

# MIAMI BEACH

# ZBA17-0034

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> FLOOR  
MIAMI BEACH, FLORIDA 33139, WWW.MIAMI BEACHFL.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: 3465 N. Meridian Ave, Miami Beach FL 33140

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

FOLIO NUMBER (S) 02-3227-015-0130

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

NAME Bali 33, LLC c/o Mr. Oliver Farrat

ADDRESS 2018 North Bay Road, Miami Beach, FL 33140

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

E-MAIL ADDRESS fnabuilders@yahoo.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

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

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

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

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

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

☒ AGENT:

NAME Ocean Consulting, LLC c/o Mr. Kirk Lofgren

ADDRESS 340 Minorca Ave Suite 7, Coral Gables, FL 33134

BUSINESS PHONE (305) 921-9344 CELL PHONE (305) 457-5573

E-MAIL ADDRESS kirk@oceanconsultingfl.com, justina@oceanconsultingfl.com, xiomara@oceanconsultingfl.com

☒ CONTACT:

NAME Ocean Consulting, LLC c/o Ms. Xiomara Ellis and Ms. Justina Nanes

ADDRESS 340 Minorca Ave Suite 7, Coral Gables, FL 33134

BUSINESS PHONE (305) 921-9344 CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS xiomara@oceanconsultingfl.com; justina@oceanconsultingfl.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☐ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☒ OTHER: Owner/Architect/Agent

NAME Ocean Consulting, LLC

ADDRESS 340 Minorca Ave Suite 7 Coral Gables, FL 33134

BUSINESS PHONE (305) 921-9344 CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS kirk@oceanconsultingfl.com

FILE NO.

ZBA 17-0034

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

Request to install a boatlift that extends a maximum of 33' waterward from the property line. City code allows a maximum of 21' in this location, therefore the variance is to request a 12' waterward projection. Miami-Dade County is requiring this proposed layout.

Miami-Dade County DERM has issued a Letter of No Objection, and a Letter of Consent from the neighbor has been obtained.

- 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) N/A SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). N/A 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.
- 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,

FILE NO. 2BA17-0034

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: \_\_\_\_\_

Bali 33, LLC c/o Mr. Oliver Farrat

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.

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

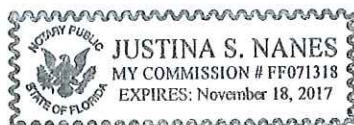
I, Olivier Farnat Olivier Farnat being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Bali, 33, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support 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 16th day of January, 2017. The foregoing instrument was acknowledged before me by Olivier Farnat, Manager of Bali 33, 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

Justina S. Nanes  
 PRINT NAME

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

STATE OF  
COUNTY OF

POWER OF ATTORNEY AFFIDAVIT

I, Bali 33, LLC c/o Mr. Oliver Farrat, 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 Ocean Consulting, LLC c/o Mr. Kirk Lofgren to be my representative before the Planning 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.

Bali 33, LLC c/o Mr. Oliver Farrat

PRINT NAME (and Title, if applicable)


  
SIGNATURE

Sworn to and subscribed before me this 6th day of March, 2017. The foregoing instrument was acknowledged before me by Oliver Farrat, Manager of Bali 33, 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

My Commission Expires



  
NOTARY PUBLIC  
Justina S. Nanes  
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.\*

Bali 33 LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Olivier Farrait  
2018 North Bay Road  
MB FL 33140

34

Xavier Poulhac  
2018 North Bay Road  
MB FL 33140

33

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Frank Minnina  
1581 North Jefferson Av  
Miami Beach FL 33140

33

100

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.

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.\*

TRUST NAME	
NAME AND ADDRESS	% INTEREST

### 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.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____

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

\*Disclosure shall not be required of any entity, the equity 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

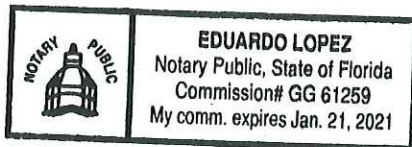
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, Mr. Olivier Farrat, 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 13 day of March, 2017. 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: Jan 21, 2021

Eduardo Lopez  
PRINT NAME

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

**Exhibit 'A'**

Lot 9. Block 2. Of Garden subdivision, according to the plat thereof as recorded in Plat Book 31, Page(s) 9, public records of Miami- Dade County, Florida.

Also: The northerly one-half of Lot 8, Block 2, of garden subdivision, of the Miami Beach Bay Shore Company, being more particularly described as follows: beginning at the southwesterly corner of Lot 9, Block 2, garden subdivision, as recorded in Plat Book 31, Page 9, of the public records of Miami Dade County, Florida, run in an easterly direction along the southerly line of said Lot 9, Block 2, as shown on the above mentioned plat at a distance of 160.7 feet plus or minus, to the face of the concrete bulkhead on the westerly shore of Biscayne waterway; thence meander the east face of said concrete bulkhead in a southerly direction a distance of 30.84 feet, plus or minus; said point being the midpoint of Lot 8, Block 2, said 25 feet being measured southerly along the easterly line of North Meridian Avenue as shown on the above mentioned plat; a distance of 162.4 feet, plus or minus; thence run in a northerly direction along the arc of a circular curve deflection to the left, and having for its elements a radius of 694.77 feet, a central angle of 2 degrees, 3 minutes, 42 seconds; along the easterly line of North Meridian Avenue, a distance of 25 feet to the point of beginning, containing .09 acres more or less.

Parcel Identification Number. 02-3227-015-0130



OCEAN CONSULTING, LLC · 340 Minorca Avenue, Suite 7 · Coral Gables, FL 33134  
Tel: 305-921-9344 · Fax: 305-677-3254  
www.oceanconsultingfl.com

16-5770

February 14, 2017

**CITY OF MIAMI BEACH**  
**PLANNING DEPARTMENT**  
1700 Convention Center Drive  
Miami Beach, FL 33139

**RE: LETTER OF INTENT FOR ZONING VARIANCE AT 3465 N. MERIDIAN IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA**

Ladies and Gentlemen:

This is to respectfully submit a response to the 7 zoning criteria, as interpreted from the Miami Beach zoning code, to allow for the permitting of a new 274 square-foot dock and a new 10K-capacity Elevation Boatlift at 3465 N. Meridian, in the City of Miami Beach. The proposed dock is measured at 22' from the waterward edge of the concrete seawall cap; the boatlift is proposed to extend an additional 11' from the water-ward edge of the dock, in the proposed slip space created by the dock. The following criteria and responses are provided.

1. 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.

YES. THE WIDTH OF THE WATERWAY IS ONLY 140' AND THE COUNTY'S BIOLOGICAL ASSESSMENT (ATTACHMENT) REFLECTS SHALLOW WATER DEPTHS AND MARINE RESOURCES IN THE NEARSHORE ENVIRONMENT ON SITE. ANY REASONABLE WATERFRONT STRUCTURES INSTALLED IN THIS WATERWAY WILL REQUIRE A PROJECTION BEYOND A 15% PROJECTION OF THE WATERWAY.

2. That the special conditions and circumstances do not result from the actions of the applicant.

YES, CONFIRMED. THE EXISTING CONDITIONS WITHIN THE PROPOSED FOOTPRINT HAVE BEEN CREATED NATURALLY, OVER TIME, AND MIAMI-

16-5770

Letter of Intent – 3465 N. Meridian Ave

January 27, 2017

Page 2

DADE COUNTY IS REQUIRING THIS LAYOUT TO PROTECT NATURAL MARINE RESOURCES.

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

NO. THIS VARIANCE WILL NOT CONFER ANY SPECIAL PRIVILEGE TO THE APPLICANT. THE INSTALLATION OF A NEW DOCK AND BOATLIFT IS CONSISTENT WITH THE PROPERTY OWNER'S RIPARIAN RIGHTS TO UTILIZE THEIR WATERFRONT FOR SAFE ACCESS TO THE SHORELINE AND THE MOORING OF A VESSEL. TO ACHIEVE ADEQUATE WATER DEPTHS AND AVOID IMPACTS TO MARINE RESOURCES, THE COUNTY REQUIRES THE PROPOSED FOOTPRINT; THIS REQUIREMENT RESULTS IN EXTENDING THE DOCK AND BOATLIFT A DISTANCE THAT IS MORE THAN 15% OF THE WIDTH OF THE WATERWAY.

4. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would place unnecessary and undue hardship on the applicant.

YES. ONLY WITH A VARIANCE WILL THE APPLICANT BE ABLE TO INSTALL STRUCTURES THAT ARE SIMILAR TO THOSE OF NEIGHBORING PROPERTIES.

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

YES. THE NEW DOCK EXTENDS THE MINIMUM DISTANCE WATERWARD SO AS TO ACHIEVE ADEQUATE WATER DEPTHS AND AVOID IMPACTS TO MARINE RESOURCES. THE PROPOSED DOCK PROJECTION ALLOWS FOR THE SAFE MOORING OF A VESSEL AND INSTALLATION OF A NEW BOATLIFT. THE DOCK REQUIRES A VARIANCE AND ANY SUBSEQUENT STRUCTURES ATTACHED TO THE DOCK WILL THEREFORE REQUIRE A VARIANCE APPROVAL.

6. That granting 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 determinantal to the public welfare.

16-5770

Letter of Intent – 3465 N. Meridian Ave

January 27, 2017

Page 3

YES. GRANTING THE VARIANCE WILL ALLOW FOR THE INSTALLATION OF WATERFRONT STRUCTURES THAT ARE SIMILAR IN NATURE TO NEIGHBORING PROPERTIES. THE VARIANCE IS REQUESTED TO AVOID NEGATIVE IMPACTS TO THE AREA, PRESERVE THE MARINE/RECREATIONAL VALUE OF THE AREA AND WILL NOT BE DETRIMENTAL TO THE WELFARE OF THE PUBLIC, INCLUDING AVOIDING ANY NAVIGATIONAL IMPACTS.

7. That the granting of the variance is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

THE VARIANCE APPLICATION IS TO ENSURE THAT THE PROPOSED WATERFRONT STRUCTURES ARE CONSISTENT WITH THE COMPREHENSIVE PLAN AND DOES NOT REDUCE THE LEVEL OF SERVICE.

Respectfully Submitted,  
**OCEAN CONSULTING, LLC**

A handwritten signature in black ink, appearing to read "Kirk Lofgren", written over a horizontal line.

Kirk Lofgren  
Principal

KL: JN  
Enclosures



OCEAN CONSULTING, LLC · 340 Minorca Avenue, Suite 7 · Coral Gables, FL 33134  
Tel: 305-921-9344 · Fax: 305-677-3254  
www.oceanconsultingfl.com

16-5770

January 27, 2017

City of Miami Beach  
**BOARD OF ADJUSTMENT**  
1700 Convention Center Drive  
Miami Beach, FL 33139

**RE:   HARDSHIP LETTER FOR A DOCK & BOATLIFT VARIANCE AT 3465 N. MERIDIAN AVE, IN  
THE CITY OF MIAMI BEACH, MIAMI- DADE COUNTY, FLORIDA**

Dear City of Miami Beach:

On behalf of the property owner, Bali 33, LLC c/o Mr. Olivier Farrat, this letter is to respectfully request a dock and boatlift variance for the installation of a new 274 square foot dock and a new 10K-capacity Elevator Boatlift at 3465 N. Meridian Ave, in the City of Miami Beach, Miami-Dade County, Florida.

#### **BACKGROUND**

The property owner has submitted a City of Miami Beach Building Permit Application to permit the installation of a new 274 square-foot dock that extends approximately 22 feet waterward from the existing concrete seawall cap, and a new 10,000 lb.-capacity Elevator Boatlift that extends an additional 11 feet; the maximum waterward projection proposed from the existing concrete seawall cap is 33 feet. Due to shallow water depths and marine resources present within the Project footprint, the dock is required by the Miami-Dade County Department of Environmental Resource Management (MDC-DERM) to extend 22 feet from the seawall and the boatlift is required to be placed along the waterward edge of the dock structure.

#### **PURPOSE OF VARIANCE REQUEST**

The City of Miami Beach Zoning Ordinance 2014-3852 requires that the dock and boatlift extend no more than 15% of the width of the canal or waterway if the canal or waterway is more than 100 feet, and it may not exceed forty feet (40') from the seawall. The width of the waterway in this location is approximately 140' from seawall to adjacent seawall. Therefore, at this location, consistent with the City's Zoning Ordinance 2014-3852, structures may not extend

16-5770

City of Miami Beach- Planning Department

January 27, 2017

Page 2

more than 21' from the seawall. See attached Project plans for reference. The proposed dock extends a maximum of 22 feet from the edge of the seawall cap. The proposed boatlift will be used to moor a vessel at the single-family dock and will extend an additional 11 feet, to a maximum distance of 33 feet from the seawall. The variance request is to allow for waterfront structures to extend an additional 12' into the waterway.

#### **MIAMI-DADE COUNTY FEEDBACK**

The Miami-Dade County Department of Environmental Resources Management (DERM) is requiring the extension of the dock a minimum of 22 feet from the wetface of the existing seawall, and the installing of the boatlift along the waterward edge of this proposed dock to obtain adequate water depth (as well as to avoid impacts to marine resources). See attached recommendation letter from Miami-Dade County, requiring the proposed footprint.

Thank you for your review of this information. We look forward to working with the Board on this application for variance. Should you have any questions or require additional information, please do not hesitate to contact me at (305) 921-9344.

Sincerely,

**OCEAN CONSULTING, LLC**



Kirk Lofgren  
Principal

# INVOICE (00052336)

**BILLING CONTACT**

Xiomara Ellis  
Southeast Marine Construction  
404 Ne 38Th St  
Oakland Park, Fl 33334

**MIAMI BEACH**

1700 Convention Center Drive  
Miami Beach, Florida 33139  
305.673.7000

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
00052336	03/16/2017	03/16/2017	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
ZBA17-0034	Advertisement	\$1,500.00
	Board Order Recording	\$100.00
	Courier (per package)	\$70.00
	Mail Notice Per Label	\$148.00
	Posting (per site)	\$100.00
	Variance (SF)	\$500.00
3465 Meridian Ave Miami Beach, FL -331403848		<b>SUB TOTAL</b> \$2,418.00

**TOTAL** **\$2,418.00**

Any refund associated with this invoice will only be issued to the billing contact listed herein.



January 31, 2017

**City of Miami Beach  
Planning Department  
1700 Convention Center Drive  
Miami Beach, FL 33139**

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

**LEGAL DESCRIPTION:** Lot 9, Block 2, of **AMENDED PLAT OF GARDEN SUBDIVISION**, according to the Plat thereof, as recorded in Plat Book 31, at Page 9 of the Public Records of Miami-Dade County, Florida.

**ADDRESS:** 3465 North Meridian Avenue, Miami Beach, FL 33140

**FOLIO NO.** 02-3227-015-0130

**OWNER:** **BALI 33, LLC**

**ORDER NUMBER:** 170117

**Total number of property owners without repetition: 37**

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 375 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely,  
**THE ZONING SPECIALISTS GROUP, INC.**

**Jose F. Lopez, P.S.M. #3086**

## OWNERS LIST

**THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 375-FOOT RADIUS OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY**

**LEGAL DESCRIPTION:** Lot 9, Block 2, of **AMENDED PLAT OF GARDEN SUBDIVISION**, according to the Plat thereof, as recorded in Plat Book 31, at Page 9 of the Public Records of Miami-Dade County, Florida.

**ADDRESS:** 3465 North Meridian Avenue, Miami Beach, FL 33140

**FOLIO NO.** 02-3227-015-0130

**OWNER:** **BALI 33, LLC**

**ORDER NUMBER:** 170117

---

Mid Golf Ext Sub PB 40-69 Lot 8  
Property address: 3300 Chase Ave  
Folio number: 0232270070080

Trung Nghia Duong  
3300 Chase Ave  
Miami Beach, FL 33140-3415

Mid Golf Ext Sub PB 40-69 Lot 9  
Property address: 3322 Chase Ave  
Folio number: 0232270070090

Alexandre L Elbaz Florence Elbaz  
3322 Chase Ave  
Miami Beach, FL 33140-3415

Mid Golf Ext Sub PB 40-69 Lot 10  
Property address: 3334 Chase Ave  
Folio number: 0232270070100

Bertha Sanchez  
3334 Chase Ave  
Miami Beach, FL 33140-3415

27 53 42 Mid Golf Ext Sub PB 40-69 Lot 11  
Property address: 3340 Chase Ave  
Folio number: 0232270070110

David Acosta  
3340 Chase Ave  
Miami Beach, FL 33140-3415

Mid Golf Ext Sub PB 40-69 Lot 12  
Property address: 3370 Chase Ave  
Folio number: 0232270070120

Forty Six LLC  
9805 NW 52nd St Apt 120  
Miami, FL 33178-6610

Mid Golf Ext Sub PB 40-69 Lot 13  
Property address: 3400 Chase Ave  
Folio number: 0232270070130

3400 Chase LLC  
3400 Chase Ave  
Miami Beach, FL 33140-3417

Garden Sub Amd Sub PB 31-9 Lots 1 & 2 Blk 2

Property address: 3333 Garden Ave  
Folio number: 0232270150080

Elaine R Levine Trs  
Elaine R Levine Living Trust  
3350 Mary St  
Miami, FL 33133-5215

Garden Sub Amd Pl PB 31-9 Lots 3 Blk 2  
Property address: 3421 Meridian Ave N  
Folio number: 0232270150090

Ileana Salman  
3421 N Meridian Ave  
Miami Beach, FL 33140-3848

Garden Sub Amd Pl PB 31-9 Lot 4 Blk 2  
Property address: 3427 Meridian Ave  
Folio number: 0232270150095

Graziano Sbroggio  
3427 N Meridian Ave  
Miami Beach, FL 33140-3848

22 27 53 42 Garden Sub Amd Pl PB 31-9 Beg Wly Pt Lt 5 Ne49.14Ft SE To Pt Property address: 3435 Meridian Ave N Folio number: 0232270150100	Mathieu Massa 999 Brickell Ave Ste 600 Miami, FL 33131-3097
Garden Sub Amd Pl PB 31-9 Lt 6 & Beg Nly Cor Lt 5 Sw5.14Ft SE To Canal N Property address: 3443 Meridian Ave N Folio number: 0232270150110	Sydney Lewis Jr & W Else H 3443 N Meridian Ave Miami Beach, FL 33140-3848
Garden Sub Amd Pl PB 31-9 Lot 7 S1/2 Of Lot 8 Blk 2 Property address: 3451 Meridian Ave N Folio number: 0232270150120	Lisette Simon 3451 N Meridian Ave Miami Beach, FL 33140-3848
Garden Sub Amd Pl PB 31-9 Lot 9 & N1/2 Of 8 Blk 2 Property address: 3465 Meridian Ave N Folio number: 0232270150130	Bali 33 LLC 2018 N Bay Rd Miami Beach, FL 33140-4537
Garden Sub Amd Pl PB 31-9 Lot 10 Blk 2 Property address: 3475 Meridian Ave N Folio number: 0232270150140	Jacob Blacher & W Jackie 3475 N Meridian Ave Miami Beach, FL 33140-3848
Garden Sub Amd Pl PB 31-9 Lot 11 Blk 2 Property address: 3485 Meridian Ave N Folio number: 0232270150150	Sara Villamar 3485 N Meridian Ave Miami Beach, FL 33140-3848
Garden Sub Amd Pl PB 31-9 Lots 12 To 19 Inc Blk 2  Property address: 3701 Meridian Ave N Folio number: 0232270150160	Edw A Mccarthy Bishop Of Diocese Of Mia 9401 Bisc Blvd Miami, FL 33138-2970
Garden Sub Amd Pl PB 31-9 All Blk 5  Property address: 3701 Meridian Ave N Folio number: 0232270150390	Edw A Mccarthy Bishop Of Diocese Of Mia 9401 Bisc Blvd Miami, FL 33138-2970
Garden Sub Amd Pl PB 31-9 W110ft Of Lot 1 & All Lot 2 Blk 6 Property address: 3417 Garden Ave Folio number: 0232270150400	Michael Bromley Trs Michael Bromley 3417 Garden Ave Miami Beach, FL 33140-3823
22 27 53 42 Garden Sub Amd Pl PB 31-9 E49.03Ft Lot 1 & All Of Lot 13 Blk6 Property address: 3440 Meridian Ave N Folio number: 0232270150401	Spencer Bartram & W Ligia I Labrada 598 NE 56 St Miami Beach, FL 33140
Garden Sub Amd Pl PB 31-9 Lot 3 Blk 6 Property address: 3425 Garden Ave Folio number: 0232270150410	Daniel Bajaroff 3425 Garden Ave Miami Beach, FL 33140-3823
Garden Sub Amd Pl PB 31-9 Lot 4 Blk 6 Property address: 3433 Garden Ave Folio number: 0232270150420	Empire Properties 3433 Inc 1754 Bay Rd Miami Beach, FL 33139-1414

Garden Sub Amd Pl PB 31-9 Lot 5 Blk 6

Property address: 3439 Garden Ave  
Folio number: 0232270150430

22-27 53 42 Garden Sub Amd Pl PB 31-9 Lots 6 & 7 Blk 6

Property address: 3445 Garden Ave  
Folio number: 0232270150440

Garden Sub Amd Pl PB 31-9 Lot 8 Blk 6

Property address: 810 Barry St  
Folio number: 0232270150450

Garden Sub Amd Pl PB 31-9 Lot 9 Blk 6

Property address: 3476 Meridian Ave N  
Folio number: 0232270150460

Garden Sub Amd Pl PB 31-9 Lot 10 Blk 6

Property address: 3470 Meridian Ave N  
Folio number: 0232270150470

22 27 53 42 Garden Sub Amd Pl PB 31-9 Lot 11 Blk 6

Property address: 3464 Meridian Ave N  
Folio number: 0232270150480

Garden Sub Amd Pl PB 31-9 Lot 12 Blk 6

Property address: 3450 Meridian Ave N  
Folio number: 0232270150490

22.27 53 42 Garden Sub Amd Pl PB 31-9 Lot 1 & S20ft Of E75ft Of Lot 2 &

Property address: 3404 Garden Ave  
Folio number: 0232270150510

Garden Sub Amd Pl PB 31-9 Lt 3 & N30ft Lt 2 & N5ft Of S20ft Of W30ft Lt

Property address: 3420 Garden Ave  
Folio number: 0232270150520

Garden Sub Amd Pl PB 31-9 Nly28 1/2 Ft Of Lot 4 & All Lot 5 Blk 7

Property address: 3434 Garden Ave  
Folio number: 0232270150530

Garden Sub Amd Pl PB 31-9 Lot 6 Blk 7

Property address: 3440 Garden Ave  
Folio number: 0232270150540

Mid Golf Sub 1St Addn PB 7-161 Lot 1 Blk 8

Property address: 3410 Chase Ave  
Folio number: 0232270160630

John C Favalora As Archbishop  
Of The Archdiocese  
9401 Biscayne Blvd  
Miami, FL 33138-2970

The Most Reverend Edward Mccarthy  
9401 Biscayne Blvd  
Miami, FL 33138-2970

Archbishop Archdiocese Of Miami  
C/O Most Reverend Thomas G Wenski  
9401 Biscayne Blvd  
Miami, FL 33138-2970

Ermenegilda Faraguna & S Voich  
3476 N Meridian Ave  
Miami Beach, FL 33140-3849

Michael Reilly & W Marie G  
3470 N Meridian Ave  
Miami Beach, FL 33140-3849

Claudia A Martinez  
3464 N Meridian Ave  
Miami Beach, FL 33140-3849

Miguel Ugarte Le Rem Julie M Ugarte  
Rem Miguel F Ugarte  
3450 N Meridian Ave  
Miami Beach, FL 33140-3849

Tomas Nores & W Marina Font  
3404 Garden Ave  
Miami Beach, FL 33140-3824

Sergio Bister & Mytyl Simancas  
3420 Garden Ave  
Miami Beach, FL 33140-3824

Julie A Chang  
3434 Garden Ave  
Miami Beach, FL 33140-3824

Carmen Castro & Liza Him  
& H Anderson Castro Jr Jtrs  
3440 Garden Ave  
Miami Beach, FL 33140-3824

Samuel Kurtz & W Fayge  
5200 15th Ave  
Brooklyn, NY 11219-3974

Mid Golf Sub 1St Addn PB 7-161 Lot 2 Blk 8

Property address: 3420 Chase Ave

Folio number: 0232270160640

Lawrence M Ciment & W Helen

3420 Chase Ave

Miami Beach, FL 33140-3417

Mid Golf Sub 1St Addn PB 7-161 Lot 3 Blk 8

Property address: 3434 Chase Ave

Folio number: 0232270160650

Richard Todaro Jr Margot Todaro

3434 Chase Ave

Miami Beach, FL 33140-3417

22-27 53 42 Mid Golf Sub 1St Addn PB 7-161 Lot 4 Blk 8

Property address: 3450 Chase Ave

Folio number: 0232270160660

Igal Haimov & W Janet

3450 Chase Ave

Miami Beach, FL 33140-3417

Mid Golf Sub 1St Addn PB 7-161 Lot 5 Blk 8

Property address: 3458 Chase Ave

Folio number: 0232270160670

David Howard Schoen Michele Schoen

3458 Chase Ave

Miami Beach, FL 33140-3417

1St Add Mid-Golf Sub PB 7-161 Lot 6 Blk 8 Less Nly Portion As Per Db 249

Property address: 3470 Chase Ave

Folio number: 0232270160680

Judy Herskowitz

3470 Chase Ave

Miami Beach, FL 33140-3417

22-27 53 42 Mid Golf Sub 1St Addn PB 7-161 Lot 7 & Nly Pt Lt 6 Having NI

Property address: 3484 Chase Ave

Folio number: 0232270160690

Martin R Sherman & W Grace

3484 Chase Ave

Miami Beach, FL 33140-3417

Trung Nghia Duong  
3300 Chase Ave  
Miami Beach, FL 33140-3415

Alexandre L Elbaz  
Florence Elbaz  
3322 Chase Ave  
Miami Beach, FL 33140-3415

Bertha Sanchez  
3334 Chase Ave  
Miami Beach, FL 33140-3415

David Acosta  
3340 Chase Ave  
Miami Beach, FL 33140-3415

Forty Six LLC  
9805 NW 52nd St Apt 120  
Miami, FL 33178-6610

3400 Chase LLC  
3400 Chase Ave  
Miami Beach, FL 33140-3417

Elaine R Levine Trs  
Elaine R Levine Living Trust  
3350 Mary St  
Miami, FL 33133-5215

Ileana Salman  
3421 N Meridian Ave  
Miami Beach, FL 33140-3848

Graziano Sbroggio  
3427 N Meridian Ave  
Miami Beach, FL 33140-3848

Mathieu Massa  
999 Brickell Ave Ste 600  
Miami, FL 33131-3097

Sydney Lewis Jr & W Else H  
3443 N Meridian Ave  
Miami Beach, FL 33140-3848

Lisette Simon  
3451 N Meridian Ave  
Miami Beach, FL 33140-3848

Bali 33 LLC  
2018 N Bay Rd  
Miami Beach, FL 33140-4537

Jacob Blacher & W Jackie  
3475 N Meridian Ave  
Miami Beach, FL 33140-3848

Sara Villamar  
3485 N Meridian Ave  
Miami Beach, FL 33140-3848

Edw A Mccarthy Bishop  
Of Diocese Of Mia  
9401 Bisc Blvd  
Miami, FL 33138-2970

Michael Bromley Trs  
Michael Bromley  
3417 Garden Ave  
Miami Beach, FL 33140-3823

Spencer Bartram  
& W Ligia I Labrada  
598 NE 56 St  
Miami Beach, FL 33140

Daniel Bajaroff  
3425 Garden Ave  
Miami Beach, FL 33140-3823

Empire Properties 3433 Inc  
1754 Bay Rd  
Miami Beach, FL 33139-1414

John C Favalora As Archbishop  
Of The Archdiocese  
9401 Biscayne Blvd  
Miami, FL 33138-2970

LEFT BLANK INTENTIONALLY

Archbishop Archdiocese Of Miami  
C/O Most Reverend Thomas G Wenski  
9401 Biscayne Blvd  
Miami, FL 33138-2970

Ermenegilda Faraguna & S Voich  
3476 N Meridian Ave  
Miami Beach, FL 33140-3849

Michael Reilly & W Marie G  
3470 N Meridian Ave  
Miami Beach, FL 33140-3849

Claudia A Martinez  
3464 N Meridian Ave  
Miami Beach, FL 33140-3849

Miguel Ugarte Le  
Rem Julie M & Miguel F Ugarte  
3450 N Meridian Ave  
Miami Beach, FL 33140-3849

Tomas Nores & W Marina Font  
3404 Garden Ave  
Miami Beach, FL 33140-3824

Sergio Bister & Mytyl Simancas  
3420 Garden Ave  
Miami Beach, FL 33140-3824

Julie A Chang  
3434 Garden Ave  
Miami Beach, FL 33140-3824

Carmen Castro & Liza Him  
& H Anderson Castro Jr Jtrs  
3440 Garden Ave  
Miami Beach, FL 33140-3824

Samuel Kurtz & W Fayge  
5200 15th Ave  
Brooklyn, NY 11219-3974

Lawrence M Ciment & W Helen  
3420 Chase Ave  
Miami Beach, FL 33140-3417

Richard Todaro Jr Margot Todaro  
3434 Chase Ave  
Miami Beach, FL 33140-3417

Igal Haimov & W Janet  
3450 Chase Ave  
Miami Beach, FL 33140-3417

David Howard Schoen  
Michele Schoen  
3458 Chase Ave  
Miami Beach, FL 33140-3417

Judy Herskowitz  
3470 Chase Ave  
Miami Beach, FL 33140-3417

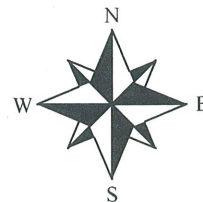
Martin R Sherman & W Grace  
3484 Chase Ave  
Miami Beach, FL 33140-3417

Order number: 170117  
Location: 3465 N Meridian Ave  
Total non-repetitive labels: 37

### 375-FOOT RADIUS MAP:



**DATE:** January 31, 2017



NOT VALID UNLESS SEALED WITH  
THE SIGNING SURVEYOR'S SEAL

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

Address: 3465 North Meridian Ave

Date: 3/9/17  
File: 28A17-0034

## 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	Required	Provided
	<b>ALL PLANS MUST BE LEGIBLE AND DIMENSIONED.</b>		
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 (\$2,500) shall be paid after the pre-app meeting before the first submittal deadline.	X	
8	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
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)		
18	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)		
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	
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)		
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		
26	Proposed Elevations, materials & finishes noted.	X	
27	Proposed Section Drawings	X	

Indicate N/A If Not Applicable

# MIAMI BEACH

Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)  
305.673.7550

28	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan		
28	Hardscape Plan, i.e. paving materials, pattern, etc.		
29	Required yards open space calculations and shaded diagrams		
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 Nighttime 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.	X	
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.	X	
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 maneuvering 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		
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: <a href="mailto:Xfalconi@miamibeachfl.gov">Xfalconi@miamibeachfl.gov</a>		
53	Sound Study report (Hard copy) with 1 CD		

Indicate N/A If Not Applicable

# MIAMI BEACH

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

54	Set of plans 24"x 36"		
55	<b>Site Plan (Identify streets and alleys)</b>		
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	<b>Floor Plan (dimensioned)</b>		
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 _____		
	<b>In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:</b>		
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		
	<b>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</b>		
	<b>Other information/documentation required for first submittal (to be identified during pre application meeting).</b>		

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

**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

3/9/17  
DATE