

MIAMI BEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

HPB 7576
File No: _____
Date: _____
MCR No: _____
Amount: _____
Zoning Classification _____
(For Staff Use Only)

STANDARD APPLICATION FORM DEVELOPMENT REVIEW BOARD HEARING

1. The below listed applicant wishes to appear before the following City Development Review Board for a scheduled public hearing: NOTE: This application form must be completed separately for each applicable Board hearing a matter.

- () BOARD OF ADJUSTMENT (X) HISTORIC PRESERVATION BOARD
() DESIGN REVIEW BOARD () PLANNING BOARD
() FLOOD PLAIN MANAGEMENT BOARD

NOTE: Applications to the Board of Adjustment will not be heard until such time as the Design Review Board, Historic Preservation Board and/or the Planning Board have rendered decisions on the subject project.

2. THIS REQUEST IS FOR:

- a. () A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE
b. () AN APPEAL FROM AN ADMINISTRATIVE DECISION
c. () DESIGN REVIEW APPROVAL
d. (X) A CERTIFICATE OF APPROPRIATENESS FOR DESIGN
e. () A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
f. () A CONDITIONAL USE PERMIT
g. () A LOT SPLIT APPROVAL
h. () AN HISTORIC DISTRICT/SITE DESIGNATION
i. () AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
j. () AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
k. () TO REHAB, TO ADD TO AND / OR EXPAND A SINGLE FAMILY HOME
l. (X) OTHER: Classify existing buildg @ rear as NOW-contributing

3. NAME & ADDRESS OF PROPERTY: 927 JEFFERSON AVE - TOWNHOUSES BARGA

LEGAL DESCRIPTION: 3-1 54 42 34 53 42

OCEAN BEACH ADDN No 3 P B 2-81

LOT 12 BLK 70 LOT SIZE 50.000 X 40 OR 12334-1973.10841

4. NAME OF APPLICANT EMOTIONS AP LLC

Note: If applicant is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6-7) must be completed as part of this application.

927 JEFFERSON AVENUE
ADDRESS OF APPLICANT

MIAMI BEACH, FL 33139
CITY STATE ZIP

BUSINESS PHONE # 786.372.1193 CELL PHONE # _____

E-mail address: BELVIS@RENT4Days.com

5. NAME OF PROPERTY OWNER (IF DIFFERENT FROM #4, OTHERWISE, WRITE "SAME") SAME

If the owner of the property is not the applicant and will not be present at the hearing, the Owner/Power of Attorney Affidavit (Page 4) must be filled out and signed by the property owner. In addition, if the property owner is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6 - 7) must be completed.

ADDRESS OF PROPERTY OWNER CITY STATE ZIP

BUSINESS PHONE # CELL PHONE #

E-mail address:

6. NAME OF ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER, CONTRACTOR OR OTHER PERSON RESPONSIBLE FOR PROJECT DESIGN

CASTELLANOS DESIGN STUDIO, 2000 N. BAYSHORE DR. 515 MIAMI, FL 33137
NAME (please circle one of the above) ADDRESS CITY STATE ZIP

BUSINESS PHONE # 786.218.5335 CELL PHONE #

E-mail address: WESLEY@CASTELLANOSDESIGN.COM

7. NAME OF AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSON:

a. NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # CELL PHONE #

E-mail address:

b. NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # CELL PHONE #

E-mail address:

c. NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # CELL PHONE #

E-mail address:

NOTE: ALL ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSONS, WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY, UNLESS SOLELY APPEARING AS AN EXPERT WITNESS, ARE REQUIRED TO REGISTER AS A LOBBYIST WITH THE CLERK, PRIOR TO THE SUBMISSION OF AN APPLICATION.

8. SUMMARY OF PROPOSAL: SEE ATTACHED LETTER OF INTENT.

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES ☒ NO ()

10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? [] YES ☒ NO

11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): _____ SQ. FT.

12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) _____ SQ. FT.

13. TOTAL FEE: (to be completed by staff) \$ _____

PLEASE NOTE THE FOLLOWING:

- Applications for any Board hearing(s) will not be accepted without payment of the required fee. All checks are to be made payable to: "City of Miami Beach."
- Public records notice: all documentation, application forms, maps, drawings, photographs, letters and exhibits will become a part of the public record maintained by the City of Miami Beach Planning Department and shall under Florida Statute, be disclosed upon proper request to any person or entity.
- In accordance with the requirements of Section 2-482 of the Code of the City of Miami Beach, any individual or group (Lobbyist) that has been, or will be, compensated to either speak in favor or against a project being presented before any of the City's Development Review Boards, shall be fully disclosed prior to the public hearing. All such individuals and/or groups must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31 of the Code of the City of Miami Beach, all applicants shall, prior to the public hearing, fully disclose 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 (exclusive of all legal or professional design services). Such disclosure shall:
 1. Be in writing.
 2. Indicate to whom the consideration has been provided or committed.
 3. Generally describe the nature of the consideration.
 4. Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board.

In the event the applicable development review board determines that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and 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 Boards reach a decision, a Final Order will be issued stating the Board's decision and any conditions imposed therein. The Final Order must be recorded in the Office of the Recorder of Miami-Dade County; the original shall remain on file with the board clerk/secretary. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded Final Order being tendered along with the construction plans.

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

PLEASE COMPLETE ONE OR MORE OF THE FOLLOWING THREE AFFIDAVITS, AS APPLICABLE. NOTE: THE PROPERTY OWNER MUST FILL OUT AND SIGN THE "POWER OF ATTORNEY" PORTION IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IS HAVING OTHER PERSONS SPEAK ON THEIR BEHALF.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME

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

PRINT NAME

My Commission Expires:

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION or PARTNERSHIP

(Circle one)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, MARIA BEVIS MARTINEZ being duly sworn, depose and say that I am the OWNER of EMOTIONS AP LLC and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME

MARIA B MARTINEZ

SIGNATURE

Sworn to and subscribed before me this 1ST day of SEPTEMBER, 2015. The foregoing instrument was acknowledged before me by BEVIS MARTINEZ, OWNER of EMOTIONS AP, 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:



KATHIA DASH
MY COMMISSION # FF 134372
EXPIRES: June 19, 2016
Bonded Thru Budget Notary Services

Kathia Dash
KATHIA DASH

NOTARY PUBLIC

PRINT NAME

My Commission Expires:

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami - Dade

I, Wesley A. Castellano, being duly sworn and depose say that I am the owner or representative of the owner of the described real property and that I am aware of the nature and effect of the request for Certificate of Appropriation relative to the subject property, which request is hereby made by me OR I am hereby authorizing Wesley Castellano Architect to be my representative before the H.P. Board. 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 and I take the responsibility of removing this notice after the date of hearing.

MARFA B MARTINEZ - OWNER
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 1st day of Sept, 2015. The foregoing instrument was acknowledged before me by MARFA B MARTINEZ, OWNER of EMOTIONS who has produced DL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Kathia Dash
Kathia Dash
NOTARY PUBLIC
PRINT NAME

My Commission Expires:

CONTRACT FOR PURCHASE

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entity, further disclosure shall be required which discloses 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 or trusts, list all individuals and/or complete the appropriate disclosure clause above.*

NAME	DATE OF CONTRACT
NAME, ADDRESS, AND OFFICE	% OF STOCK

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION**

DISCLOSURE OF INTEREST

1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

EMOTIONS AP LLC

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

MARIA BELVIS MARTINEZ
PRIMA, COLMER.
DIEGO ALONZO

50%
250 1/2
250/0

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

IF THERE ARE ADDITIONAL CORPORATIONS, LIST OTHERS, INCLUDING CORP. NAME(S) AND EACH INDIVIDUAL STOCKHOLDER'S NAME, ADDRESS, OFFICE AND PERCENTAGE OF STOCK, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 8

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION**

DISCLOSURE OF INTEREST

2. TRUSTEE

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. Where the beneficiary/beneficiaries consist of corporations(s), another trust(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

TRUST NAME	
NAME AND ADDRESS	% OF STOCK

3. PARTNERSHIP/LIMITED PARTNERSHIP

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

PARTNERSHIP or LIMITED PARTNERSHIP NAME	
NAME AND ADDRESS	% OF STOCK

NOTE: Notarized signature required on page 8

4. **COMPENSATED LOBBYIST:**

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

NAME	ADDRESS	PHONE #
a. <u>Wesley A. Castellanos Architect</u>	<u>2000 N. Bayshore Drive S15</u> <u>Miami, FL 33137</u>	<u>786 218 5335</u>
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 interest 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 and where no one person or entity holds more than a total of 5% of the ownership interests in the limited partnership or other entity.

APPLICANT HEREBY ACKNOWLEDGES THAT ANY APPROVAL GRANTED BY THE BOARD SO APPLIED TO, SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND THAT THE PROJECT MUST ALSO COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE LAW.

APPLICANT AFFIDAVIT

STATE OF Florida
COUNTY OF Miami Dade

I, MARA BELVIS MARTINEZ, (list name of corporation and office designation as applicable) being first duly sworn, depose and say that I am the applicant, or the representative of the applicant, for the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.

SIGNATURE

Sworn to and subscribed before me this 1st day of SEPT, 2015. The foregoing instrument was acknowledged before me by BEVIS MARTINEZ, who has produced FL ID as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

KATHIA DASH
NOTARY PUBLIC
PRINT NAME

MIAMI BEACH

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

Page 1 of 3

Address: **927 Jefferson Av**
File Number:

Date: **5/28/15**

BOARD APPLICATION CHECK LIST

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

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

Indicate N/A If Not Applicable

Initials: 

MIAMI BEACH

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

Address:

File Number:

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

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
53	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. With a CD of this document 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	
54	14 collated copies of all the above documents	X	
55	One (1) CD/DVD with electronic copy of entire final application package	X	

NOTES:

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

Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval, as applicable.

APPLICANT'S OR DESIGNEE'S SIGNATURE

Date

Indicate N/A If Not Applicable

Initials: 



Architecture – Interiors – Construction Management
Lic.#AA26002467

VIA HAND DELIVERY

The Chairperson and Members of the
Miami Beach Historic Preservation Board
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

October 8, 2015

**Re: Emotions AP LLC Townhouses, 927 Jefferson Ave., Miami Beach (the “Property”)
Application for Certificate of Applications for New Construction and
Variances (“Application”)**

Dear Chairperson and Members of the Historic Preservation Board:

Our firm represents the Emotions AP LLC (the “Applicant”) in connection with land use and zoning matters relating to the Property. Please accept this Application, on behalf of the Applicant, for a Certificate of Appropriateness for design and demolition (“COA”) and variances to construct a new addition to the project as the Barcelona Townhouses (the “Project”).

I. The Property

The Property is located in the Flamingo Park Historic District and designated Residential Multifamily, Low Intensity District (“RM-1”) on the City of Miami Beach Official Zoning Map. The Property was originally constructed in 1925 and no records were obtained to state the architect. The Property consists of two (2) structures. Building “A” is the main home that currently has a Certificate of Occupancy and is a two (2) story home with three (3) separate units (Units 1, 2 & 3). Building “B” is a single story that was speculated to be designed as the garage has a Certificate of Occupancy of two (2) units (Units 4 & 5). The building is in the Miami Beach Historic list under ID 14257 and is of a Bungalow Style. Copies of the buildings cards and photographs of the Property are enclosed.

40 Year Recertification: At the time of this submittal the client is coordinating to obtain the 40 Year Recertification and will have it present at the time of the presentation. The certification deadline for submittal to the City is November 30, 2015.

II. The Project

The proposed scope of work the applicant is requesting is to demolish Building “B” which has been reviewed to be as a non-contributing structure. Within the demolition a new separate detached addition “New Building B” is being proposed. The new Building B is for the use of the three owners private residences.

2000 North Bayshore Drive, Suite 515. Miami, FL 33137
Tel: 786-218-5335 www.castellanosdesign.com

As shown in the enclosed plans, Applicant will preserve the existing historic building Building “A” and create a New Building “B” that is composed of the following: (i) Apartment Unit on the first floor, trash room, and five (5) parking spaces; (ii) on the second, third floors with private rooftops shall be Townhouse West and Townhouse East; (iii) a rooftop terrace is being requested as a deck. The completed Project will contain three (3) new apartment units.

As illustrated on the drawings, Building “A” existing structure to remain will receive new exterior finishes (painting) selected with the Planning and Zoning Department for acceptance. In addition with the upgrades, the client will remove all the existing “through-the-window” & “through-the-wall” air conditioners. Replacing the system with an energy efficient duct-less air conditioner. This will assist to return the existing façades to their original appearance.

III. Request for Certificate of Appropriateness

The Applicant is applying for a COA in order to improve the Property with three (3) new apartments for the use of the owners. The Applicant and his architect have consulted with Planning Staff to arrive at an appropriate design that is sensitive to the historic preservation considerations these buildings warrant. The New Building “B” is located at the East of the existing Building “A” historic structure. Building “B” will be adjacent to existing Alley. The New Building “B” structure will align with the existing North and South adjacent structures with building and parking. Applicant is also installing a new central – ductless system to omit the “*thru-the-wall*” and “*thru-the-window*” air-conditioning systems seen from the Jefferson Avenue. Building “A” will also receive new paint as required by the Miami Beach Planning and Zoning Board.

Applicant and its consultants have analyzed the Florida Building Code life safety requirements and determined a single means of egress as required.

IV. Compliance with COA Criteria

In accordance with Section 118-564 of the Code, the Application complies with the criteria for issuance of a COA. The proposed physical improvements are designed to be compatible with the surrounding properties. The area immediately around the Property, including across Jefferson Avenue and Jefferson Avenue Alley, contains a mix of uses, including condominium, apartment and surface parking. Additionally, the area is generally characterized by a mix of two (2), three (3) and (4) four story structures.

The design, scale and massing of the New Building “B” separate addition to the Property is appropriate to the size of the lot and compatible with the surrounding properties.

V. Request for Variances

The Applicant is requesting the following variances:

1. A variance for the Rear Setback at the Alley.

New Building “B” Separate Addition: The completed Project will contain a new structure at the Setback at the alley. The request is to reduce the rear setback to 5’-0” of the rear property line.

Hardship for Request: The existing structures at the site provide ample size set backs at the front and rear. The proposed structure at the alley that will act as the residences is within a limited area. The request for the Rear Setback Variance is to align the adjacent property structures along the alley and allow the appropriate design of the Townhouses.

2. A variance for the Rear Setback at the Alley for Parking.

Additional Parking Space: The completed Project will contain three apartments. The three new apartment will require a total of (3 units x 1.5 spaces = 4.5 spaces) five (5) new parking space. Due to the property width and constrains the applicant is requesting the East Parking Set Back to be reduced to 5'-0". Adjacent to the North and South of the proposed parking is Parking spaces. The request of the parking will align with the existing parking spaces at the North and South. It was confirmed that no green space is adjacent to the proposed parking.

Hardship for Request: The existing structures at the site provide ample size set backs at the front and rear. The proposed structure at the alley that will act as the residences is within a limited area. The request for the Rear Setback Variance for the parking is to align the adjacent property parking along the alley and allow the appropriate design of the Townhouses while providing the appropriate parking count.

3. A variance for the Side Setback for Parking.

Additional Parking Space: The completed Project will contain three apartments. The three new apartment will require a total of (3 units x 1.5 spaces = 4.5 spaces) five (5) new parking space. Due to the property width and constrains the applicant is requesting the North Parking Set Back to be reduced to 2'-2". Adjacent to the North and South of the proposed parking is Parking spaces. The request of the parking will align with the existing parking spaces at the North and South. It was confirmed that no green space is adjacent to the proposed parking.

Hardship for Request: The proposed structure at the alley requires 4.5 parking spaces. The existing width will not allow for the five (5) parking spaces required. To accommodate five (5) parking spaces one side will require to be reduced to accommodate the parking. The south side setback parking will comply.

VI. Conclusion

The Applicant is requesting a COA and variances to develop the Property as beautiful private residences while at the same time preserving the existing Historic building. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,

Wesley Art Castellanos, Registered Architect

Cc: Maria Belvis Martinez of Emotions AP LLC



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/6/2015

Property Information	
Folio:	02-4203-009-4440
Property Address:	927 JEFFERSON AVE
Owner	EMOTIONS AP LLC
Mailing Address	927 JEFFERSON AVE MIAMI BEACH , FL 33139
Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8 / 6 / 0
Floors	2
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,388 Sq.Ft
Lot Size	7,000 Sq.Ft
Year Built	1925

Assessment Information			
Year	2015	2014	2013
Land Value	\$840,000	\$684,250	\$805,000
Building Value	\$131,640	\$126,764	\$126,764
XF Value	\$295	\$299	\$302
Market Value	\$971,935	\$811,313	\$932,066
Assessed Value	\$892,444	\$811,313	\$782,628

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$79,491		\$149,438
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
3-4 54 42 34 53 42 OCEAN BEACH ADDN NO 3 PB 2-81 LOT 12 BLK 70 LOT SIZE 50.000 X 140 OR 12338-1973 1084 1



Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$892,444	\$811,313	\$782,628
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$971,935	\$811,313	\$932,066
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$892,444	\$811,313	\$782,628
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$892,444	\$811,313	\$782,628

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/28/2013	\$745,000	28562-0710	Qual by exam of deed
10/01/1984	\$140,000	12338-1973	2008 and prior year sales; Qual by exam of deed

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