

# MIAMIBEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

## 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.

<b>Application Information</b>			
FILE NUMBER			
<b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<b>Design Review Board</b> <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<b>Planning Board</b> <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		<b>Historic Preservation Board</b> <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> <b>Other:</b>			
<b>Property Information – Please attach Legal Description as “Exhibit A”</b>			
ADDRESS OF PROPERTY			
FOLIO NUMBER(S)			
<b>Property Owner Information</b>			
PROPERTY OWNER NAME			
ADDRESS		CITY	STATE
			ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
<b>Applicant Information (if different than owner)</b>			
APPLICANT NAME			
ADDRESS		CITY	STATE
			ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
<b>Summary of Request</b>			
PROVIDE A BRIEF SCOPE OF REQUEST			

<b>Project Information</b>			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
<b>Party responsible for project design</b>			
NAME		<input type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE    ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE    ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE    ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE    ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

**Please note the following information:**

- 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 fees. 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 an application 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, engineers, landscape architects, 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.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, 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 service 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 forgoing 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 form 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**

\_\_\_\_\_  
**DATE SIGNED**

# EXHIBIT A



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 9/21/2021

Property Information	
Folio:	02-4205-001-0080
Property Address:	93 PALM AVE Miami Beach, FL 33139-5137
Owner	CAROL INVEST USA INC C/O FINLEY & BOLOGNA INTL
Mailing Address	150 SE 2 AVE #1010 MIAMI, FL 33131 USA
PA Primary Zone	2200 ESTATES - 25000 SQFT LOT
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	9 / 6 / 2
Floors	2
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	6,077 Sq.Ft
Lot Size	30,000 Sq.Ft
Year Built	1922



Assessment Information			
Year	2021	2020	2019
Land Value	\$6,900,000	\$6,900,000	\$6,900,000
Building Value	\$702,135	\$707,607	\$713,077
XF Value	\$32,946	\$32,946	\$32,946
Market Value	\$7,635,081	\$7,640,553	\$7,646,023
Assessed Value	\$7,635,081	\$7,640,553	\$7,646,023

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
PALM ISLAND PB 6-54 LOT 8 & 20FT STRIP IN BAY ADJ SAME BLK 1 LOT SIZE 100.000 X 300

Taxable Value Information			
	2021	2020	2019
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,635,081	\$7,640,553	\$7,646,023
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,635,081	\$7,640,553	\$7,646,023
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,635,081	\$7,640,553	\$7,646,023
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,635,081	\$7,640,553	\$7,646,023

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2014	\$7,975,000	29143-3191	Qual by exam of deed
06/10/2013	\$7,431,750	28673-2602	Qual by exam of deed
11/15/2011	\$5,650,000	27896-0173	Qual by exam of deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

**HISTORIC PRESERVATION BOARD MINUTES  
1700 CONVENTION CENTER DRIVE 3RD FL.**

Monday, September 13, 2021, 9:00 AM | Virtual Meeting/ City Commission Chamber at Miami Beach City Hall (1700 Convention Center Dr., 3rd Fl., Miami Beach, FL 33139)

**City of Miami Beach Land Use Board meetings will be hosted as Hybrid Meetings during which all members of the respective boards will be physically present in a socially distanced manner in the City Commission Chamber at Miami Beach City Hall (1700 Convention Center Dr., 3rd Fl., Miami Beach, FL 33139). City staff will participate in meetings virtually. Applicants and the public are encouraged to attend meetings virtually (as provided below). Anyone wishing to attend a meeting or provide public comment in person may appear at the Commission Chamber and will be required to wear facial coverings and observe social distancing, consistent with CDC guidance. Please click the link below to join the webinar <https://miamibeachfl-gov.zoom.us/j/81748347488> Or iPhone one-tap : US: 13126266799 or 888 475 4499 (Toll Free) Webinar ID: 817 4834 7488. Members of the public wishing to speak on an item during the meeting, must click the “raise hand” icon if using the Zoom app or press \*9 on the telephone to “raise hand”.**

- I. ATTENDANCE
- II. APPROVAL OF MINUTES
- III. CITY ATTORNEY UPDATES
- IV. SWEARING IN OF PUBLIC
- V. REQUESTS FOR CONTINUANCES/WITHDRAWALS
- VI. REQUESTS FOR EXTENSIONS OF TIME
- VII. DISCUSSION ITEMS
- VIII. PROGRESS REPORT
- IX. MODIFICATION OF PREVIOUSLY APPROVED BOARD ORDER
- X. CONTINUED ITEMS
- XI. OPEN AND CONTINUED ITEMS
- XII. NEW APPLICATIONS
- XIII. APPEALS (BOA ONLY)
- XIV. OTHER BUSINESS
- XV. ADJOURNMENT

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## AGENDA ITEMS

### ATTENDANCE

### APPROVAL OF MINUTES

1. After Action: July 13, 2021 meeting

APPROVED

Motion to Approve  
Moved By: Kirk Paskal  
Supported By: Rick Lopez

Ayes: Finglass, Klein , Liebman, Litt, Lopez, Paskal, Weinstein

MOTION Passed

REQUEST FOR CONTINUANCES/WITHDRAWALS

HISTORIC DESIGNATIONS

2. HPB20-0446, 7275 Collins Avenue.

*TRANSMITTED to the Planning Board and City Commission with a favorable recommendation*

Motion to Approve  
Moved By: Barry Klein  
Supported By: Nancy Liebman

Ayes: Finglass, Klein , Liebman, Litt, Lopez, Paskal, Weinstein

MOTION Passed

CONTINUED ITEMS

3. HPB20-0440 a.k.a. HPB20-0380, 550 Washington Avenue

*CONTINUED to the October 12, 2021 meeting*

Motion to Continue  
Moved By: Nancy Liebman  
Supported By: Kirk Paskal

Ayes: Finglass, Klein , Liebman, Litt, Lopez, Paskal, Weinstein

MOTION Passed

4. HPB20-0445, 306 Lincoln Road

*CONTINUED to the October 12, 2021 meeting*

Motion to Continue  
Moved By: Nancy Liebman  
Supported By: Jack Finglass

Ayes: Finglass, Klein , Liebman, Litt, Lopez, Paskal, Weinstein

MOTION Passed

5. HPB21-0454, 900 Ocean Drive

APPROVED

Motion to Approve

Moved By: Kirk Paskal

Supported By: Nancy Liebman

Ayes: Finglass, Klein , Liebman, Litt, Lopez, Paskal, Weinstein

MOTION Passed

MODIFICATIONS TO PREVIOUSLY APPROVED BOARD ORDER

6. HPB19-0363 a.k.a. HPB17-0150, 7409-7449 Collins Avenue & 7400-7450 Ocean Terrace.

APPROVED

Motion to Approve

Moved By: Nancy Liebman

Supported By: Laura Weinstein

Ayes: Finglass, Liebman, Litt, Paskal, Weinstein

Nays: Klein , Lopez

MOTION Passed

NEW APPLICATIONS

7. HPB19-0361, Ocean Terrace between 73rd Street and 75th Street including portions of 73rd, 74th and 75th Streets, Ocean Terrace Park.

APPROVED: Certificate of Appropriateness

Motion to Approve

Moved By: Rick Lopez

Supported By: Max Litt

Ayes: Finglass, Liebman, Litt, Lopez, Paskal, Weinstein

Absent: Klein

MOTION Passed

APPROVED: Variances

Motion to Approve

Moved By: Nancy Liebman

Supported By: Rick Lopez

Ayes: Finglass, Liebman, Litt, Lopez, Paskal, Weinstein

Absent: Klein

MOTION Passed

8. HPB21-0469, 818 Lincoln Road.

APPROVED

Motion to Approve

Moved By: Nancy Liebman

Supported By: Kirk Paskal

Ayes: Finglass, Liebman, Litt, Lopez, Paskal, Weinstein

Absent: Klein

MOTION Passed

9. HPB21-0470, 803 2nd Street.

Motion to approve FAILED

Motion to Approve

Moved By: Nancy Liebman

Supported By: Max Litt

Ayes: Liebman, Litt, Lopez, Weinstein

Nays: Finglass, Paskal

Absent: Klein

MOTION Failed

10. HPB21-0471, 1158 Marseille Dr.

APPROVED; Certificate of Appropriateness

Motion to Approve

Moved By: Rick Lopez

Supported By: Jack Finglass

Ayes: Finglass, Liebman, Litt, Lopez, Weinstein

Absent: Klein , Paskal

MOTION Passed

APPROVED; Variances

Motion to Approve



Moved By: Rick Lopez  
Supported By: Max Litt

Ayes: Finglass, Liebman, Litt, Lopez, Weinstein

Absent: Klein , Paskal

MOTION Passed

11. HPB21-0474, 1051 Jefferson Avenue.

APPROVED

Motion to Approve  
Moved By: Kirk Paskal  
Supported By: Nancy Liebman

Ayes: Finglass, Klein , Liebman, Litt, Lopez, Paskal, Weinstein

MOTION Passed

12. HPB21-0475, 833 6th Street.

Motion to approve FAILED; CLASSIFICATION REMAINS NON-CONTRIBUTING

Motion to Approve  
Moved By: Kirk Paskal  
Supported By: Jack Finglass

Ayes: Finglass, Klein , Paskal  
Nays: Liebman, Litt, Lopez, Weinstein

MOTION Failed

DISCUSSION ITEMS

13. 93 Palm Avenue – possible historic designation (requested by Chair)

DISCUSSED. The Board directed staff to prepare a preliminary evaluation report relative to the possible historic designation of 93 Palm Avenue as an individual historic site

Motion to Approve  
Moved By: Barry Klein  
Supported By: Kirk Paskal

Ayes: Finglass, Klein , Liebman, Litt, Lopez, Paskal, Weinstein

MOTION Passed

Additionally, the Board passed a motion (6-0) issuing a recommendation to the Design Review

Board recommending that homes that are proposed for total demolition or alteration by more than 20% and were constructed prior to 1951 be documented consistent with HABS (Historic American Buildings Survey) standards.

Motion to Discuss  
Moved By:  
Supported By:

#### MOTION

Further, the Board passed a motion (7-0) recommending that the Planning Department explore organizing a joint meeting of the Design Review Board and Historic Preservation Board to discuss the review of single-family home demolition.

Motion to Discuss  
Moved By:  
Supported By:

#### MOTION

### ADJOURNMENT

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Applications listed herein have been filed with the Planning Department for review by the Historic Preservation Board, pursuant Section 118-102 of the City's Land Development Regulations. All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Historic Preservation Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Applications for items listed herein are available for public inspection at the following link: or during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any items listed in this agenda may be continued. Under such circumstances, additional legal notice would not be provided. Please contact the Planning Department at (305) 673-7550 for information on the the status of continued items.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: Appeals of any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

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