the public welfare. This request is consistent with the purpose and intent of the Code and promote the public welfare in the promotion of the restoration and rehabilitation of existing structures.

(7) The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request.

The variances requested are consistent with the City's comprehensive plan.

<u>Conclusion</u>. For a number of years the topic of sea level rise has been a point of discussion for the City. In recent times, the City has commenced taking active measures to minimize the effects from the environment on the community. This is an instance where the Applicants and their architects are actively designing with all of those changes in mind. They are also building a home that is not frivolous or excessive, but rather suits the needs of an active family of five (5), which has lived in this community most of their lives. This proposed home is compatible with the character of the neighborhood and will be a great improvement to the area. The granting of the requested variances will be in harmony with the intent and purpose of the Code, will not be injurious to the area involved or otherwise detrimental to the public welfare. Furthermore, the granting of the requests will provide the Applicants with a reasonable use of the Property. Based on these reasons, the Applicants respectfully request your favorable review and recommendation of this application.

Sincerely, Monika H\ Ent

MHE

cc: Mr. James Murphy Mr. Michael Belush Mrs. Irina Villegas



Invoice

MIAMI	BEACH		Gov	ernme	nt Connee	cted Online Serv	ices
Home Pla	anning Permits	Code Bi	usiness (	Other			
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Mail Notice Per Label	\$88.00	\$0.00 E	DRB16-0052	Plan	
Variance (MF, CM, I, MXU)	\$3,000.00	\$0.00 E	DRB16-0052	Plan	10
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Misc Fees					
Fee Name	Paid Amount	Fee Total		File Name	
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#### 8/12/2016

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

July 26, 2016

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

#### Re: Property Owners List within 375 feet of:

<u>SUBJECT</u>: 8 Farrey Lane, Miami Beach, FL 33139 <u>FOLIO NUMBER</u>: 02-3233-003-0080 <u>LEGAL DESCRIPTION</u>: BELLE ISLE VILLAS 2ND SEC PB 42-100 LOT 8

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

**Rio Development Resources, LLC** 

n bli

Diana B. Rio

Total number of property owners without repetition: 22

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

123 NW 51 ST LLC 85 NW 71 ST LLC 3D 85 LLC 45 NE 39 ST MIAMI, FL 33137

ANA GIORMERZIAN EUGENIO TORRES MUNGUIA 6 FARREY LN MIAMI BEACH, FL 33139

> CHABAD LUBAVITCH OF VENETIAN CSWY & SURROUNDING ISLANDS INC 14 FARREY LANE MIAMI BEACH, FL 33139-8801

> > FERRADO LIDO LLC 20411 SW BIRCH ST NEWPORT BEACH, CA 92660

JEFFERSON TERRACE APARTMENTS LLC C/C AARON J EDELSTEIN 201 E DILIDO DR MIAMI BEACH, FL 33139

> KIMBERLY MARTIN 4 FARREY LN MIAMI BEACH, FL 33139-8801

MICHAEL A SAIGER 8 CENTURY LN MIAMI BEACH, FL 33139

STORTFORD NV EUROAMERICAN GROUP INC 407 LINCOLN RD PH-N MIAMI BEACH, FL 33139

253 NE 2 STREET #2401 MIAMI, FL 33132

DANIEL BAJAROFF KEREN BAJAROFF 1800 SUNSET HARBOUR DR #1 MIAMI BEACH, FL 33139

HERIBERTO SANCHEZ

10 CENTURY LN

MIAMI BEACH, FL 33139-8803

IVO VASSILEV MARIA VASSILEV 11 FARREY LN MIAMI BEACH, FL 33139-8801

JOANNA T FERRONE JTRS JILL PETERS JTRS 9 FARREY LANE MIAMI BEACH, FL 33138

LIDA BURITCA BICHEL ALEXANDER BICHEL **5 FARREY LN** MIAMI BEACH, FL 33139-8801

ESTHER UGARTE 9 CENTURY LN MIAMI BEACH, FL 33139-8804

STEVEN M RHODES JESSICA R RHODES

**8 FARREY LN** 

MIAMI BEACH, FL 33139

RENE GONZALEZ 670 NE 50 TER MIAMI, FL 33137

WILLIAM G FEHR 12 FARREY LN MIAMI BEACH, FL 33139-8801

MIAMI BEACH, FL 33139-8803

MARIA ESPERANSA UGARTE MARIA

JOHN H HAMPTON &W MONICA 12 CENTURY LN

# BRIGITTE EVA ALFRED LLC

11420 SW 238 ST MIAMI, FL 33032

**B S EDELSTEIN & A J EDELSTEIN % LIDO** SPA HOTEL 201 E DILIDO DR MIAMI BEACH. FL 33139

F1EA LLC

3 FARREY LANE MIAMI BEACH, FL 33139

ANA MARIA MESAS

### 375' RADIUS MAP



<u>SUBJECT</u>: 8 Farrey Lane, Miami Beach, FL 33139 <u>FOLIO NUMBER</u>: 02-3233-003-0080 <u>LEGAL DESCRIPTION</u>: BELLE ISLE VILLAS 2ND SEC PB 42-100 LOT 8