

# MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> FLOOR  
MIAMI BEACH, FLORIDA 33139, [www.MIAMIBEACHFL.GOV](http://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
  - ☐ MENDMENT 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: 1904 Marseille Drive; 7100 Rue Granville; and 1915 Normandy Drive  
\_\_\_\_\_  
\_\_\_\_\_

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

FOLIO NUMBER (S) 02-3210-011-0270; 02-3210-011-0280, 02-3210-011-0290  
\_\_\_\_\_

FILE NO. \_\_\_\_\_

- 1 APPLICANT: ☐ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT  
☐ ENGINEER ☐ CONTRACTOR ☒ OTHER Contract Purchaser / Future Operator

NAME Normandy Living, LLC  
 ADDRESS 101 20<sup>th</sup> Street, Suite 2706, Miami, FL 33139  
 BUSINESS PHONE 310-867-0321 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

OWNER IF DIFFERENT THAN APPLICANT: 1904 Marseille Drive & 7100 Rue Granville

NAME Better Living Investment, LLC  
 ADDRESS 3325 S. University Drive, # 202, Fort Lauderdale, FL 33328  
 BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

2. AUTHORIZED REPRESENTATIVE(S):

- ☒ ATTORNEY:

NAME Michael W. Larkin & Matthew Amster, Bercow Radell & Fernandez, PLLC  
 ADDRESS 200 S. Biscayne Blvd., # 850, Miami, FL 33131  
 BUSINESS PHONE 305-374-5300 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS MLarkin@BRZoningLaw.com and MAmster@BRZoningLaw.com

- ☒ OWNER: 1915 Normandy Drive

NAME Kyrah N. Rodriguez  
 ADDRESS 1915 Normandy Drive, Miami Beach, FL 33141  
 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 Jose Gomez, Beilinson Gomez Architects, P.A.  
 ADDRESS 8101 Biscayne Blvd., # 309, Miami, FL 33138  
 BUSINESS PHONE 305-559-1250 CELL PHONE 305-778-7955  
 E-MAIL ADDRESS jg@beilinsonarchitectspa.com

FILE NO. \_\_\_\_\_

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

Design review approval for the expansion of an existing ALF and the creation of an accessory parking lot. Including the retention of buildings at 7100 Rue Granville and 1904 Marseille Drive, add second floor to building at 1904 Marseille Drive, and provide eleven (11) parking spaces at 1915 Normandy Drive, all for operation of an Adult Congregate Living Facility. Setback variances associated with the retention of the existing buildings and new construction, include: (1) 3'8" from the required front yard setback for paving for an accessible parking lot; (2) 3' from the rear setback requirements for paving in the parking lot; (3) 2'6" from the interior side setback for the Marseille building (existing ground floor and proposed second story to match); (4) 9' from the required front yard for an access stair located at the at the Marseille building; (5) 1 1/2" encroachment for projecting roof overhangs into the side yard setback for the Marseille building and (6) 1' 2" from the corner visibility requirements for corner lots (Marseille building). See letter of intent for more details.

4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO4B. DOES THE PROJECT INCLUDE INTERIOR OF EXTERIOR DEMOLITION ☒ YES ☐ NO4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICANT) 8,062.54 SQ. FT.4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USABLE FLOOR SPACE). 4,365.62 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: \_\_\_\_\_

*Rick Yune, Manager, Normandy Living, LLC*

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.
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THE AFOREMENTIONED IS ACKNOWLEDGED BY:

☒ OWNER OF THE SUBJECT PROPERTY

*1915 Normandy Drive*

☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: \_\_\_\_\_

*Kyrah N. Rodriguez*

PRINT NAME: Kyrah N. Rodriguez

FILE NO. \_\_\_\_\_

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF  
COUNTY OF

I, N/A, 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.

\_\_\_\_\_  
SIGNATURE

Sworn to and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_. 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

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_  
PRINT NAME

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

STATE OF Florida

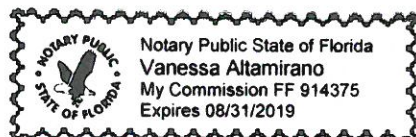
COUNTY OF

I, Rick Yure, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Normandy Living, LLC (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 31 day of May, 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:

\_\_\_\_\_  
NOTARY PUBLIC

Vanessa Altamirano  
PRINT NAME

FILE NO. \_\_\_\_\_

**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF

Massachusetts

COUNTY OF

Suffolk

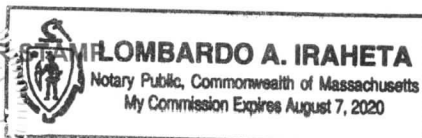
I, Kyrah N. Rodriguez, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are 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 3rd day of June, 2016. The foregoing instrument was acknowledged before me by Lombardo A. Iraheta, who has produced MAOL as identification and/or is personally known to me and who did/did not take an oath.

SIGNATURE

Kyrah N. Rodriguez

NOTARY SEAL OR STAMP



My Commission Expires:

NOTARY PUBLIC

Lombardo A. Iraheta

PRINT NAME

Lombardo A. Iraheta

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

(Circle one)

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, N/A, 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 \_\_\_\_\_, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME

My Commission Expires:

FILE NO. \_\_\_\_\_



**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, N/A, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. 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.

SIGNATURE

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

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

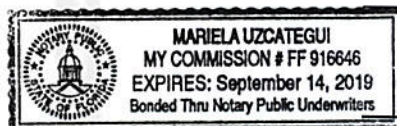
STATE OF FloridaCOUNTY OF Miami-Dade

I, Gary John Alvarez, being duly sworn, depose and certify as follows: (1) I am the Owner (print title) of Better Living Investment, LLC (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.

Sworn to and subscribed before me this 3<sup>rd</sup> day of June, 2016. The foregoing instrument was acknowledged before me by Gary John Alvarez, who has produced Driver's License as identification and/or is personally known to me and who did/did not take an oath.

SIGNATURE

NOTARY SEAL OR STAMP



NOTARY PUBLIC

My Commission Expires 9/14/19

PRINT NAME

FILE NO. \_\_\_\_\_

## POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida  
COUNTY OF

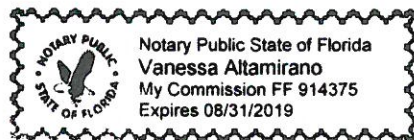
I, Rick Yune, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael W. Larkin & Justin Karr, BRF to be my representative before the Planning Board. (3) I also hereby 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.

Rick Yune, Manager, Normandy Living, LLC  
PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 31 day of May, 2016. 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



My Commission Expires

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. \_\_\_\_\_



**POWER OF ATTORNEY AFFIDAVIT**STATE OF FloridaCOUNTY OF Miami-Dade

I, Richard Yun, being duly sworn, depose and 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 Michael W. Larkin and Matthew Amster, of Bercow Radell & Fernandez, PLLC to be my representative before the Design Review 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.

Richard Yun, Manager, Normandy Living, LLC

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 PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME

My Commission Expires

**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.\*

Normandy Living, LLC

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

101 20th Street, Suite 2706Miami, FL 33139Richard YunMark Epley80%20%

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. \_\_\_\_\_



**POWER OF ATTORNEY AFFIDAVIT**

STATE OF

COUNTY OF

I, Kyrah N. Rodriguez, being duly sworn, depose and 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 Michael W. Larkin and Matthew Amster, of Bercow Radell & Fernandez, PLLC to be my representative before the Design Review 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.

Kyrah N. Rodriguez

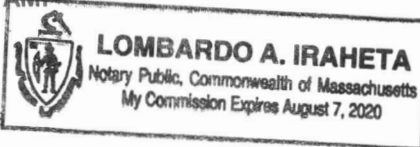
Print name (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 3<sup>rd</sup> day of June, 2016. The foregoing instrument was acknowledged before me by Lombardo A. Iraheta, of Kyrah Rodriguez, who has produced MT 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



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. \_\_\_\_\_

**POWER OF ATTORNEY AFFIDAVIT**STATE OF FloridaCOUNTY OF Miami-Dade

I, Gary John Alvarez, being duly sworn, depose and 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 Michael W. Larkin and Matthew Amster, of Bercow Radell & Fernandez, PLLC to be my representative before the Design Review 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.

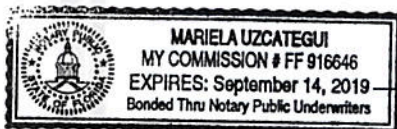
Gary John Alvarez, Owner,  
Better Living Investment, LLC  
 Print name (and Title, if applicable)



SIGNATURE

Sworn to and subscribed before me this 3<sup>rd</sup> day of June, 2016. The foregoing instrument was acknowledged before me by Gary John Alvarez, of Better Living Investment, who has produced driver license as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires 9/14/19


NOTARY PUBLIC

Mariela Uzcategui

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.\*

Better Living Investment, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B

Normandy Living, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B

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.\*

N/A

TRUST NAME

NAME AND ADDRESS

% OF INTEREST

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*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.	Michael W. Larkin	200 S. Biscayne Blvd, Suite 850, Miami, FL	(305) 374-5300
b.	<del>Justin Karr</del> <u>Matthew Amster</u>	200 S. Biscayne Blvd, Suite 850, Miami, FL	(305) 374-5300
c.	Jose Gomez	8101 Biscayne Blvd, Suite 309, Miami, FL	(786) 507-1937

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

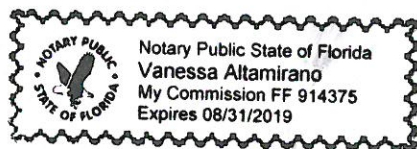
STATE OF  
COUNTY OF

I, Rick Yune, 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 31 day of May, 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

Vanessa Altamirano  
PRINT NAME

FILE NO. \_\_\_\_\_

## **EXHIBIT A**

### **LEGAL DESCRIPTIONS**

1904 MARSEILLE DRIVE / 02-3210-011-0270

**Lot 12, Block 35, MIAMI VIEW SECTION THREE, ISLE OF NORMANDY, according to the Plat thereof, as recorded in Plat Book 40, Page 33 of the Public Records of Miami-Dade County Florida**

7100 RUE GRANVILLE / 02-3210-011-0280

**Lot 13, Block 35, MIAMI VIEW SECTION PART 3 ISLES OF NORMANDY, according to the Plat thereof, as recorded in Plat Book 40, at Page 33 of the Public Record of Miami-Dade County, Florida.**

1915 NORMANDY DRIVE / 02-3210-011-0290

**Lot 14, Block 35, of MIAMI VIEW SECTION, PART THREE, CITY OF MIAMI BEACH, according to the Plat thereof, as recorded in Plat Book 40, at Page 33, of the Public Records of Miami-Dade County, Florida.**

**Subject to easements, restrictions and reservations of record and to taxes for the year 1999 and thereafter.**



## EXHIBIT B

### Normandy Living, LLC

101 20<sup>th</sup> Street  
Suite 2706  
Miami, FL 33139

Richard Yun	80%
Mark Epley	20%

### Better Living Investments, LLC

3420 NE 164<sup>th</sup> Street  
North Miami Beach, FL 33160

Stanley Gary	25%
Gary John Alvarez	75%

**CITY OF MIAMI BEACH**  
**CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

---

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: DOUGLAS GARDENS COMMUNITY MENTAL HEALTH CENTER  
IN CARE OF: JACQUE HERTZ  
ADDRESS: 701 LINCOLN RD, FL 2  
MIAMI BEACH, FL 33139-2879

RECEIPT NUMBER: RL-87110310  
Beginning: 10/01/2010  
Expires: 09/30/2011  
Parcel No: 0232100110280

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

**TRADE ADDRESS: 7100 RUE GRANVILLE**

Code	Certificate of Use/Occupation
000400	HRS ADULT LIVING FACILITY OR (ACFL)
005102	25 CENTS AND OVER MACHINES

CERTIFICATE OF USE	1000
# OF BEDS	14
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	14

FROM: CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139-1819

PRESORTED  
FIRST CLASS  
U.S. POSTAGE  
PAID  
MIAMI BEACH, FL  
PERMIT No 1525

DAN BRADY  
701 LINCOLN RD, FL 2  
MIAMI BEACH, FL 33139-2879



**CITY OF MIAMI BEACH**  
**CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

---

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: BETTER LIVING INVESTMENT LLC  
IN CARE OF: GARY ALVAREZ  
ADDRESS: 3420 NE 164TH ST  
NORTH MIAMI BEACH, FL 33160-4127

RECEIPT NUMBER: RL-10005460  
Beginning: 10/01/2015  
Expires: 09/30/2016  
Parcel No: 0232100110280

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

**Additional Information**

Approved for 12-beds MAX.

This ACLF was approved on August 18, 1982 by the City Commission - City Commission Memo 537-82.

A variance to wave 6 parking spaces was approved on November 5th, 1982 - Zoning Board of Adjustment File #1524.

**Storage Locations**

**TRADE ADDRESS: 7100 RUE GRANVILLE**

Code	Certificate of Use/Occupation
000400	HRS ADULT LIVING FACILITY OR (ACFL)

CERTIFICATE OF USE	1000
# OF BEDS	12
C_U # OF UNITS	12

FROM: CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139-1819

PRESORTED  
FIRST CLASS  
U.S. POSTAGE  
PAID  
MIAMI BEACH, FL  
PERMIT No 1525

BETTER LIVING INVESTMENT LLC  
7100 RUE GRANVILLE  
MIAMI BEACH, FL 33141-3507







DIRECT LINE: (305) 377-6231  
E-Mail: MLarkin@BRZoningLaw.com

**VIA HAND DELIVERY**

June 17, 2016

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

Re: Request for Design Review Approval and Associated Variances for the Properties located at 1904 Marseille Drive, 7100 Rue Granville, and 1915 Normandy Drive, Miami Beach, Florida

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Dear Tom:

As you know, this firm represents Normandy Living, LLC (the "Applicant"), the contract-purchaser of the properties located at 1904 Marseille Drive, 7100 Rue Granville, and 1915 Normandy Drive (collectively, the "Property"). Please consider this the Applicant's letter of intent in support of a request for design review approval and associated variances, for the expansion of an Adult Congregate Living Facility ("ACLF") and the creation of an accessory parking lot, including all the necessary variances.

Description of the Property. The Property is located on the west side of Rue Granville between Marseille Drive in the north and Normandy Drive in the south. 1904 Marseille Drive at the north of the Property contains a 1-story, multifamily residential building with four apartment units. 7100 Rue Granville, immediately to the south, has operated as an ACLF since 1982. It currently operates as Better Living Investment, LLC (a.k.a. Normandy Estates), a 12-bed ACLF licensed and in operation for many years.<sup>1</sup> 1915 Normandy Drive located to the west contains a small, 1-story single-family home. Except for the single-family home, there has historically not been nor is there currently any parking on the Property.

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<sup>1</sup> Previously licensed as Douglas Gardens Community Mental Health Center.

The Property is zoned Residential Multifamily, Low Density (RM-1) under the City's land development regulations. Pursuant to Section 142-153(a), the RM-1 zoning district permits ACLFs as conditional uses.

Development Approval History. City records indicate that multiple operators have operated various formats of ACLFs at 7100 Rue Granville since at least 1982. Board of Adjustment File No. 1524 approved a parking variance for that parcel and further indicates that the City Commission granted approval for ACLF operation in 1982 (pursuant to City Commission Memo 537-82 dated August 18, 1982). See attached Final Order for Board of Adjustment File No. 1524 dated September 23, 1986.

In 2013, the current owner of 7100 Rue Granville and 1904 Marseille Drive, Gary Alvarez/Better Living Investment, LLC, obtained a CUP to expand the existing 12-bed facility at 7100 Rue Granville onto the adjacent property to the north at 1904 Marseille Drive. See attached Final Order for Planning Board File No. 2141 dated November 13, 2013. The plans approved with the 2013 CUP contemplated the conversion of the existing 4-unit multifamily building on Marseille Drive into an ACLF with 21 beds that would operate in the same fashion as the facility at 7100 Rue Granville. The plans proposed connecting the building at 1904 Marseille Drive to the 7100 Rue Granville facility through a raised wooden deck with a canopy cover. The 12 beds were to remain at the 7100 Rue Granville building.

The current owner did not obtain a building permit within the allotted time limitation on the order and subsequently reapplied for the CUP. In October 2015, the Planning Board re-approved the expired CUP for the expansion of the existing use onto the Marseille Drive property. See attached Final Order for Planning Board File No. 2281 dated October 9, 2015. The plans approved with the application depicted only 19 beds rather than the 21 beds initially approved with the 2013 CUP. The approved plans retained the existing 12 beds at 7100 Rue Granville.

Under both CUPs obtained by the current operator in 2013 and 2015, the proposed expansion on Marseille Drive would be contained within the shell of the existing 1-story multifamily structure and involved only nonstructural interior demolition. Therefore, any requirement for off-street parking triggered by the increase in intensity could be satisfied through a fee in lieu of providing on-site parking.

Description of Proposed Development. The Applicant will become the new owner/operator of the facility. The Applicant has reevaluated the previous site plan for expansion onto 1904 Marseille Drive and proposes a second floor addition above the existing multifamily structure to increase from the approved 19 to 44 beds; each floor will



contain 22 beds. The 7100 Rue Granville facility will continue to operate as it does today with 12 beds. In order to service the facility, the Applicant proposes to demolish the structure located at 1915 Normandy Drive in order to provide a vehicular entrance and an accessory parking lot. The Applicant has already submitted an application to modify the existing CUP, and same will be contemplated by the Planning Board on June 28, 2016 and is, thus, submitting this companion application for the design of the proposed expansion and renovation.

The expansion onto 1904 Marseille Drive proposes an addition atop the existing structure with 22 beds. Therefore, the additional floor area triggers an off-street parking requirement of 11 spaces that cannot be satisfied through the fee-in-lieu program. In order to provide this parking, the Applicant is acquiring the 1915 Normandy Drive property for conversion into an open-air, surface parking lot with 11 parking spaces. The secured parking lot will serve only employees and guests of the residents of the facility and may not be used by the public. Residents at the facility will not be driving vehicles and will not utilize this parking area.

Variance Request. The Applicant, through its architects, have worked closely with staff to design a facility that can fully integrate into the community and provide an improved visual experience. The design incorporates various materials and textures, which creates a distinct appeal to the structure, while blending with its surrounding. However, in order to retain the existing structures and create continuity, several setback variances will be required. These variances include:

- (1) 3'-8" variance from the required 20' front yard setback requirements, as set forth in Section 142-156 of the Code, in order to create a paved and accessible parking lot for the facility staff and guests of the residents;
- (2) Variance of 3' from the rear setback requirements of Section 142-156, in order to make an accessible, paved, parking lot for the employees of the facility and guests;
- (3) 2'-6" of the required 5' interior side yard setback for the existing Marseille building and the second story addition, pursuant to Section 142-156 of the Code;
- (4) Variance of 9' from the required front yard of the Marseille structure in order to create an access stairs;
- (5) 1½" encroachment for a roof overhang projection into the interior side yard setback, over the allowable 25% projection allowance (1'-10 ½") in Section 142-1132(o) of the Code, in order to allow coverage from the elements to persons traversing the Property along the exterior; and



- (6) 1'-2" encroachment into the required 15' required radius for visibility of corner lots, pursuant to Section 142-1135 of the Code, for the existing Marseille structure and the second floor addition.

The existing configuration of the Property creates a hardship and practical difficulty for the redevelopment of the site.

Satisfaction of Hardship Criteria. Section 118-353(d) of the City's Code sets forth the hardship criteria for a variance request. The Applicant's request satisfies 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 configuration of the Property creates an undue hardship. The dual frontages result in an exaggeration of the existing setback requirements, which would otherwise not exist for a single frontage property. Furthermore, the existing structure has legal, non-conforming setbacks. Without renovations the setbacks would not be required to be increased, however the improvement and re-development of the Property result in the need for variances for the existing structure and the proposed second story, which aligns with the existing ground floor. These conditions and circumstances are peculiar to the land and create both an undue hardship and practical difficulty for the redevelopment of the site.

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

The need for requested variances directly results from the Property's existing physical condition, which is not the result of any action by the Applicant. The setback variances associated with the new surface parking lot result from the retention of the existing structures and the requirement to construct all required parking on-site as a surface parking lot, where no parking has been provided historically and where an enclosed structure that would be inconsistent with the neighborhood.

- (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;**

There are numerous structures in the area, many of which are legally nonconforming and have been retained and adaptively redeveloped. Granting the

requested variances will enable the Applicant to adequately redevelop the Property, while allowing for a project that is more aesthetically pleasing and which will seamlessly integrate into the neighborhood. The Code allows other similarly situated property owners to seek similar variances to redevelop parcels. 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 Applicant.

- (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 Applicant. These variances are requested in order to effectuate the redevelopment of the Property with a project that can be better integrated into the surrounding community. Other property owners have sought and been approved for setback variances in order to redevelop their properties.

- (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 redevelopment of the Property, while allowing for features that enhance community appeal.

- (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. The variances facilitate the enhanced utilization of the Property and provide all required parking on the private Property. Furthermore, these variances are consistent with the purpose and intent of the Code and promote the public welfare in the promotion of the redevelopment of the Property.

- (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 and does not reduce the levels of service as set forth in the plan.

Practical Difficulty. The dual frontage condition of the Property combined with the retention and adaptive reuse of the existing buildings and the requirement to provide the required parking on the Property are significant challenges that create a practical difficulty to redeveloping the property. The Applicant's proposal provides a use and structure that meet the intent and purpose of the Code and are compatible with the neighborhood.

Conclusion. An adult congregate living facility use has existed on the property for over 30 years. Planning staff's review of the project, when recommending approval to the Planning Board in October 2015, noted that there had been no neighbor complaints. They also noted that the facility has been operated in a professional manner and has enjoyed a favorable reputation in the community. With growing demands for such uses, a known, reputable operation that can improve upon the aesthetics of the neighborhood should be favored. The design is compatible with the neighborhood and the variances are the minimal necessary to allow for the retention of the existing buildings and modification of the long-standing use at the Property that will fit the context of the surrounding area without issue. As such, the Applicant looks forward to your favorable recommendation of this application. Should you have any questions or comments, please do not hesitate to contact me at 305-377-6231.

Sincerely,



Michael W. Larkin

Attachments

cc: James Murphy  
Laura Camayd  
Michael Belush  
Irina Villegas  
Rick Yune  
Matthew Amster



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

IN RE: The application of  
JAY AND JACQUELINE WELLS

CASE NO: 1772

O R D E R

On the 4th day of September, 1986, the applicant, JAY AND JACQUELINE WELLS filed an application with the Director of the Development Services Division for an appeal from an administrative decision that the subject property does not qualify as a non-conforming 16 bed A.C.L.F. facility. Said Building obtained a conditional use approval from the City Commission on August 18, 1982 for a maximum of 12 beds; and also, a variance was granted on November 5, 1982 under File #1524 for the operation of said facility with 12 residents.

Lot 13, Block 35  
Isle of Normandy  
Miami View Section Part 3  
recorded in Plat Book 40  
at Page 33 of the Public Records  
of Dade County, Florida.

Notice of the request for appeal was given as required by law and mailed to owners of property within a distance of 375 feet of the exterior limits of the property on which application was made. The Board finds that the property in question is located in the RS-4 Zoning District. The Board further finds:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district, to wit:

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

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

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

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

OFF. REC. 13048761661 :

IT IS THEREFORE ORDERED, by the Board, that a variance(s) as requested and set forth above be granted subject to:

RELIEF REQUESTED IS GRANTED. APPLICANT HAS A  
NON-CONFORMING ADULT CONGREGATE LIVING  
FACILITY WITH 16 BEDS UNDER THE CONDITION THAT  
APPLICANT COMPLY WITH ALL OTHER APPLICABLE  
CODES.

PROVIDED, the applicant shall take all necessary steps to have permit issued by the Director of the Development Services Division within a period of two (2) years from the date hereof, otherwise this Order shall become null and void, unless the issuance of such permit is stayed by an appeal to the appropriate court. This Order does not constitute a permit, but upon presentation of this Order to the Director of the Development Services Department, a permit shall be issued in accordance and pursuant to the ordinances of the City of Miami Beach.

Dated this 23rd day of September, 1986.

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

BY: Russell Galbut

RUSSELL GALBUT  
CHAIRMAN

STATE OF FLORIDA)  
                          ) SS  
COUNTY OF DADE )

BEFORE ME personally appeared RUSSELL GALBUT to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purpose therein expressed.

WITNESS my hand and official seal, this 23rd day of

September A.D. 1986.

Auth M. Gust  
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. FEB. 5, 1990  
BONDED THRU GENERAL INS. UND.  
STATE OF FLORIDA

My commission expires

Frank Aymonin, Public Works Director  
Jud Kurlancheek, Planning Director

(2)  
(JK)

RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA.  
RECORD NUMBER  
RICHARD F. BRINKER  
CLERK CIRCUIT COURT



**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 1904 Marseille Drive

**FILE NO.** 2141

**IN RE:** The application by Gary Alvarez, Better Living Investment, LLC, requesting a Conditional Use Permit, pursuant to Article V Section 142, of the Miami Beach City Code, to expand an existing Assisted Living Facility into the adjacent property to the north.

**LEGAL DESCRIPTION:** Lot 12 Block 35 Isle of Normandy Miami View Section Part 3, according to the plat thereof, recorded in Plat Book 40 Page 33 of the public records of Miami Dade-County Florida.

**MEETING DATE:** November 19, 2013

**CONDITIONAL USE PERMIT**

The applicant, Gary Alvarez, Better Living Investment, LLC, filed an application with the Planning Director requesting Conditional Use approval pursuant to Article V Section 142, of the Miami Beach City Code, to expand an existing Assisted Living Facility into the adjacent property to the north.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the RM-1 Single Family Residential Zoning District;

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

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

That structures and uses associated with the request are consistent with the Land Development Regulations;

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

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

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter,

and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board, that a Conditional Use Permit as requested and set forth above, be GRANTED subject to the following conditions to which the applicant has agreed:

1. This Conditional Use Permit is issued to Gary John Alvarez/Better Living Investment, LLC, for the expansion of the existing Assisted Living Facility. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest or the equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein and to obtain a Modification to this Conditional Use Permit.
2. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
3. The applicant shall receive all necessary approvals and licenses from all pertinent local, regional and state government agencies for this facility prior to the issuance of a Certificate of Occupancy or Certificate of Use/Business Tax Receipt, whichever may occur first.
4. The applicant shall pay to the City a yearly fee-in-lieu of providing parking of \$2,800.00. The first payment shall be due before the issuance of the Certificate of Use or Business Tax Receipt, whichever comes first.
5. The applicant shall provide to staff either a Unity of Title or a Covenant in Lieu of Unity of Title before the issuance of a TCO or CO in order to be able to connect the two properties through a hallway, as proposed.
6. A fence shall be required on the North side of the property and plans for it shall be submitted to staff for review and approval prior to the issuance of a building permit.
7. The hours of operation of the ALF shall be as requested by the applicant, 24 hours a day, seven days a week.
8. The number of beds in the expanded facility shall not exceed 21.
9. Any exterior business identification signs shall be submitted to staff for review and approval prior to approval of a building permit.
10. ALF staff shall ensure that patient behavior (noise or loitering) does not become a nuisance to surrounding property owners or tenants.
11. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and all the areas adjacent to and around the property, in a clean manner and clear of trash.
12. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of a Certificate of Use/Business Tax Receipt.
13. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.



14. Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed and issued by the Planning Director, applicant shall record it in the Public Records of Miami-Dade County applicant's expense and then return the recorded instrument to the Planning Department. No building permit, certificate of use, certificate of occupancy, certificate of completion or business tax receipt shall be issued until this requirement has been satisfied.
15. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
16. The establishment and operation of this modified Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
17. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 18<sup>th</sup> day of December, 2013

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]  
Richard G. Lorber, AICP, LEED AP  
Acting Planning Director  
For Chairman

STATE OF FLORIDA     )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2013, by Richard G. Lorber, Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

[NOTARIAL SEAL]



TERESA MARIA  
MY COMMISSION # FF 042188  
EXPIRES: December 2, 2017  
Bonded Thru Budget Notary Services

Notary: [Signature]  
Print Name: Teresa Maria  
Notary Public, State of Florida  
My Commission Expires: 12-2-17  
Commission Number: FF 042188

Approved As To Form:  
Legal Department (9/12/12-18-13)

Filed with the Clerk of the Planning Board on (12/19/13) [Signature]

F:\PLAN\SPLB\2013\11-19-13\2141 - 1904 Marseille Dr\2141 - CUP.docx

PB 2141 - 1904 Marseille Drive  
November 19, 2013

**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 1904 Marselle Drive

**FILE NO.** 2281

**IN RE:** The request for a Conditional Use Permit for the expansion of an existing Assisted Living Facility located at 7100 Rue Granville, pursuant to Section 142, Article V.

**LEGAL DESCRIPTION:** Lot 12 Block 35 Isle of Normandy Miami View Section Part 3, according to the plat thereof, recorded in Plat Book 40 Page 33 of the public records of Miami Dade-County Florida.

**MEETING DATE:** October 9, 2015

**CONDITIONAL USE PERMIT**

The applicant, Better Living Investments LLC, requested a Conditional Use Permit for the expansion of an existing Assisted Living Facility located at 7100 Rue Granville, pursuant to Section 142, Article V.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the RM-1, Residential Multifamily Low Intensity Zoning District;

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

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

That structures and uses associated with the request are consistent with the Land Development Regulations;

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

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

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, that the Conditional Use Permit be GRANTED, as provided below:

1. This Conditional Use Permit is issued to Better Living Investment, LLC, for the expansion of an existing Assisted Living Facility. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein and to obtain a Modification to this Conditional Use Permit.

MB



2. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
3. The applicant shall receive all necessary approvals and licenses from all pertinent local, regional and state government agencies for this facility prior to the issuance of a Certificate of Occupancy or Certificate of Use/Business Tax Receipt, whichever may occur first.
4. The applicant shall pay to the City the applicable yearly fee-in-lieu of providing parking. The first payment shall be due before the issuance of the Certificate of Use or Business Tax Receipt, whichever comes first.
5. The applicant shall pay to the City all applicable Concurrency Mitigation Fees prior to obtaining a Building Permit or the issuance of the Certificate of Use or Business Tax Receipt, whichever comes first.
6. The applicant shall provide either a Unity of Title or a Covenant in Lieu of Unity of Title before the issuance of a TCO or CO in order to be able to connect the two properties through a hallway, as proposed.
7. The hours of operation of the ALF shall be as requested by the applicant, 24 hours a day, seven days a week.
8. The maximum number of beds in the expanded facility shall be limited to 19, as proposed by the applicant.
9. Any exterior business identification signs shall be submitted to staff for review and approval prior to approval of a Building Permit.
10. ALF staff shall ensure that patient behavior (noise or loitering) does not become a nuisance to surrounding property owners or tenants.
11. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and all the areas adjacent to and around the property, in a clean manner and clear of trash.
12. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of a Certificate of Use/Business Tax Receipt.
13. This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida at the expense of the applicant.
14. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.



15. The establishment and operation of this modified Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
16. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 20<sup>th</sup> day of APRIL, 2016.

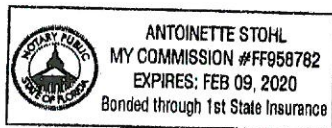
PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush

Michael Belush, Planning and Zoning Manager  
For Chairman

STATE OF FLORIDA     )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of APRIL, 2016, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me



{NOTARIAL SEAL}

Approved As To Form:  
Legal Department

Jeffrey A. Bank

Notary: Antoinette Stohl  
Print Name ANTOINETTE STOHL  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:

MB



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

April 13, 2016

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

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

**SUBJECT:** 1904 Marseilles Drive, Miami Beach, FL 33141

**FOLIO NUMBER:** 02-3210-011-0270

**LEGAL DESCRIPTION:** ISLE OF NORMANDY MIAMI VIEW SEC PART 3 PB 40-33 LOT 12  
BLK 35

**SUBJECT:** 1915 Normandy Drive, Miami Beach, FL 33141

**FOLIO NUMBER:** 02-3210-011-0290

**LEGAL DESCRIPTION:** ISLE OF NORMANDY MIAMI VIEW SEC PART 3 PB 40-33 LOT 14  
BLK 35

**SUBJECT:** 7100 Rue Granville, Miami Beach, FL 33141

**FOLIO NUMBER:** 02-3210-011-0280

**LEGAL DESCRIPTION:** ISLE OF NORMANDY MIAMI VIEW SEC PART 3 PB 40-33 LOT 13  
BLK 35

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

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Diana B. Rio

Total number of property owners without repetition: **117 total, including 3 international**

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

## 375' RADIUS MAP



**SUBJECT:** 1904 Marseilles Drive, Miami Beach, FL 33141

**FOLIO NUMBER:** 02-3210-011-0270

**LEGAL DESCRIPTION:** ISLE OF NORMANDY MIAMI VIEW SEC PART 3 PB 40-33 LOT 12  
BLK 35

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**FOLIO NUMBER:** 02-3210-011-0290

**LEGAL DESCRIPTION:** ISLE OF NORMANDY MIAMI VIEW SEC PART 3 PB 40-33 LOT 14  
BLK 35

**SUBJECT:** 7100 Rue Granville, Miami Beach, FL 33141

**FOLIO NUMBER:** 02-3210-011-0280

**LEGAL DESCRIPTION:** ISLE OF NORMANDY MIAMI VIEW SEC PART 3 PB 40-33 LOT 13  
BLK 35



Name	Address	City	State	Zip	Country
LEONARDO BARUJEL	1567 PISO 2 APT	BUENOS AIRES 01111			ARGENTINA
LISA A RANDALL	45 CHURCH ST	NEW CASTLE NSW 2300			AUSTRALIA
EL COLIBRI S C I 25 AVE DU PRESIDENT FRANKLIN	ROOSEVELT	CHOISY LE ROI 94600			FRANCE
1763 FLORIDA LLC	1360 71 ST	MIAMI BEACH	FL	33141	USA
1785 1795 CONDO ASSOC INC	1795 CALAIS DR #4	MIAMI BEACH	FL	33141	USA
1935 CALAIS DEV LLC	28-24 212 ST	BAYSIDE	NY	11360	USA
1975 NORMANDY KAHN LLC	1730 WEST 25 ST	MIAMI BEACH	FL	33140	USA
7125 RUE GRANVILLE APARTMENTS LLC	3850 HOLLYWOOD BLVD #204	HOLLYWOOD	CA	33021	USA
A2DEC USA LLC	2000 BAY DR STE 408	MIAMI BEACH	FL	33141	USA
ALBA NUBIA GODDARD	1960 MARSEILLES DR UNIT 302	MIAMI BEACH	FL	33141-3454	USA
ALEJANDRO PALACIOS	1000 E ISLAND BLVD	AVENTURA	FL	33160	USA
AMADO WALTER RABINES	1785 CALAIS DR 5	MIAMI BEACH	FL	33141-3539	USA
ANGELICA PORTAS	1975 NORMANDY DR #503	MIAMI BEACH	FL	33141-4496	USA
ANTHONY ALPI LE REM TANIA PEREZ & ETAL	PO BOX 416189	MIAMI BEACH	FL	33141-8189	USA
ANTONIO SANTOS	17735 NW 87 CT	MIAMI	FL	33018	USA
AQUILES JIMENEZ & ADA M CRUZ	1960 MARSEILLE DR UNIT 305	MIAMI BEACH	FL	33141-4753	USA
ARMANDO GUERRA	1455 N TRASURE DR APT 2R	MIAMI	FL	33141	USA
ATLANTIC BROADBAND MIA LLC C/O ABRY PARTNERS LLC	111 HUNTINGTON AVE 30TH FL	QUINCY	MA	02199	USA
BEATRIZ DEL C VALLADARES	10275 COLLINS AVE #317	BAL HARBOUR	FL	33154-1450	USA
BETTER LIVING INVEST LLC	7100 RUE GRANVILLE	MIAMI	FL	33141	USA
BETTER LIVING INVESTMENT LLC	3325 S UNIVIERSTY DR #202	FORT LAUDERDALE	FL	33328	USA
BLUE WHALE INVESTMENT LLC	5213 SW 91 TERRACE	COOPER CITY	FL	33328	USA
BOULDERTON USA INC C/O REALTY GROUP OF MIAMI	90 ALTON RD #104	MIAMI BEACH	FL	33139	USA
CARLA PATRICIA VILLATORO	1785 MARSEILLE DR #1	MIAMI BEACH	FL	33141-3535	USA
CHAVEIRIM LLC	4000 ALTON RD UNIT 605	MIAMI	FL	33140	USA
CIELO LTD	168 HIALEAH DR	HIALEAH	FL	33010-5250	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAUDIA PALACIO	1975 NORMANDY DR #303	MIAMI	FL	33141	USA
CUTLER BAY INVESTMENTS LLC	19271 STERLING DR	CUTLER BAY	FL	33157	USA
DANIEL HECTOR LOPEZ MARIA ISABEL FUENTES	1960 MARSEILLE DR 306	MIAMI BEACH	FL	33141	USA
DANIEL H LOPEZ	7850 BYRON AVE #202	MIAMI BEACH	FL	33141	USA
DAVID HAKMAN & W YERLING & RENEE ARSAN	1925 CALAIS DR #5	MIAMI BEACH	FL	33141-3551	USA
DELENIS GREENE	8215 GREENSPIRE TERRACE	HYATTSVILLE	MD	20783	USA
DORALBA GARCES & SAUL TARQUINO	7601 E TREASURE DR #PH211	NORTH BAY VILLAGE	FL	33141-4372	USA
DREW CHANIN (TR) & CAROL ANN CHANIN	6095 N BAY RD	MIAMI BEACH	FL	33140-2038	USA
EMILIO GARCIA	1975 NORMANDY DR #203	MIAMI BEACH	FL	33141	USA
EMMA RODRIGUEZ & ALBA TORANZO	1961 NORMANDY DR	MIAMI BEACH	FL	33141-4405	USA
EVARISTO RIVERO	7520 COQUINA DR	N BAY VILLAGE	FL	33141-4025	USA
FH: GATOR DELRAY LC LESSEE: GATOR RUE PARTNERS	1595 NE 163 ST	N MIAMI BCH	FL	33162-4717	USA
FLORIDA FAIR HOUSING CORP	1344 NW 22 ST	MIAMI	FL	33142	USA
FLORIDA LENDER SERV LLC	700 NE 90 ST	MIAMI	FL	33138	USA
FRENCH BOX 1791 LLC	100 N BISCAYNE BLVD #500	MIAMI	FL	33132	USA
FUSION DEV INC	650 N SHORE DRIVE	MIAMI BEACH	FL	33141-2434	USA
GG & ASSOCIATES LLC	1310 N DETROIT ST #208	LOS ANGELES	CA	90046	USA
GILBERTO ORUE	1975 NORMANDY DR #204	MIAMI BEACH	FL	33141	USA
GLORIA ALMONACID	1795 CALAIS DR #2	MIAMI BEACH	FL	33141-3538	USA

GLORIA ELENA AREAS	1625 KENNEDY CAUSEWAY 501	NORTH BAY VILLAGE	FL	33141	USA
GUSTAVO SERRANO	1955 CALAIS DR #4	MIAMI BCH	FL	33141-3556	USA
GUSTAVO T COMPTIS	6470 NW 191st Ter	Hialeah	FL	33015-4710	USA
INVESTMENT ASSOC COL LLC	20900 NE 30 AVE #826	AVENTURA	FL	33180	USA
IRINA PAVLENKO	1960 MARSEILLE DR 402	MIAMI	FL	33141	USA
ISLE OF NORMANDY FOURPLEX LLC	PO BOX 163225	MIAMI	FL	33116	USA
JAMES S BISER	1754 MARSEILLE DR	MIAMI BEACH	FL	33141-3525	USA
JARED T DOUGHERTY &W MONICA DOUGHERTY	1925 CALAIS DR #4	MIAMI BEACH	FL	33141-3551	USA
JASmart GROUP LLC	667 NW 101 ST	MIAMI	FL	33150	USA
JASmart GROUP LLC	7552 BUCCANEER AVE	NORTH BAY VILLAGE	FL	33141	USA
JESUS P PACHECO	1430 MICHIGAN AVE	MIAMI BEACH	FL	33139-3825	USA
JOHN CORTES	1785 CALAIS DR #8	MIAMI	FL	33141-3539	USA
JORGE SEPULVEDA &W MARINA	14725 SW 107 TERR	MIAMI	FL	33196-2474	USA
JOSE NUNEZ	1975 NORMANDY DR UNIT 305	MIAMI BEACH	FL	33141	USA
JOSHUA SHEMTOV	7025 RUE GRANVILLE	MIAMI BEACH	FL	33141	USA
JOYCE GALBUT	10661 NE QUAYBRIDGE CT	MIAMI	FL	33138	USA
JUAN F ORELLANA &W BEATRIZ M	1772 MARSEILLES DR	MIAMI BEACH	FL	33141-3523	USA
JUAN FRANCISCO NIGRO	1975 NORMANDY DR #405	MIAMI BEACH	FL	33141	USA
KALMAN J TAPODY &W ROSILENE TAPODY	900 BAY DRIVE APT 907	MIAMI	FL	33141	USA
KINGS REALTY INC	1760 NW 23 ST	MIAMI	FL	33142	USA
LEAF INVESTMENTS LLC	1567 BAY DRIVE	MIAMI BEACH	FL	33141	USA
LEIDY ZABALA	1975 NORMANDY DR #502	MIAMI BEACH	FL	33141-4452	USA
LUCIO MORALES	1975 NORMANDY DR #403	MIAMI BCH	FL	33141-4495	USA
LUIS M ARANGO & KYRAH N RODRIGUEZ	1915 NORMANDY DR	MIAMI BEACH	FL	33141-4405	USA
MAGELA BOTTAIOLI	4225 SHERIDAN AVE	MIAMI BEACH	FL	33141	USA
MANUEL L MORA MARTHA R MORA	1795 CALAIS DR APT #3	MIAMI BEACH	FL	33141	USA
MARIA ALICIA NUNEZ	1975 NORMANDY DR #304	MIAMI BEACH	FL	33141	USA
MARIELA A KILLION	1945 NORMANDY DR	MIAMI BEACH	FL	33141	USA
MARILYN FRANK	1814 BAY DR	MIAMI BEACH	FL	33141-4708	USA
MARILYN HAWKINS &H CAMILO V PULLEY	1925 NORMANDY DR	MIAMI BEACH	FL	33141-4433	USA
MARNIC LLC	3600 UNIVERSITY PK LN	IRVING	TX	75062	USA
MARSEILLE CONDO ASSN INC	11238 NW 56 ST	DORAL	FL	33178	USA
MARSEILLE DR 1935 LLC	1717 N BAYSHORE DR	MIAMI	FL	33132	USA
MARSEILLE INVESTMENTS LLC	PO BOX 227096	MIAMI	FL	33222	USA
MARSHA E ROSA	1785 CALAIS DR #7	MIAMI BCH	FL	33141-3539	USA
MAURICIO TORRES	1945 MARSEILLE DR 4	MIAMI BEACH	FL	33141	USA
MAXIMO E SANJUAN	6423 COLLINS AVE #303	MIAMI	FL	33141	USA
MAYTE ELIZAGARATE	909 SURFSIDE BLVD	SURFSIDE	FL	33154	USA
MDM INVESTMENT RESORTS L L C	2875 NE 191 ST STE 801	AVENTURA	FL	33180	USA
MEDARDO RODRIGUEZ &W SOR-ELEIDA	1567 71 ST	MIAMI BEACH	FL	33141-4709	USA
MIGUEL GUERRERO LADY LIRANZO	290 6 AVENUE #1D	NEW YORK	NY	10014	USA
MIGUEL MAYTA & GERARDA MAYTA CO-TRUSTEES	915 SOUTH SHORE DR	MIAMI BEACH	FL	33141-2411	USA
MIKI FOGED LIZBETH VIENTOS	1960 MARSEILLE DR #203	MIAMI BEACH	FL	33141-3423	USA
MIREN LLC	295 FISHBURY PARK CT	SUWANEE	GA	30024	USA
NADEEN M PALMER KHARBOUCH	300 WINSTON DR APT# 616	CLIFFSIDE PARK	NJ	07010	USA
NATIONSTAR MORTGAGE LLC C/O FORECLOSURE DEPARTMENT	PO BOX 619080	DALLAS	TX	75261	USA
NBDA ENTERP LLC	1905 CALAIS DR	MIAMI BEACH	FL	33141	USA

NEY O COLLAZOS	60 NE 99 ST	MIAMI BEACH	FL	33138-2339	USA
NICOLAS CUEVA JULIA CUEVA	501 79 STREET #3	MIAMI BEACH	FL	33141	USA
NICOLAS PITSILOS	13 BLACK WALNUT	PALOS PARK	IL	60464	USA
NORMANDY DUO DRIVE LLC	2875 NE 191 ST #PH-2	AVENTURA	FL	33180	USA
PAUL F COLLINS & PATRICK J SIMMONS JTRS	822 LENOX AVE #3	MIAMI SHORES	FL	33138	USA
PEBEA LLC	9102 W HARBOR DR #7DW	BAY HARBOR ISLAND	FL	33154	USA
PETER MONTOYA	5518 N HAZEL AVE	FRESNO	CA	93711-2135	USA
RICARDO OTERO & CHARLES MORGANSTERN JTRS	1313 MARSEILLE DR	MIAMI BEACH	FL	33141-3606	USA
RICHARD D KENDLE II	1335 MARSEILLE DR	MIAMI BEACH	FL	33141	USA
RICHARD JEONG	1960 MARSEILLE DR #403	MIAMI BEACH	FL	33141-4754	USA
ROLANDO ESPINOSA JR JTRS WILLIAM ESPINOSA JTRS	7115 RUE GRANVILLE STE A	MIAMI BEACH	FL	33141	USA
ROSA MENDOZA	1925 CALAIS DR #3	MIAMI BEACH	FL	33141-3551	USA
RSL INVESTMENTS PRTRNSHP C/O NATALIE PACKMAN	45 BROWNING RD	SHORT HILLS	NJ	07078	USA
SANDRA QUINTERO	1974 MARSEILLE DR	MIAMI BEACH	FL	33141	USA
SB ACQUISITIONS LLC	7900 HARBOR ISLAND 605A	MIAMI	FL	33141	USA
SEBASTIAN ONDARTS	1975 NORMANDY DR #402	MIAMI BEACH	FL	33141	USA
SKY SALLEY INVESTMENTS INC	1814 BAY DRIVE	MIAMI BEACH	FL	33141	USA
SOUTHWINDS OF HOMESTEAD INC	5709 NW 158 ST	MIAMI LAKES	FL	33014-6719	USA
SYLVANA PEREIRA &H FERNANDO LOPEZ	1975 NORMANDY DR #202	MIAMI BEACH	FL	33141-4400	USA
TAMARA DE CORTES	15008 SW 91 TERR	MIAMI	FL	33196-1328	USA
VITTEL LLC	17 WATERMILL LN	GREAT NECK	NY	11021	USA
WILLIAM J BIONDI JTRS JESSICA B BIONDI JTRS JASON BIONDI JTRS	1925 CALAIS DR UNIT 6	MIAMI BEACH	FL	33141	USA
WILLIAM ZUPPAS GLORIA L ALMONACID	1795 CALAIS DR #4	MIAMI BEACH	FL	33141-3538	USA
LYG INVESTMENTS LLC	333 NE 24 ST #411	MIAMI	FL	33137	USA



LEONARDO BARUJEL  
1567 PISO 2 APT  
BUENOS AIRES 01111  
ARGENTINA

LISA A RANDALL  
45 CHURCH ST  
NEW CASTLE NSW 2300  
AUSTRALIA

EL COLIBRI S C I 25 AVE DU PRESIDENT  
FRANKLIN ROOSEVELT  
CHOISY LE ROI 94600  
FRANCE

1763 FLORIDA LLC  
1360 71 ST  
MIAMI BEACH, FL 33141

1785 1795 CONDO ASSOC INC  
1795 CALAIS DR #4  
MIAMI BEACH, FL 33141

1935 CALAIS DEV LLC  
28-24 212 ST  
BAYSIDE, NY 11360

1975 NORMANDY KAHN LLC  
1730 WEST 25 ST  
MIAMI BEACH, FL 33140

7125 RUE GRANVILLE APARTMENTS LLC  
3850 HOLLYWOOD BLVD #204  
HOLLYWOOD, CA 33021

A2DEC USA LLC  
2000 BAY DR STE 408  
MIAMI BEACH, FL 33141

ALBA NUBIA GODDARD  
1960 MARSEILLES DR UNIT 302  
MIAMI BEACH, FL 33141-3454

ALEJANDRO PALACIOS  
1000 E ISLAND BLVD  
AVENTURA, FL 33160

AMADO WALTER RABINES  
1785 CALAIS DR 5  
MIAMI BEACH, FL 33141-3539

ANGELICA PORTAS  
1975 NORMANDY DR #503  
MIAMI BEACH, FL 33141-4496

ANTHONY ALPI LE REM TANIA PEREZ &  
ETAL  
PO BOX 416189  
MIAMI BEACH, FL 33141-8189

ANTONIO SANTOS  
17735 NW 87 CT  
MIAMI, FL 33018

AQUILES JIMENEZ & ADA M CRUZ  
1960 MARSEILLE DR UNIT 305  
MIAMI BEACH, FL 33141-4753

ARMANDO GUERRA  
1455 N TRASURE DR APT 2R  
MIAMI, FL 33141

ATLANTIC BROADBAND MIA LLC C/O ABRY  
PARTNERS LLC  
111 HUNTINGTON AVE 30TH FL  
QUINCY, MA 02199

BEATRIZ DEL C VALLADARES  
10275 COLLINS AVE #317  
BAL HARBOUR, FL 33154-1450

BETTER LIVING INVEST LLC  
7100 RUE GRANVILLE  
MIAMI, FL 33141

BETTER LIVING INVESTMENT LLC  
3325 S UNIVIERSTY DR #202  
FORT LAUDERDALE, FL 33328

BLUE WHALE INVESTMENT LLC  
5213 SW 91 TERRACE  
COOPER CITY, FL 33328

BOULDERTON USA INC C/O REALTY  
GROUP OF MIAMI  
90 ALTON RD #104  
MIAMI BEACH, FL 33139

CARLA PATRICIA VILLATORO  
1785 MARSEILLE DR #1  
MIAMI BEACH, FL 33141-3535

CHAVEIRIM LLC  
4000 ALTON RD UNIT 605  
MIAMI, FL 33140

CIELO LTD  
168 HIALEAH DR  
HIALEAH, FL 33010-5250

CITY OF MIAMI BEACH CITY HALL  
1700 CONVENTION CENTER DR  
MIAMI BEACH, FL 33139

CLAUDIA PALACIO  
1975 NORMANDY DR #303  
MIAMI, FL 33141

CUTLER BAY INVESTMENTS LLC  
19271 STERLING DR  
CUTLER BAY, FL 33157

DANIEL HECTOR LOPEZ MARIA ISABEL  
FUENTES  
1960 MARSEILLE DR 306  
MIAMI BEACH, FL 33141

DANIEL H LOPEZ  
7850 BYRON AVE #202  
MIAMI BEACH, FL 33141

DAVID HAKMAN &W YERLING & RENEE  
ARSAN  
1925 CALAIS DR #5  
MIAMI BEACH, FL 33141-3551

DELENIS GREENE  
8215 GREENSPIRE TERRACE  
HYATTSVILLE, MD 20783

DORALBA GARCES & SAUL TARQUINO  
7601 E TREASURE DR #PH211  
NORTH BAY VILLAGE, FL 33141-4372

DREW CHANIN (TR) & CAROL ANN CHANIN  
6095 N BAY RD  
MIAMI BEACH, FL 33140-2038

EMILIO GARCIA  
1975 NORMANDY DR #203  
MIAMI BEACH, FL 33141

EMMA RODRIGUEZ & ALBA TORANZO  
1961 NORMANDY DR  
MIAMI BEACH, FL 33141-4405

EVARISTO RIVERO  
7520 COQUINA DR  
N BAY VILLAGE, FL 33141-4025

FH: GATOR DELRAY LC LESSEE: GATOR  
RUE PARTNERS  
1595 NE 163 ST  
N MIAMI BCH, FL 33162-4717

FLORIDA FAIR HOUSING CORP  
1344 NW 22 ST  
MIAMI, FL 33142

FLORIDA LENDER SERV LLC  
700 NE 90 ST  
MIAMI, FL 33138

FRENCH BOX 1791 LLC  
100 N BISCAYNE BLVD #500  
MIAMI, FL 33132

FUSION DEV INC  
650 N SHORE DRIVE  
MIAMI BEACH, FL 33141-2434

GG & ASSOCIATES LLC  
1310 N DETROIT ST #208  
LOS ANGELES, CA 90046

GILBERTO ORUE  
1975 NORMANDY DR #204  
MIAMI BEACH, FL 33141

GLORIA ALMONACID  
1795 CALAIS DR #2  
MIAMI BEACH, FL 33141-3538

GLORIA ELENA AREAS  
1625 KENNEDY CAUSEWAY 501  
NORTH BAY VILLAGE, FL 33141

GUSTAVO SERRANO  
1955 CALAIS DR #4  
MIAMI BCH, FL 33141-3556

GUSTAVO T COMPTIS  
6470 NW 191st Ter  
Hialeah, FL 33015-4710

INVESTMENT ASSOC COL LLC  
20900 NE 30 AVE #826  
AVENTURA, FL 33180

IRINA PAVLENKO  
1960 MARSEILLE DR 402  
MIAMI, FL 33141

ISLE OF NORMANDY FOURPLEX LLC  
PO BOX 163225  
MIAMI, FL 33116

JAMES S BISER  
1754 MARSEILLE DR  
MIAMI BEACH, FL 33141-3525

JARED T DOUGHERTY &W MONICA  
DOUGHERTY  
1925 CALAIS DR #4  
MIAMI BEACH, FL 33141-3551

JASMART GROUP LLC  
667 NW 101 ST  
MIAMI, FL 33150

JASMART GROUP LLC  
7552 BUCCANEER AVE  
NORTH BAY VILLAGE, FL 33141

JESUS P PACHECO  
1430 MICHIGAN AVE  
MIAMI BEACH, FL 33139-3825

JOHN CORTES  
1785 CALAIS DR #8  
MIAMI, FL 33141-3539

JORGE SEPULVEDA &W MARINA  
14725 SW 107 TERR  
MIAMI, FL 33196-2474

JOSE NUNEZ  
1975 NORMANDY DR UNIT 305  
MIAMI BEACH, FL 33141

JOSHUA SHEMTOV  
7025 RUE GRANVILLE  
MIAMI BEACH, FL 33141

JOYCE GALBUT  
10661 NE QUAYBRIDGE CT  
MIAMI, FL 33138

JUAN F ORELLANA &W BEATRIZ M  
1772 MARSEILLES DR  
MIAMI BEACH, FL 33141-3523

JUAN FRANCISCO NIGRO  
1975 NORMANDY DR #405  
MIAMI BEACH, FL 33141

KALMAN J TAPODY &W ROSILENE TAPODY  
900 BAY DRIVE APT 907  
MIAMI, FL 33141

KINGS REALTY INC  
1760 NW 23 ST  
MIAMI, FL 33142

LEAF INVESTMENTS LLC  
1567 BAY DRIVE  
MIAMI BEACH, FL 33141

LEIDY ZABALA  
1975 NORMANDY DR #502  
MIAMI BEACH, FL 33141-4452

LUCIO MORALES  
1975 NORMANDY DR #403  
MIAMI BCH, FL 33141-4495

LUIS M ARANGO & KYRAH N RODRIGUEZ  
1915 NORMANDY DR  
MIAMI BEACH, FL 33141-4405

MAGELA BOTTAIOLI  
4225 SHERIDAN AVE  
MIAMI BEACH, FL 33141

MANUEL L MORA MARTHA R MORA  
1795 CALAIS DR APT #3  
MIAMI BEACH, FL 33141

MARIA ALICIA NUNEZ  
1975 NORMANDY DR #304  
MIAMI BEACH, FL 33141

MARIELA A KILLION  
1945 NORMANDY DR  
MIAMI BEACH, FL 33141

MARILYN FRANK  
1814 BAY DR  
MIAMI BEACH, FL 33141-4708

MARILYN HAWKINS &H CAMILO V PULLEY  
1925 NORMANDY DR  
MIAMI BEACH, FL 33141-4433

MARNIC LLC  
3600 UNIVERSITY PK LN  
IRVING, TX 75062

MARSEILLE CONDO ASSN INC  
11238 NW 56 ST  
DORAL, FL 33178

MARSEILLE DR 1935 LLC  
1717 N BAYSHORE DR  
MIAMI, FL 33132

MARSEILLE INVESTMENTS LLC  
PO BOX 227096  
MIAMI, FL 33222

MARSHA E ROSA  
1785 CALAIS DR #7  
MIAMI BCH, FL 33141-3539

MAURICIO TORRES  
1945 MARSEILLE DR 4  
MIAMI BEACH, FL 33141

MAXIMO E SANJUAN  
6423 COLLINS AVE #303  
MIAMI, FL 33141

MAYTE ELIZAGARATE  
909 SURFSIDE BLVD  
SURFSIDE, FL 33154

MDM INVESTMENT RESORTS L L C  
2875 NE 191 ST STE 801  
AVENTURA, FL 33180

MEDARDO RODRIGUEZ &W SOR-ELEIDA  
1567 71 ST  
MIAMI BEACH, FL 33141-4709

MIGUEL GUERRERO LADY LIRANZO  
290 6 AVENUE #1D  
NEW YORK, NY 10014

MIGUEL MAYTA & GERARDA MAYTA CO-  
TRUSTEES  
915 SOUTH SHORE DR  
MIAMI BEACH, FL 33141-2411

MIKI FOGED LIZBETH VIENTOS  
1960 MARSEILLE DR #203  
MIAMI BEACH, FL 33141-3423

MIREN LLC  
295 FISHBURY PARK CT  
SUWANEE, GA 30024



NADEEN M PALMER KHARBOUCH  
300 WINSTON DR APT# 616  
CLIFFSIDE PARK, NJ 07010

NATIONSTAR MORTGAGE LLC C/O  
FORECLOSURE DEPARTMENT  
PO BOX 619080  
DALLAS, TX 75261

NBDA ENTERP LLC  
1905 CALAIS DR  
MIAMI BEACH, FL 33141

NEY O COLLAZOS  
60 NE 99 ST  
MIAMI BEACH, FL 33138-2339

NICOLAS CUEVA JULIA CUEVA  
501 79 STREET #3  
MIAMI BEACH, FL 33141

NICOLAS PITSILOS  
13 BLACK WALNUT  
PALOS PARK, IL 60464

NORMANDY DUO DRIVE LLC  
2875 NE 191 ST #PH-2  
AVENTURA, FL 33180

PAUL F COLLINS & PATRICK J SIMMONS  
JTRS  
822 LENOX AVE #3  
MIAMI SHORES, FL 33138

PEBEA LLC  
9102 W HARBOR DR #7DW  
BAY HARBOR ISLAND, FL 33154

PETER MONTOYA  
5518 N HAZEL AVE  
FRESNO, CA 93711-2135

RICARDO OTERO & CHARLES  
MORGANSTERN JTRS  
1313 MARSEILLE DR  
MIAMI BEACH, FL 33141-3606

RICHARD D KENDLE II  
1335 MARSEILLE DR  
MIAMI BEACH, FL 33141

RICHARD JEONG  
1960 MARSEILLE DR #403  
MIAMI BEACH, FL 33141-4754

ROLANDO ESPINOSA JR JTRS WILLIAM  
ESPINOSA JTRS  
7115 RUE GRANVILLE STE A  
MIAMI BEACH, FL 33141

ROSA MENDOZA  
1925 CALAIS DR #3  
MIAMI BEACH, FL 33141-3551

RSL INVESTMENTS PRTRNSHP C/O  
NATALIE PACKMAN  
45 BROWNING RD  
SHORT HILLS, NJ 07078

SANDRA QUINTERO  
1974 MARSEILLE DR  
MIAMI BEACH, FL 33141

SB ACQUISITIONS LLC  
7900 HARBOR ISLAND 605A  
MIAMI, FL 33141

SEBASTIAN ONDARTS  
1975 NORMANDY DR #402  
MIAMI BEACH, FL 33141

SKY SALLEY INVESTMENTS INC  
1814 BAY DRIVE  
MIAMI BEACH, FL 33141

SOUTHWINDS OF HOMESTEAD INC  
5709 NW 158 ST  
MIAMI LAKES, FL 33014-6719

SYLVANA PEREIRA & H FERNANDO LOPEZ  
1975 NORMANDY DR #202  
MIAMI BEACH, FL 33141-4400

TAMARA DE CORTES  
15008 SW 91 TERR  
MIAMI, FL 33196-1328

VITTEL LLC  
17 WATERMILL LN  
GREAT NECK, NY 11021

WILLIAM J BIONDI JTRS JESSICA B BIONDI  
JTRS JASON BIONDI JTRS  
1925 CALAIS DR UNIT 6  
MIAMI BEACH, FL 33141

WILLIAM ZUPPAS GLORIA L ALMONACID  
1795 CALAIS DR #4  
MIAMI BEACH, FL 33141-3538

LYG INVESTMENTS LLC  
333 NE 24 ST #411  
MIAMI, FL 33137

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86R352063

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

IN RE: The application of  
JAY AND JACQUELINE WELLS

CASE NO: 1772

O R D E R

On the 4th day of September, 1986, the applicant, JAY AND JACQUELINE WELLS filed an application with the Director of the Development Services Division for an appeal from an administrative decision that the subject property does not qualify as a non-conforming 16 bed A.C.L.F. facility. Said Building obtained a conditional use approval from the City Commission on August 18, 1982 for a maximum of 12 beds; and also, a variance was granted on November 5, 1982 under File #1524 for the operation of said facility with 12 residents.

Lot 13, Block 35  
Isle of Normandy  
Miami View Section Part 3  
recorded in Plat Book 40  
at Page 33 of the Public Records  
of Dade County, Florida.

Notice of the request for appeal was given as required by law and mailed to owners of property within a distance of 375 feet of the exterior limits of the property on which application was made. The Board finds that the property in question is located in the RS-4 Zoning District. The Board further finds:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district, to wit:

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

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

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

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

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IT IS THEREFORE ORDERED, by the Board, that a variance(s) as requested and set forth above be granted subject to:

RELIEF REQUESTED IS GRANTED. APPLICANT HAS A NON-CONFORMING ADULT CONGREGATE LIVING FACILITY WITH 16 BEDS UNDER THE CONDITION THAT APPLICANT COMPLY WITH ALL OTHER APPLICABLE CODES.

PROVIDED, the applicant shall take all necessary steps to have permit issued by the Director of the Development Services Division within a period of two (2) years from the date hereof, otherwise this Order shall become null and void, unless the issuance of such permit is stayed by an appeal to the appropriate court. This Order does not constitute a permit, but upon presentation of this Order to the Director of the Development Services Department, a permit shall be issued in accordance and pursuant to the ordinances of the City of Miami Beach.

Dated this 23rd day of September, 1986.

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

FLORIDA  
BY: Russell Galbut  
RUSSELL GALBUT  
CHAIRMAN

STATE OF FLORIDA) ) SS  
COUNTY OF DADE )

BEFORE ME personally appeared RUSSELL GALBUT to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purpose therein expressed.

WITNESS my hand and official seal, this 23rd day of

September A.D. 1986.

Authn. Gust  
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. FEB. 5, 1990  
BONDED THRU GENERAL INS. UND.

My commission expires                      BONDED THRU GENERAL INS.

Frank Aymonin, Public Works Director  
Jud Kurlancheek, Planning Director

RECORDED IN OFFICIAL RECORDS BOOK  
OF DALLAS COUNTY, FLORIDA.  
RECORD VERIFIED  
RICHARD F. PRINKEER  
CLERK, DISTRICT COURT



**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 1904 Marseille Drive

**FILE NO.** 2141

**IN RE:** The application by Gary Alvarez, Better Living Investment, LLC, requesting a Conditional Use Permit, pursuant to Article V Section 142, of the Miami Beach City Code, to expand an existing Assisted Living Facility into the adjacent property to the north.

**LEGAL DESCRIPTION:** Lot 12 Block 35 Isle of Normandy Miami View Section Part 3, according to the plat thereof, recorded in Plat Book 40 Page 33 of the public records of Miami Dade-County Florida.

**MEETING DATE:** November 19, 2013

**CONDITIONAL USE PERMIT**

The applicant, Gary Alvarez, Better Living Investment, LLC, filed an application with the Planning Director requesting Conditional Use approval pursuant to Article V Section 142, of the Miami Beach City Code, to expand an existing Assisted Living Facility into the adjacent property to the north.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the RM-1 Single Family Residential Zoning District;

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

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

That structures and uses associated with the request are consistent with the Land Development Regulations;

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

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

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter,

and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board, that a Conditional Use Permit as requested and set forth above, be GRANTED subject to the following conditions to which the applicant has agreed:

1. This Conditional Use Permit is issued to Gary John Alvarez/Better Living Investment, LLC, for the expansion of the existing Assisted Living Facility. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest or the equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein and to obtain a Modification to this Conditional Use Permit.
2. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
3. The applicant shall receive all necessary approvals and licenses from all pertinent local, regional and state government agencies for this facility prior to the issuance of a Certificate of Occupancy or Certificate of Use/Business Tax Receipt, whichever may occur first.
4. The applicant shall pay to the City a yearly fee-in-lieu of providing parking of \$2,800.00. The first payment shall be due before the issuance of the Certificate of Use or Business Tax Receipt, whichever comes first.
5. The applicant shall provide to staff either a Unity of Title or a Covenant in Lieu of Unity of Title before the issuance of a TCO or CO in order to be able to connect the two properties through a hallway, as proposed.
6. A fence shall be required on the North side of the property and plans for it shall be submitted to staff for review and approval prior to the issuance of a building permit.
7. The hours of operation of the ALF shall be as requested by the applicant, 24 hours a day, seven days a week.
8. The number of beds in the expanded facility shall not exceed 21.
9. Any exterior business identification signs shall be submitted to staff for review and approval prior to approval of a building permit.
10. ALF staff shall ensure that patient behavior (noise or loitering) does not become a nuisance to surrounding property owners or tenants.
11. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and all the areas adjacent to and around the property, in a clean manner and clear of trash.
12. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of a Certificate of Use/Business Tax Receipt.
13. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.

14. Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed and issued by the Planning Director, applicant shall record it in the Public Records of Miami-Dade County applicant's expense and then return the recorded instrument to the Planning Department. No building permit, certificate of use, certificate of occupancy, certificate of completion or business tax receipt shall be issued until this requirement has been satisfied.
15. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
16. The establishment and operation of this modified Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
17. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 18<sup>th</sup> day of December, 2013

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]

Richard G. Lorber, AICP, LEED AP  
Acting Planning Director  
For Chairman

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2013, by Richard G. Lorber, Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

[NOTARIAL SEAL]



TERESA MARIA  
MY COMMISSION # FF 042188  
EXPIRES: December 2, 2017  
Bonded Thru Budget Notary Services

Notary: [Signature]

Print Name: Teresa Maria

Notary Public, State of Florida

My Commission Expires: 12-2-17

Commission Number: FF 042188

Approved As To Form:

Legal Department (Held 12-18-13)

Filed with the Clerk of the Planning Board on (12/19/13) [Signature]

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PB 2141 - 1904 Marseille Drive  
November 19, 2013



**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 1904 Marseille Drive

**FILE NO.** 2281

**IN RE:** The request for a Conditional Use Permit for the expansion of an existing Assisted Living Facility located at 7100 Rue Granville, pursuant to Section 142, Article V.

**LEGAL DESCRIPTION:** Lot 12 Block 35 Isle of Normandy Miami View Section Part 3, according to the plat thereof, recorded in Plat Book 40 Page 33 of the public records of Miami Dade-County Florida.

**MEETING DATE:** October 9, 2015

**CONDITIONAL USE PERMIT**

The applicant, Better Living Investments LLC, requested a Conditional Use Permit for the expansion of an existing Assisted Living Facility located at 7100 Rue Granville, pursuant to Section 142, Article V.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the RM-1, Residential Multifamily Low Intensity Zoning District;

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

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

That structures and uses associated with the request are consistent with the Land Development Regulations;

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

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

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, that the Conditional Use Permit be GRANTED, as provided below:

1. This Conditional Use Permit is issued to Better Living Investment, LLC, for the expansion of an existing Assisted Living Facility. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein and to obtain a Modification to this Conditional Use Permit.

*MB*

2. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
3. The applicant shall receive all necessary approvals and licenses from all pertinent local, regional and state government agencies for this facility prior to the issuance of a Certificate of Occupancy or Certificate of Use/Business Tax Receipt, whichever may occur first.
4. The applicant shall pay to the City the applicable yearly fee-in-lieu of providing parking. The first payment shall be due before the issuance of the Certificate of Use or Business Tax Receipt, whichever comes first.
5. The applicant shall pay to the City all applicable Concurrency Mitigation Fees prior to obtaining a Building Permit or the issuance of the Certificate of Use or Business Tax Receipt, whichever comes first.
6. The applicant shall provide either a Unity of Title or a Covenant in Lieu of Unity of Title before the issuance of a TCO or CO in order to be able to connect the two properties through a hallway, as proposed.
7. The hours of operation of the ALF shall be as requested by the applicant, 24 hours a day, seven days a week.
8. The maximum number of beds in the expanded facility shall be limited to 19, as proposed by the applicant.
9. Any exterior business identification signs shall be submitted to staff for review and approval prior to approval of a Building Permit.
10. ALF staff shall ensure that patient behavior (noise or loitering) does not become a nuisance to surrounding property owners or tenants.
11. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and all the areas adjacent to and around the property, in a clean manner and clear of trash.
12. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of a Certificate of Use/Business Tax Receipt.
13. This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida at the expense of the applicant.
14. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

15. The establishment and operation of this modified Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
16. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 20<sup>th</sup> day of APRIL, 2016.

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

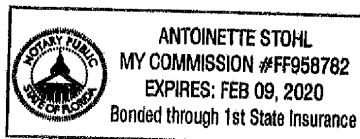
BY:

Michael Belush

Michael Belush, Planning and Zoning Manager  
For Chairman

STATE OF FLORIDA           )  
COUNTY OF MIAMI-DADE   )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of APRIL, 2016, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me



{NOTARIAL SEAL}

Approved As To Form:  
Legal Department

for M/B

Notary:

Print Name

Notary Public, State of Florida

My Commission Expires:

Commission Number:

Antoinette Stohl  
ANTOINETTE STOHL



# MIAMI BEACH

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

Page 1 of 3

Address: 1904 Marseille Dr/7100 Rue Granville/1905 Normandy Dr

Date: PENDING

NEXT AVAILABLE DRB AGENDA: PENDING PRE-APP MEETING

*5/31/16*

## BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with Board staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL CHECK LIST	Required	Provided
	<b>ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE</b>		
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	X	
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Copies of all current or previously active Business Tax Receipts	X	
4	Letter of Intent with details of application request, hardship, etc.	X	
5	Application Fee	X	
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
7	School Concurrency Application, for projects with a net increase in residential units (no SFH)		
8	Provide four (4), 11"x17" collated sets, two (1) of which are signed & sealed, to include the following:	X	
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
10	All Applicable Zoning Information (see Zoning Data requirements)	X	
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
12	Survey (original signed & sealed) dated less than 6 months old at the time of application (lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade), spot elevations and Elevation Certificate	X	
13	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
14	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	X	
15a	Indicate any backflow preventer and FPL vault if applicable	X	
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
17	Current, dated color photographs, min 4"x6" of interior space (no Google images)		
18	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X	
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)	X	
20	Demolition Plans (Floor Plans & Elevations with dimensions)	X	
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X	
23	Proposed Section Drawings	X	
24	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	X	
25	Hardscape Plan, i.e. paving materials, pattern, etc.	X	
26	Color Renderings (elevations and three dimensional perspective drawings)	X	
	<b>VARIANCE DIAGRAM</b>	X	

Indicate N/A If Not Applicable

Initials: LC



# MIAMI BEACH

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

Address:

File Number:

ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
27	Vacant or Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Department		
28	Copy of original Building Permit Card, & Microfilm, if available	X	
29	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure)		
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)	X	
31	Line of Sight studies		
32	Structural Analysis of existing building including methodology for shoring and bracing		
33	Proposed exterior and interior lighting plan, including photometric calculations		
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
35	Neighborhood Context Study	X	
36	Open Space calculations and shaded diagrams		
37	Proposed Operational Plan		
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
39	Sound Study report (Hard copy) with 1 CD		
40	Set of plans 24"x 36" (when requested by staff)		
41	Copies of previous Recorded Final Orders	X	
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		
44	<b>Site Plan (Identify streets and alleys)</b>	X	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____		
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____		
c	# of bicycle parking spaces _____		
d	Interior and loading area location & dimensions _____		
e	Street level trash room location and dimensions _____		
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____		
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____		
45	<b>Floor Plan (dimensioned)</b>	X	
a	Total floor area _____		
a	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____		
b	Occupancy load indoors and outdoors per venue _____ Total when applicable _____		

Indicate N/A if Not Applicable

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46	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:		
47	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)	X	
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
49	CU - Mechanical Parking - Section 130-38 (3)(c )(i)(1)-(2) & (4)(a)-(k)		
50	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
52	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions		
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A		

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
53	One (1) signed and sealed 11"x17" bound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"x17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	
54	14 collated copies of all the above documents	X	
55	One (1) CD/DVD with electronic copy of entire final application package	X	

## NOTES:

- A. Other information/documentation required for first submittal will be identified during pre-application meeting.
- B. Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval, as applicable.

APPLICANT'S OR DESIGNEE'S SIGNATURE

Date

Indicate N/A If Not Applicable

Initials: \_\_LC\_\_