MIAMI BEACH

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

LAND USE BOARD HEARING APPLICATION

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

- [x] BOARD OF ADJUSTMENT
  - [x] 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: 4712 North Bay Road, Miami Beach, FL 33140

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

FOLIO NUMBER (S) 02-3222-011-0100

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

NAME Gregg H. Fierman / 4712 NBR, LLC
ADDRESS 4712 N Bay Rd
BUSINESS PHONE (305) 347-6534 CELL PHONE _____
E-MAIL ADDRESS gfierman@mwe.com

OWNER IF DIFFERENT THAN APPLICANT:

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

---

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:
NAME Michael J Marrero
ADDRESS 200 S. Biscayne Blvd, #850, Miami, FL 33131
BUSINESS PHONE (305) 377-6238 CELL PHONE —
E-MAIL ADDRESS mmarrero@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 ZW Jarosz Architect, P.A.
ADDRESS 3326 Mary Street #500, Miami, FL 33133
BUSINESS PHONE 305-446-0888 CELL PHONE _____
E-MAIL ADDRESS zwjarosz@jaroszarch.com

FILE NO. _____

4. SUMMARY OF APPLICATION – PROVIDE BRIEF SCOPE OF PROJECT:
Waiving the maximum lot coverage requirement for a proposed pool gazebo and spa

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). 39.56 Sq Ft Encl. Space / 235 Sq. Ft. Terrace 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: X OWNER OF THE SUBJECT PROPERTY
_____ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: Gregg H. Fierman, Manager of 4712 NBR LLC

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.

_____
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 Miami-Dade

I, Gregg H. Fierman being duly sworn, depose and certify as follows: (1) I am the Manager (print title)of JJ 4712 NBR 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 7th day of November, 20 16 The foregoing instrument was acknowledged before me by Gregg Fierman, Manager of 4712 NBR 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:

KATHERINE M. OTERO
MY COMMISSION # FF 229042
EXPIRES: May 10, 2019
Bonded Thru Notary Public Underwriters

_____
NOTARY PUBLIC

My Commission Expires:

KATHERINE M. OTERO
PRINT NAME

FILE NO._____

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida
COUNTY OF Miami-Dade

I, Gregg H. Fierman, 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 Marrero to be my representative before the BOA 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.

Gregg H. Fierman, Manager
PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 7th day of November, 2016. The foregoing instrument was acknowledged before me by Gregg Fierman, Manager of 4712 NBR 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

KATHERINE M. OTERO
MY COMMISSION # FF 229042
EXPIRES: May 10, 2019
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

My Commission Expires

KATHERINE M. OTERO
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.*

4712 NBR LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Carlos A. Cordeiro, 4712 North Bay Road Member Miami Beach, FL 33140	100%
Gregg H. Fierman, 333 Avenue of the Americas Manager Suite 4500 Miami, FL 33131	0%

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUNG 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._____

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 J. Marrero	200 S. Biscayne Blvd #850	(305) 377-6238
b.	Zeb W. Jarosz	3326 Mary Street	(305) 446-0888
c.			

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

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

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

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Gregg H. Fierman, 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 7th day of November, 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

NOTARY PUBLIC

My Commission Expires:

KATHERINE M. OTERO
MY COMMISSION # FF 229042
EXPIRES: May 10, 2019
Bonded Thru Notary Public Underwriters

KATHERINE M. OTERO

PRINT NAME

FILE NO._____

Exhibit A

Legal Description

Lot 11, Block 1, of NAUTILUS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page(s) 95, of the Public Records of Miami-Dade County, Florida.

BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6238
E-Mail: MMarrero@BRZoningLaw.com

VIA HAND DELIVERY

November 8, 2016

Thomas Mooney, Planning Director
City of Miami Beach Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139

Re: Board of Adjustment - Variance Approval for Allowable Lot Coverage at 4712 North Bay Road, Miami Beach, Florida

Dear Tom:

This law firm represents 4712 NBR, LLC (the "Applicant" or "Owner"), the owner of the above-referenced parcel (the "Property"). Please consider this letter the Applicant's letter of intent in support of a variance to the maximum allowable lot coverage for an existing single-family home located at 4712 North Bay Road, Miami Beach, Florida.

Property Description. The Property is a waterfront property on the west side of North Bay Road. It is currently identified by Miami-Dade County Folio No. 02-3222-011-0100 and sits within the RS-3 zoning district. The gross lot area of the Property is 15,755 square feet and contains a 7,146 square foot two-story home. This home was constructed in 2004 and has a lot coverage of 38.20% and a unit size of 45.36% (using the current method for calculating development criteria within the City's code).

Variance Request. The City of Miami Beach Code 142-105 currently allows for a lot coverage maximum of 30% for a two-story home in the RS-3 district. When the home was originally built, it did not exceed the maximum allowable lot coverage, which was higher than 30% and also calculated differently. The owner is currently undergoing an interior renovation on the Property and has proposed a small gazebo in the rear yard. In speaking with the current project architect, who also designed and constructed the original home in 2004 - a gazebo was proposed in the original construction but the then-owner chose not to construct it.

The modest request for a proposed gazebo in the southwest portion of the rear yard will allow for a more enjoyable use of the pool and backyard areas of the home, exactly as it was intended to be used upon its original design and construction. The addition of the less than 40 square foot gazebo will only marginally increase the lot coverage from 38.2% to 38.45%. The gazebo is open on three sides in order to provide for an open experience to the pool deck area. While slightly increasing the lot coverage, the addition of the gazebo will not increase the unit area of the home and will not affect the massing of the existing main single-family home structure.

Pursuant to section 118 -353 (d) we respectfully request the Board to consider our request and to find the following:

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;

(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;

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

(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;

Conclusion. The approval of the proposed variance request will only slightly increase the lot coverage in this single-family home, and allow for the construction of a pool gazebo, which was originally contemplated for the home. While adding a small open structure in the pool area, it will not impact the massing of the primary home structure. We look forward to your favorable review.

Sincerely,

Michael J. Marrero

ISABEL T. QUINTANA
REAL ESTATE DATA RESEARCHER
12872 SW 46TH TER, MIAMI FL 33175-4620
O 305.858.2287 / 305.222.4695, FX 305.859.2439 / 305.222.4698, CELL 786.258.4119
Email: cmqcorp@bellsouth.net or Quintana_c@bellsouth.net

November 4, 2016

CITY OF MIAMI BEACH
DEVELOPING SERVICE DIVISION
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139-1819

RE: PROPERTY OWNERSHIP LIST 375'FT
FROM:
4712 NORTH BAY ROAD
MIAMI BEACH, FL 33140-2814
F#02-3222-011-0100
(STREET ADDRESS)

LOT 11
BLOCK 1
NAUTILUS SUBDIVISION
PLAT BOOK 8-95
(LEGAL DESCRIPTION)

DADE COUNTY FLORIDA.

THIS IS TO CERTIFY THAT THE ATTACHED OWNERSHIP LIST, MAP AND MAILING LABELS IS A COMPLETE AND ACCURATE REPRESENTATION OF THE REAL ESTATE PROPERTY AND PROPERTY OWNERS 375'FT FROM THE SUBJECT PROPERTY LISTED ABOVE. THIS REFLECTS THE MOST CURRENT RECORDS ON FILE IN THE DADE COUNTY TAX ASSESSOR'S OFFICE.

SINCERELY,

ISABEL T. QUINTANA

(35 LABELS WITHOUT REPETITION)
ORIGINALLY 35 NAMES

(INV-4650) (MB_12-2016) (L-2387) (TX-11/04/16) (CD-EXCEL)

NONE

4712 N. Bay Rd.

NAUTILUS SUB PB 8-95
BLOCK 1
(L-2387) (35 NAMES) (TX-11/04/16) (375'FT)

LOT 6
4750 N BAY RD
02-3222-011-0060

VIRGINIA BRIGHT LLC
2121 SW 3 AVE 7TH FLOOR
MIAMI FL 33129

LOT 7
4744 N BAY RD
02-3222-011-0070

CHERNA MOSKOWITZ
4744 N BAY RD
MIAMI BEACH FL 33140-2814

LOT 8
4736 N BAY RD
02-3222-011-0080

EDWARD PORTER TRS
EDWARD PORTER
4736 N BAY RD
MIAMI BEACH FL 33140

LOT 9 & BEG 125.68FTNWLY OF NE COR LOT 10 SW4.85FT NW22.80FT NELY2.84FT SELY22.88FT ALG NE/L LOT 10 TO POB
4730 N BAY RD
02-3222-011-0090

4730 NORTH BAY RD LLC
335 NE 59TH TER
MIAMI FL 33137

LOT 10 LESS BEG 125.68FTNWLY OF NE COR SW4.85FT NW22.80FT LOT 10 TO POB
4720 N BAY RD
02-3222-011-0091

HANS JOACHIM KRAUSE & W URSULA
4720 N BAY RD
MIAMI BEACH FL 33140-2814

LOT 11
4712 N BAY RD
02-3222-011-0100

4712 NBR LLC
4712 N BAY RD
MIAMI BEACH FL 33140-2814

LOTS 12 THRU 14
4700 N BAY RD
02-3222-011-0110

WAYNE M BOICH
41 S HIGH ST #3750 SOUTH
COLUMBUS OH 43215

LOT 15
4646 N BAY RD
02-3222-011-0130

DANIEL D NIXON & W TAMARA F
4646 N BAY RD
MIAMI BEACH FL 33140-2812

STRIP MARKED PRIV BET UNNUM LOTS & LOT 15 & 10FT PARC MARKED RES BET STRIP & BAY
4640 N BAY RD
02-3222-011-0131

NORTH BAY LLC
C/O ERIC DORSKY PA
7320 GRIFFIN RD STE 220
DAVIE FL 33314

BLOCK 3
LOT 8 & S1/2 LOT 7
4747 N BAY RD
02-3222-011-0560

EUSEBIO LOPEZ
4747 N BAY RD
MIAMI BEACH FL 33140

NAUTILUS SUB 8-95
BLOCK 3

LOT 12 **4717 N BAY RD** **02-3222-011-0570**	**GARY KEITH SARTIN** **DEBRA CHOLODOFSKY** **4717 N BAY RD** **MAIMI BEACH FL 33140**
LOT 13 **4715 N BAY RD** **02-3222-011-0580**	**VALERIE SITLER** **4715 N BAY RD** **MIAMI BEACH FL 33140**
LOT 14 **4707 N BAY RD** **02-3222-011-0590**	**PAUL TAGER LEHR & W** **JEANNINE A LEHR** **4707 N BAY RD** **MIAMI BEACH FL 33140-2813**
LOT 15 **4703 N BAY RD** **02-3222-011-0600**	**GARY S LYNN & W PENNY J** **4703 N BAY RD** **MIAMI BEACH FL 33140-2813**
LOT 16 **4700 ALTON RD** **02-3222-011-0610**	**PAUL A SCOLIERI ROTHBERG** **4700 ALTON RD** **MIAMI BEACH FL 33140**
LOT 17 **4708 ALTON RD** **02-3222-011-0620**	**JUAN REQUEJO** **CARMEN REQUEJO** **4708 ALTON RD** **MIAMI BEACH FL 33140-2809**
LOT 18 **4712 ALTON RD** **02-3222-011-0630**	**ALBI REAL ESTATE S A** **4712 ALTON RD** **MIAMI BEACH FL 33140**
LOT 19 **4716 ALTON RD** **02-3222-011-0640**	**LORENZO LORENZO** **4716 ALTON RD** **MIAMI BEACH FL 33140-2809**
LOT 20 **4720 ALTON RD** **02-3222-011-0650**	**BEATRIZ CLAPES COLLANTES** **4720 ALTON RD** **MIAMI BEACH FL 33140**
LOT 21 **4726 ALTON RD** **02-3222-011-0660**	**CHRISTINE TURNER** **ARIEL VILLELLA** **4726 ALTON RD** **MIAMI BEACH FL 33140**

NAUTILUS SUB PB 8-95
BLOCK 3

LOT 22
4730 ALTON RD
02-3222-011-0670

LAWRENCE V PASHENKO & W DINA
4730 ALTON RD
MIAMI BEACH FL 33140-2809

LOT 23
4734 ALTON RD
02-3222-011-0680

HOWARD BRODSKY & W SHIRLEY
4734 ALTON RD
MIAMI BEACH FL 33140-2809

NAUTILUS SUB PB 8-95
BLOCK 4
LOTS 1 & 2
4665 N BAY RD
02-3222-011-0740

DAVID K REYES TRS
DAVID K REYES LIVING TRUST
4665 N BAY RD
MIAMI BEACH FL 33140

LOT 3
4653 N BAY RD
02-3222-011-0750

STEVEN L KLINE
4653 N BAY RD
MIAMI BEACH FL 33140

LOT 4 & N1/2 LOT 5
4645 N BAY RD
02-3222-011-0760

STEVEN OPPENHEIMER & W DAHLIA
4645 N BAY RD
MIAMI BEACH FL 33140-2811

LOT 29
4618 ALTON RD
02-3222-011-0981

KRISTEN ROSEN GONZALEZ
4618 ALTON RD
MIAMI BEACH FL 33140-2807

LOT 30
4628 ALTON RD
02-3222-011-0990

CHRISTIAN TIRIKIAN
CHRISTINE MARIANNE TIRIKIAN
4628 ALTON RD
MIAMI BEACH FL 33140

LOT 31
4634 ALTON RD
02-3222-011-1000

ARI NEWMAN
ERICA GALBUT
4634 ALTON RD
MIAMI BEACH FL 33140

LOT 32
4650 ALTON RD
02-3222-011-1010

DIANA MCLEAN
4650 ALTON RD
MIAMI BEACH FL 33140-2807

NAUTILUS ADDN PB 8-130
BLOCK 12
LOT 1
4701 ALTON RD
02-3222-014-0860

MIGUEL ANGEL SALAZAR
4701 ALTON RD
MIAMI BEACH FL 33140

NAUTILUS ADDN PB 8-130
BLOCK 12

LOT 2
4707 ALTON RD
02-3222-014-0870

4707 ALTON LLC
2340 S DIXIE HIGHWAY
MIAMI FL 33133

LOT 3
4711 ALTON RD
02-3222-014-0880

ARKADIY URYASH & W
SVETLANA URYASH
4711 ALTON RD
MIAMI BEACH FL 33140

LOT 4
4717 ALTON RD
02-3222-014-0890

NILDA TEJEDOR
PO BOX 450280
MIAMI FL 33245-0280

NAUTILUS SUB RE-SUB PB 38-59
BLOCK 3
LOT A
4737 N BAY RD
02-3222-013-0010

DARTEP LLC
C/O THERREL BAISDEN PA
ONE SE 3 AVE #2950
MIAMI FL 33131

LOT B
4727 N BAY RD
02-3222-013-0020

ROBERT T GREENBERG
NADIA V GREENBERG
4727 N BAY RD
MIAMI BEACH FL 33140-2813

VIRGINIA BRIGHT LLC
2121 SW 3 AVE 7TH FLOOR
MIAMI FL 33129

GARY KEITH SARTIN
DEBRA CHOLODOFSKY
4717 N BAY RD
MAIMI BEACH FL 33140

LAWRENCE V PASHENKO & W DINA
4730 ALTON RD
MIAMI BEACH FL 33140-2809

CHERNA MOSKOWITZ
4744 N BAY RD
MIAMI BEACH FL 33140-2814

VALERIE SITLER
4715 N BAY RD
MIAMI BEACH FL 33140

HOWARD BRODSKY & W SHIRLEY
4734 ALTON RD
MIAMI BEACH FL 33140-2809

EDWARD PORTER TRS
EDWARD PORTER
4736 N BAY RD
MIAMI BEACH FL 33140

PAUL TAGER LEHR & W
JEANNINE A LEHR
4707 N BAY RD
MIAMI BEACH FL 33140-2813

DAVID K REYES TRS
DAVID K REYES LIVING TRUST
4665 N BAY RD
MIAMI BEACH FL 33140

4730 NORTH BAY RD LLC
335 NE 59TH TER
MIAMI FL 33137

GARY S LYNN & W PENNY J
4703 N BAY RD
MIAMI BEACH FL 33140-2813

STEVEN L KLINE
4653 N BAY RD
MIAMI BEACH FL 33140

HANS JOACHIM KRAUSE & W URSULA
4720 N BAY RD
MIAMI BEACH FL 33140-2814

PAUL A SCOLIERI ROTHBERG
4700 ALTON RD
MIAMI BEACH FL 33140

STEVEN OPPENHEIMER & W DAHLIA
4645 N BAY RD
MIAMI BEACH FL 33140-2811

4712 NBR LLC
4712 N BAY RD
MIAMI BEACH FL 33140-2814

JUAN REQUEJO
CARMEN REQUEJO
4708 ALTON RD
MIAMI BEACH FL 33140-2809

KRISTEN ROSEN GONZALEZ
4618 ALTON RD
MIAMI BEACH FL 33140-2807

WAYNE M BOICH
41 S HIGH ST #3750 SOUTH
COLUMBUS OH 43215

ALBI REAL ESTATE S A
4712 ALTON RD
MIAMI BEACH FL 33140

CHRISTIAN TIRIKIAN
CHRISTINE MARIANNE TIRIKIAN
4628 ALTON RD
MIAMI BEACH FL 33140

DANIEL D NIXON & W TAMARA F
4646 N BAY RD
MIAMI BEACH FL 33140-2812

LORENZO LORENZO
4716 ALTON RD
MIAMI BEACH FL 33140-2809

ARI NEWMAN
ERICA GALBUT
4634 ALTON RD
MIAMI BEACH FL 33140

NORTH BAY LLC
C/O ERIC DORSKY PA
7320 GRIFFIN RD STE 220
DAVIE FL 33314

BEATRIZ CLAPES COLLANTES
4720 ALTON RD
MIAMI BEACH FL 33140

DIANA MCLEAN
4650 ALTON RD
MIAMI BEACH FL 33140-2807

EUSEBIO LOPEZ
4747 N BAY RD
MIAMI BEACH FL 33140

CHRISTINE TURNER
ARIEL VILLELLA
4726 ALTON RD
MIAMI BEACH FL 33140

MIGUEL ANGEL SALAZAR
4701 ALTON RD
MIAMI BEACH FL 33140

4707 ALTON LLC
2340 S DIXIE HIGHWAY
MIAMI FL 33133

ARKADIY URYASH & W
SVETLANA URYASH
4711 ALTON RD
MIAMI BEACH FL 33140

NILDA TEJEDOR
PO BOX 450280
MIAMI FL 33245-0280

DARTEP LLC
C/O THERREL BAISDEN PA
ONE SE 3 AVE #2950
MIAMI FL 33131

ROBERT T GREENBERG
NADIA V GREENBERG
4727 N BAY RD
MIAMI BEACH FL 33140-2813

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Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Address: 4712 N. Bay Road.

Date: 10/21/16
File: BOA

VARIANCE APPLICATION CHECK LIST

A pre-application meeting must be scheduled with 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 ALL PLANS MUST BE LEGIBLE AND DIMENSIONED.	Required	Provided
1	**Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline** ✓	X	
2	Two completed Board Application forms, Affidavits & Disclosures of interests (One with original signatures, and one copy) ✓	X	
3	Check-list provided by staff indicating documents provided and signed by the applicant or representative.	X	
4	~~Copies of all current or previously active Business Tax Receipts~~		
5	Two letters of intent (One original, dated and signed letter and one copy). Letter of intent shall explain in detail how the request relates to each variance criteria on Section 118-353 (d) of the City Code. ✓	X	
6	~~DERM recommendation/approval~~		
7	Application Fees	X	
8	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider. ✓	X	CD MONDAY
9	~~School Concurrency Application, for projects with a net increase in residential units (no SFH)~~		
10	One original, dated, signed and sealed survey (dated no less than 6 months old at the time of application) including lot area and grade (If no sidewalk exists, provide a letter from Public Works, establishing grade). ✓	X	
11	Provide two (2), 11"X17" collated set of plans, (one original, dated, signed and sealed and one copy) including the following: ✓	X	
12	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date ✓	X	
13	All Applicable Zoning Information in the Planning Department format . ?	X	
14	Location Plan-- Colored aerial showing name of streets and project site identified. ?	X	
15	Copy of original Survey (minimum 11x17) ?	X	
16	Full legal Description of the property if not included in survey (For lengthy legal descriptions, attached as a separate document if necessary) ✓	X	
17	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams) ✓	X	
18	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams) ✓	X	
19	Site Plan (fully dimensioned with setbacks, existing and proposed) Indicate location of the area included in the application if applicable. ✓	X	
20	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	MONDAY
~~21~~	~~Current, dated color photographs, min 4"X6" of interior space (no Google images)~~		
22	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	
23	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture and shelves if applicable.		
~~24~~	~~Demolition Plans (Floor Plans & Elevations with dimensions)~~		
25	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	

Indicate N/A If Not Applicable

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26	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable) . Building height to be measured from ~~flood elevation~~. adjusted g.	X	
~~27~~	~~Proposed Section Drawings~~	~~X~~	
~~28~~	~~Landscape Plan - street and onsite - identifying existing, proposed lanscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan~~	X	
28	Hardscape Plan, i.e. paving materials, pattern, etc.		
29	Required yards open space calculations and shaded diagrams	X	
ITEM #	**FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING**	**Required**	**Provided**
30	Copy of original Building Permit Card, & Microfilm, if available		
31	Copy of previously approved building permits. (Provide Building Permit Number.)		
32	Copy of previous Recorded Final Orders		
33	Floor Plan shall indicate area where alcoholic beverages will be displayed.		
34	Color Renderings (elevations and three dimensional perspective drawings).		
35	Detailed sign(s) with dimensions and elevation drawings showing exact location.		
36	Elevation drawings showing area of building façade for sign calculation (Building ID signs)		
37	Daytime and Nightime renderings for illuminated signs		
38	Proposed lighting plan, including photometric calculations		
39	Survey showing width of the canal (if applicable), Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.		
40	Proposed plans for a dock, or any marine structure shall have approval stamp from DERM or other applicable regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.		
41	Business hours of Operations & Restaurant menu if applicable		
42	Provide a complete operational plan for the building, including delivery and trash pickup times, sizes of delivery trucks (length & width), scheduling of various tenants and deliveries, garbage truck (length & width) information, store hours, number of employees. Provide manuvering plan for loading within the existing/proposed conditions if applicable.		
43	Survey shall include spot elevations in rear yard and Elevation points on the Dune adjacent to the property. Provide highest elevation point on the Dune within the property. Erosion Control Line and Bulkhead Line shall be indicated if present		
44	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.		
45	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		
46	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)		
47	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)		
48	Line of Sight studies		
49	Structural Analysis of existing building including methodology for shoring and bracing		

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50	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
51	Neighborhood Context Study		
52	Traffic Study (Hard copy) with 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
53	Sound Study report (Hard copy) with 1 CD		
54	Set of plans 24"x 36"		
55	**Site Plan (Identify streets and alleys)**		
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_____		
56	**Floor Plan (dimensioned)**		
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_____		
	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:		
57	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)		
58	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
59	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		
60	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		
61	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
	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		
	Other information/documentation required for first submittal (to be identified during pre application meeting).		

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
62	One (1) signed and sealed 11"X17" unbound 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. A CD with proper format of all documents and plans 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	
63	14 collated copies of all the above documents	X	
64	One (1) CD/DVD with electronic copy of all documents and final application package (plans, application, letter, etc.) . See details for CD/DVD formatting.	X	

NOTES:

Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.

Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline

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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.

APPLICANT'S OR DESIGNEE'S SIGNATURE

10/21/14
DATE

Indicate N/A If Not Applicable