

# MIAMI BEACH

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

## LAND USE BOARD HEARING APPLICATION

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

☐ BOARD OF ADJUSTMENT

- ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
- ☐ APPEAL OF AN ADMINISTRATIVE DECISION

☐ DESIGN REVIEW BOARD

- ☐ DESIGN REVIEW APPROVAL
- ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.

☐ HISTORIC PRESERVATION BOARD

- ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- ☐ HISTORIC DISTRICT / SITE DESIGNATION
- ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.

☒ PLANNING BOARD

- ☐ CONDITIONAL USE PERMIT
- ☒ LOT SPLIT APPROVAL
- ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP

☐ FLOOD PLAIN MANAGEMENT BOARD

- ☐ FLOOD PLAIN WAIVER

☐ OTHER \_\_\_\_\_

SUBJECT PROPERTY ADDRESS: 1134 S. Biscayne Point Road

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

FOLIO NUMBER (S) 02-3203-001-1461

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

NAME Biscayne Point 2016, LLC

ADDRESS 201 S. Biscayne Blvd, #2825, Miami, FL 33131

BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS ogoncalves01@gmail.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME N/A

ADDRESS \_\_\_\_\_

BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME Michael Larkin Esq. / Carli Koshal, Esq.

ADDRESS 200 S. Biscayne Blvd, Ste 850, Miami, FL 33131

BUSINESS PHONE 305-374-5300 CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS mlarkin@brzoninglaw.com / ckoshal@brzoninglaw.com

☐ AGENT:

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_

☐ CONTACT:

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: \_\_\_\_\_

NAME Daniel Sorogon

ADDRESS 34 NW 168th Street, North Miami Beach, FL 33169

BUSINESS PHONE 305-653-0212 CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS dansorogon@aol.com

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

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

Lot split approval for the property located at 1134 S Biscayne Point Road. See letter of intent for additional information.

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

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

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF  
COUNTY OF

I, \_\_\_\_\_, 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

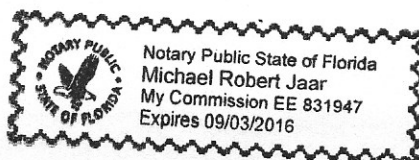
I, Oscar Goncalves, being duly sworn, depose and certify as follows: (1) I am the MGR (print title) of Biscayne Point 2016, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this 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 3 day of SEPTEMBER, 2016. The foregoing instrument was acknowledged before me by OSCAR GONCALVES, OF BISCAYNE POINT LLC, 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

MICHAEL R JAAR

PRINT NAME

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



POWER OF ATTORNEY AFFIDAVIT

STATE OF **Florida**  
 COUNTY OF **Miami-Dade**

I, OSCAR GONCALVES, 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 Larkin/ Carli Koshal 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.

Manager of Biscayne Point 2016, LLC

PRINT NAME (and Title, if applicable)

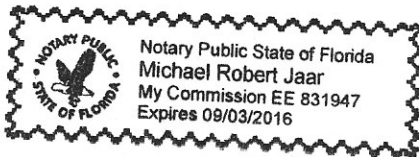
SIGNATURE

Sworn to and subscribed before me this 3 day of September, 2016. The foregoing instrument was acknowledged before me by OSCAR GONCALVES of Biscayne Point 2016 LLC who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires



PRINT NAME

CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

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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.\*

Biscayne Point 2016, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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*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.\*

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TRUST NAME

NAME AND ADDRESS

% 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.	<u>Michael Larkin</u>	<u>200 S. Biscayne Blvd, Ste 850</u>	<u>305-374-5300</u>
b.	<u>Carli Koshal</u>	<u>200 S. Biscayne Blvd, Ste 850</u>	<u>305-374-5300</u>
c.	<u>Daniel Sorogon</u>	<u>34 NW 168th Street</u>	<u>305-653-0212</u>

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

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

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

**APPLICANT AFFIDAVIT**

STATE OF  
COUNTY OF

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

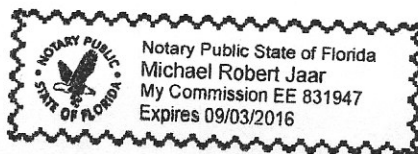
[Signature]  
SIGNATURE

Sworn to and subscribed before me this 3 day of SEPTEMBER, 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

[Signature]  
NOTARY PUBLIC

My Commission Expires:



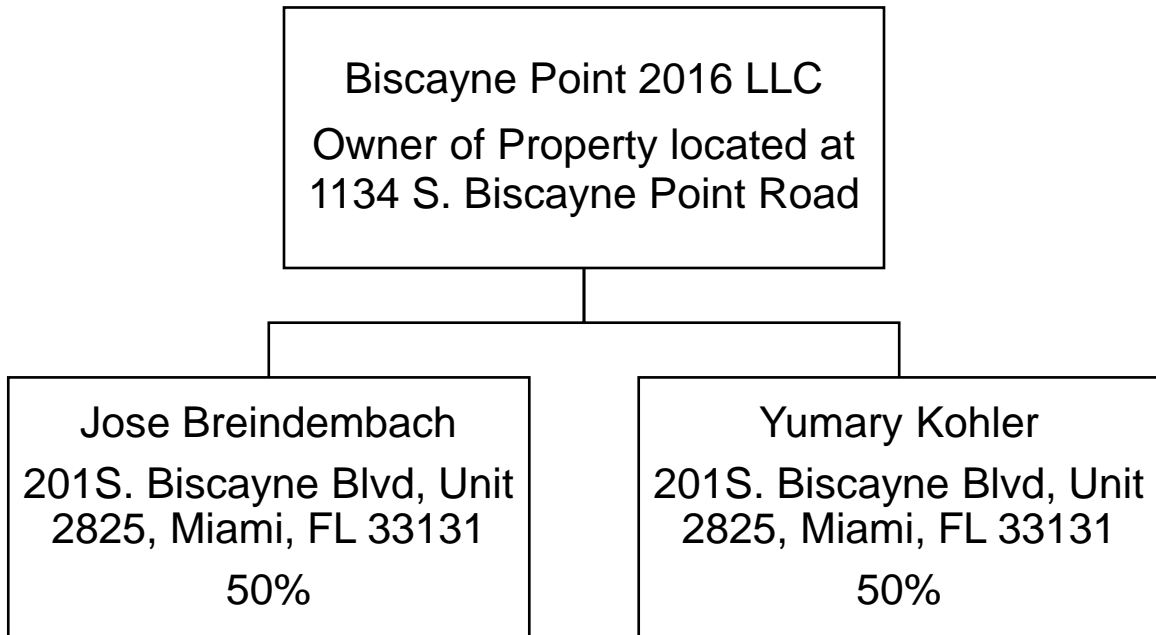
MICHAEL R JAAR  
PRINT NAME

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

Exhibit A  
1134 S. Biscayne Point  
Legal Description

Lot 33, Block 7, of BISCAYNE POINT, according to the plat thereof as recorded in Plat Book 14, at Page 35, of the Public Records of Miami-Dade County, Florida.

## Disclosure of Interest





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

September 12, 2016

VIA HAND DELIVERY

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

Re: Request for a Lot Split of the Property Located at 1134 South Biscayne Point  
Road, Miami Beach

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Dear Tom:

This law firm represents Biscayne Point 2016, LLC (the "Applicant"), the owner of the above-referenced property (the "Property"). Please consider this letter the Applicant's letter of intent in support of a lot split application to divide the existing building site into two individual building sites.

The Property. The Property is situated on an irregular lot located at the southeast corner of Biscayne Point. It is identified by Miami-Dade County Folio No. 02-3203-001-1461 and is located within the RS-3 Single-Family Residential zoning district. It consists of one, oversized, platted lot.<sup>1</sup> Collectively, the Property is approximately 33,538 square feet (0.77 acres) in size. A single one-story resident constructed in 1955, in terrible condition, exists on the Property today.

Lot Split Request. The Applicant purchased the Property in July 2016 and is proposing to demolish the existing structure and develop the Property with two single family residences. The dimensions of the resulting lots will be in compliance with the City's land development regulations. Further, the resulting lots will be more compatible with the properties within the surrounding area. In fact, the resulting size of each lot will still be larger than the average and median size of lots in the

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<sup>1</sup> It should be noted that the nearly identical lot, both in terms of size and shape, on the northeast corner of Biscayne Point has been divided into three (3) separate lots.

neighborhood.<sup>2</sup> Each proposed home will be appropriately sized for the lot for the lot on which it sits.

Lot Split Review Criteria. According to Section 118-321.B. of the City of Miami Beach's Code of Ordinances (the "Code"), the Planning Board shall apply the following criteria to the review of any lot split application:

*(1) Whether the lots that would be created are divided in such a manner that they are in compliance with the regulations of these land development regulations.*

According to Section 142-105(b), the minimum lot size in the RS-3 zoning district is 10,000 square feet. The proposed resulting lots will be approximately 19,400 square feet and 14,240 square feet, which are both larger than the average area lots and satisfy the minimum requirements required in the Code.

*(2) Whether the building site that would be created would be equal to or larger than the majority of the existing building sites, or the most common existing lot size, and of the same character as the surrounding area.*

The resulting building sites will be within the average of the neighborhood, with the lots still being oversized for the neighborhood.

*(3) Whether the scale of any proposed new construction is compatible with the as-built character of the surrounding area, or creates adverse impacts on the surrounding area; and if so, how the adverse impacts will be mitigated. To determine whether this criterion is satisfied, the applicant shall submit massing and scale studies reflecting structures and uses that would be permitted under the land development regulations as a result of the proposed lot split, even if the applicant presently has no specific plans for construction.*

The scale of the proposed homes are compatible with the as-built character of the surrounding area. In fact, if the Property were redeveloped as a single site, a significantly larger home could be constructed; this hypothetical single-site home would be incompatible with the surrounding area.

*(4) Whether the building site that would be created would result in existing structures becoming nonconforming as they relate to setbacks and other applicable*

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<sup>2</sup> The resulting lot size of one parcel will be approximately 19,400 square feet and the second parcel will be approximately 14,240 square feet; the typical lot in this neighborhood is approximately 11,250 square feet.



*regulations of these land development regulations, and how the resulting nonconformities will be mitigated.*

The existing structure will be demolished. The Property will be redeveloped with two homes tailored to the resulting lot sizes. Setback regulations will be complied with and the Applicant will work with staff to reduce and mitigate nonconformities.

*(5) Whether the building site that would be created would be free of encroachments from abutting buildable sites.*

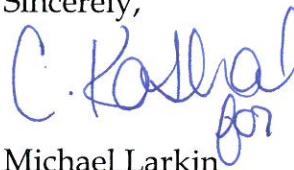
The building sites created by the lot split will free of encroachments from abutting buildable lots. There are no existing or proposed encroachments.

*(6) Whether the proposed lot split adversely affects architecturally significant or historic homes, and if so, how the adverse effects will be mitigated. The board shall have the authority to require the full or partial retention of structures constructed prior to 1942 and determined by the planning director or designee to be architecturally significant under subsection 142-108(a).*

The lot split does not adversely affect architecturally significant or historic homes. The existing structure was constructed in 1955 and is not historic or architecturally significant.

Conclusion. We believe that the approval of the application will permit the development of two beautiful single-family homes on the Property that will be compatible with the character of the residential neighborhood. We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-374-5300

Sincerely,



Michael Larkin

cc: Carli Koshal, Esq.





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

August 30, 2016

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

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

**SUBJECT:** 1134 S Biscayne Point Road, Miami Beach, FL 33141

**FOLIO NUMBER:** 02-3203-001-1461

**LEGAL DESCRIPTION:** BISCAYNE POINT PB 14-35 LOT 33 BLK 7

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

---

Diana B. Rio

Total number of property owners without repetition: **34**

*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.*

7745 NOREMAC LLC  
7745 NOREMAC AVE  
MIAMI BEACH, FL 33141

ABRAHAM ZALMAN  
7422 YONIE CT  
LAS VEGAS, NV 89117

AMAYA SAMPERIO  
7724 HAWTHORNE AVE  
MIAMI BEACH, FL 33141-1038

ANTONIO DIAZ  
7744 HAWTHORNE AVE  
MIAMI BEACH, FL 33141

BISCAYNE POINT 2016 LLC  
201 S BISCAYNE BLVD 2825  
MIAMI, FL 33131

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

CITY OF MIAMI BEACH ET AL  
1310 WASHINGTON AVE  
MIAMI BEACH, FL 33139

CYNTHIA ORAMAS JTRS PAOLA ORAMAS  
JTRS  
7600 BAYSIDE LANE  
MIAMI BEACH, FL 33141

DIEGO RAUL MICHANIE  
155 NE 21 ST  
MIAMI, FL 33137-4820

DONALD R REED &W SARA  
1170 S BISCAYNE PT RD  
MIAMI BEACH, FL 33141-1740

ERIC ROMANOW  
1680 MICHIGAN AVE #PH4  
MIAMI BEACH, FL 33139

EVA BERMAN  
7640 BAYSIDE LANE  
MIAMI BEACH, FL 33141-1013

GERALD FERNANDEZ &W OLGA  
7717 HAWTHORNE AVE  
MIAMI BEACH, FL 33141-1001

GRAZYNA MARZYNSKI TR  
7630 BAYSIDE LN  
MIAMI BEACH, FL 33141-1013

HONGBIN ZHANG  
7735 HAWTHORNE AVE  
MIAMI BEACH, FL 33141

ISAAC EPELBAUM &W DORA  
7740 NOREMAC AVE  
MIAMI BEACH, FL 33141

JEAN M ORLANDO &W BARBARA  
ORLANDO  
145 OLD ARMY RD  
SCARSDALE, NY 10583

JESUS CORREDERA  
535 NW 12 AVE  
MIAMI, FL 33136-3607

JUAN ANTONIO NIETO  
7620 BAYSIDE LANE  
MIAMI BEACH, FL 33141

LFC MIAMI PROPERTIES LLC  
860 COLLINS AVE #207  
MIAMI BEACH, FL 33139

MARGENE MUNOZ  
1150 S BISCAYNE POINT RD  
MIAMI BEACH, FL 33141

MARVIN L SUSSMAN  
5800 SW 88 ST  
MIAMI, FL 33156-2066

MATLALATL LLC  
601 NE 36 ST #CU-3  
MIAMI, FL 33137

MATTHEW CHRYCY SARA THOMPSON  
7700 HAWTHORNE AVE  
MIAMI BEACH, FL 33141

MICHAEL A SMITH NORMA SMITH QUINN  
1155 S BISCAYNE POINT ROAD  
MIAMI BEACH, FL 33141

MICHAEL TUCH RAQUEL BUSSEY  
HOCHSTRASSER  
1200 SOUTH BISCAYNE POINT RD  
MIAMI BEACH, FL 33141

MITCHELL CUTLER KATHLEEN CUTLER  
7720 HAWTHORNE AVE  
MIAMI BEACH, FL 33141

OSWALDO DE MESQUITA ELENIR DE  
MESQUITA  
10729 NW 70 LN  
DORAL, FL 33178

PNC BANK NA  
249 FIFTH AVE  
PITTSBURGH, PA 15222

RUBI RODRIGUEZ  
7713 NOREMAC AVENUE  
MIAMI BEACH, FL 33141

SALOMON LEVY &W LILY C/O ALBERT  
LEVY  
222 PARK AVENUE  
PALM BEACH, FL 33480

STEPHEN PHILLIPS &W MASHA  
7735 NOREMAC AVE  
MIAMI BEACH, FL 33141-1747

STILLWATER REAL PROPERTIES LLC  
1111 KANE CONCOURSE # 410  
BAY HARBOR ISLANDS, FL 33154

WILLIAM GARCIA &W BARBARA R  
12013 LOUISE AVE  
GRANADA HILLS, CA 91344

Name	Address	City	State	Zip	Country
7745 NOREMAC LLC	7745 NOREMAC AVE	MIAMI BEACH	FL	33141	USA
ABRAHAM ZALMAN	7422 YONIE CT	LAS VEGAS	NV	89117	USA
AMAYA SAMPERIO	7724 HAWTHORNE AVE	MIAMI BEACH	FL	33141-1038	USA
ANTONIO DIAZ	7744 HAWTHORNE AVE	MIAMI BEACH	FL	33141	USA
BISCAYNE POINT 2016 LLC	201 S BISCAYNE BLVD 2825	MIAMI	FL	33131	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH ET AL	1310 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
CYNTHIA ORAMAS JTRS PAOLA ORAMAS JTRS	7600 BAYSIDE LANE	MIAMI BEACH	FL	33141	USA
DIEGO RAUL MICHANIE	155 NE 21 ST	MIAMI	FL	33137-4820	USA
DONALD R REED &W SARA	1170 S BISCAYNE PT RD	MIAMI BEACH	FL	33141-1740	USA
ERIC ROMANOW	1680 MICHIGAN AVE #PH4	MIAMI BEACH	FL	33139	USA
EVA BERMAN	7640 BAYSIDE LANE	MIAMI BEACH	FL	33141-1013	USA
GERALD FERNANDEZ &W OLGA	7717 HAWTHORNE AVE	MIAMI BEACH	FL	33141-1001	USA
GRAZYNA MARZYNSKI TR	7630 BAYSIDE LN	MIAMI BEACH	FL	33141-1013	USA
HONGBIN ZHANG	7735 HAWTHORNE AVE	MIAMI BEACH	FL	33141	USA
ISAAC EPELBAUM &W DORA	7740 NOREMAC AVE	MIAMI BEACH	FL	33141	USA
JEAN M ORLANDO &W BARBARA ORLANDO	145 OLD ARMY RD	SCARSDALE	NY	10583	USA
JESUS CORREDERA	535 NW 12 AVE	MIAMI	FL	33136-3607	USA
JUAN ANTONIO NIETO	7620 BAYSIDE LANE	MIAMI BEACH	FL	33141	USA
LFC MIAMI PROPERTIES LLC	860 COLLINS AVE #207	MIAMI BEACH	FL	33139	USA
MARGENE MUNOZ	1150 S BISCAYNE POINT RD	MIAMI BEACH	FL	33141	USA
MARVIN L SUSSMAN	5800 SW 88 ST	MIAMI	FL	33156-2066	USA
MATLALATL LLC	601 NE 36 ST #CU-3	MIAMI	FL	33137	USA
MATTHEW CHRYCY SARA THOMPSON	7700 HAWTHORNE AVE	MIAMI BEACH	FL	33141	USA
MICHAEL A SMITH NORMA SMITH QUINN	1155 S BISCAYNE POINT ROAD	MIAMI BEACH	FL	33141	USA
MICHAEL TUCH RAQUEL BUSSEY HOCHSTRASSER	1200 SOUTH BISCAYNE POINT RD	MIAMI BEACH	FL	33141	USA
MITCHELL CUTLER KATHLEEN CUTLER	7720 HAWTHORNE AVE	MIAMI BEACH	FL	33141	USA
OSWALDO DE MESQUITA ELENIR DE MESQUITA	10729 NW 70 LN	DORAL	FL	33178	USA
PNC BANK NA	249 FIFTH AVE	PITTSBURGH	PA	15222	USA
RUBI RODRIGUEZ	7713 NOREMAC AVENUE	MIAMI BEACH	FL	33141	USA
SALOMON LEVY &W LILY C/O ALBERT LEVY	222 PARK AVENUE	PALM BEACH	FL	33480	USA
STEPHEN PHILLIPS &W MASHA	7735 NOREMAC AVE	MIAMI BEACH	FL	33141-1747	USA
STILLWATER REAL PROPERTIES LLC	1111 KANE CONCOURSE # 410	BAY HARBOR ISLANDS	FL	33154	USA

WILLIAM GARCIA &W BARBARA R	12013 LOUISE AVE	GRANADA HILLS	CA	91344	USA
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## 375' RADIUS MAP



**SUBJECT:** 1134 S Biscayne Point Road, Miami Beach, FL 33141

**FOLIO NUMBER:** 02-3203-001-1461

**LEGAL DESCRIPTION:** BISCAYNE POINT PB 14-35 LOT 33 BLK 7