

MIAMI BEACH

PLANNING DEPARTMENT

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

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

RECEIVED
 2016 JUN -7 PM 2:44
 PLANNING DEPT

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.

- | | |
|---|---|
| <input type="checkbox"/> BOARD OF ADJUSTMENT | <input checked="" type="checkbox"/> HISTORIC PRESERVATION BOARD |
| <input type="checkbox"/> DESIGN REVIEW BOARD | <input type="checkbox"/> PLANNING BOARD |
| <input type="checkbox"/> 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. 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. OTHER: _____

3. NAME & ADDRESS OF PROPERTY: 6747 and 6757 Collins Avenue, Miami Beach, FL

LEGAL DESCRIPTION: The South 62.5 feet of Lot 45, Block 1, AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 28, at Page 28 of the Public Records of Miami-Dade County, Florida.; and The North 37.5 feet of Lot 45 and the South 25 feet of Lot 46, Block 1, AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 28, at Page 28, of the Public Records of Miami-Dade County, Florida.

4. NAME OF APPLICANT CCCC MIAMI BEACH 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.

1221 Brickell Avenue, 900
ADDRESS OF APPLICANT

<u>Miami</u>	<u>FL</u>	<u>33131</u>
CITY	STATE	ZIP

BUSINESS PHONE # _____ CELL PHONE # _____

E-mail address: _____

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
Arquitectonica 2900 Oak Avenue, Miami Florida 33133
NAME (please circle one of the above) ADDRESS CITY STATE ZIP
BUSINESS PHONE # 305-573-1812 CELL PHONE # _____
E-mail address: acotter@arquitectonica.com

7. NAME OF AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSON:
a. Ethan B. Wasserman 333 SE 2nd Avenue 4400 Miami Florida 33131
NAME ADDRESS CITY STATE ZIP
BUSINESS PHONE # 305-579-0784 CELL PHONE # _____
E-mail address: wassermane@gtlaw.com

b. Alfredo J. Gonzalez 333 SE 2nd Avenue 4400 Miami Florida 33131
NAME ADDRESS CITY STATE ZIP
BUSINESS PHONE # 305-579-0588 CELL PHONE # _____
E-mail address: gonzalezaj@gtlaw.com

c. Karl B. Peterson 8400 N. University Drive Suite 309 Tamarac FL 33321
NAME ADDRESS CITY STATE ZIP
BUSINESS PHONE # 954-560-7103 CELL PHONE # _____
E-mail address: karl@traftech.biz

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

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES () NO (X)
10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? [] YES [X] NO
11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): 93,656 SQ. FT.
12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) 133,990 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

My Commission Expires: _____ PRINT NAME _____

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION or PARTNERSHIP

(Circle one)

STATE OF Florida
COUNTY OF Dade

I, Shan Gao being duly sworn, depose and say that I am the Authorized Signatory of CCCC Miami Beach, LLC, a Delaware limited liability company 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.

CCCC Miami Beach, LLC, a Delaware limited liability company

Shan Gao
PRINT NAME _____ SIGNATURE _____

Sworn to and subscribed before me this 31 day of Dec, 2015. The foregoing instrument was acknowledged before me by DL Shan Gao of CCCC Miami Beach, LLC, on behalf of such entity, who has produced 6000-780-88 as identification and/or is personally known to me and who did/did not take an oath. -930-0



Beini Xu
NOTARY PUBLIC
PRINT NAME _____

My Commission Expires:

May 12 2018

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Dade Authorized Signatory

I, Shan Gao, as For CCCC Miami Beach, LLC

, being duly sworn and deposed 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 Appropriateness and Variances relative to the subject property, which request is hereby made by me OR I am hereby authorizing Greenberg Traurig, P.A. to be my representative before the Historic Preservation 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.

Shan Gao
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 31 day of Dec, 2015. The foregoing instrument was acknowledged before me by Shan Gao, Authorized Signatory of CCCC Miami Beach, LLC who has produced D46-000-78-88-80-0 as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Signature]
NOTARY PUBLIC
Beini Xu
PRINT NAME

My Commission Expires:

May 12 2018

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.*

N/A _____
CORPORATION NAME

NAME AND ADDRESS	% OF STOCK
N/A _____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.*

N/A

TRUST NAME

NAME AND ADDRESS

% OF STOCK

N/A

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.*

CCCC Miami Beach LLC

PARTNERSHIP or LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

% OF STOCK

See Attached

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.	Alfredo J. Gonzalez	333 SE 2nd Ave, 4400 Miami FL 33131	305-579-0588
b.	Ethan B. Wasserman	333 SE 2nd Ave, 4400 Miami FL 33131	305-579-0784
c.	Anne Cotter	2900 Oak Ave, Miami FL 33133	305-372-1812
d.	Bernardo Fort-Mascia	2900 Oak Ave Miami FL 33133	305-372-1812

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

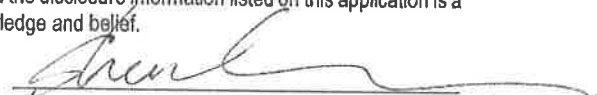
* Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity consisting of more than 5,000 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 Dade

I, Shan Gao, (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.

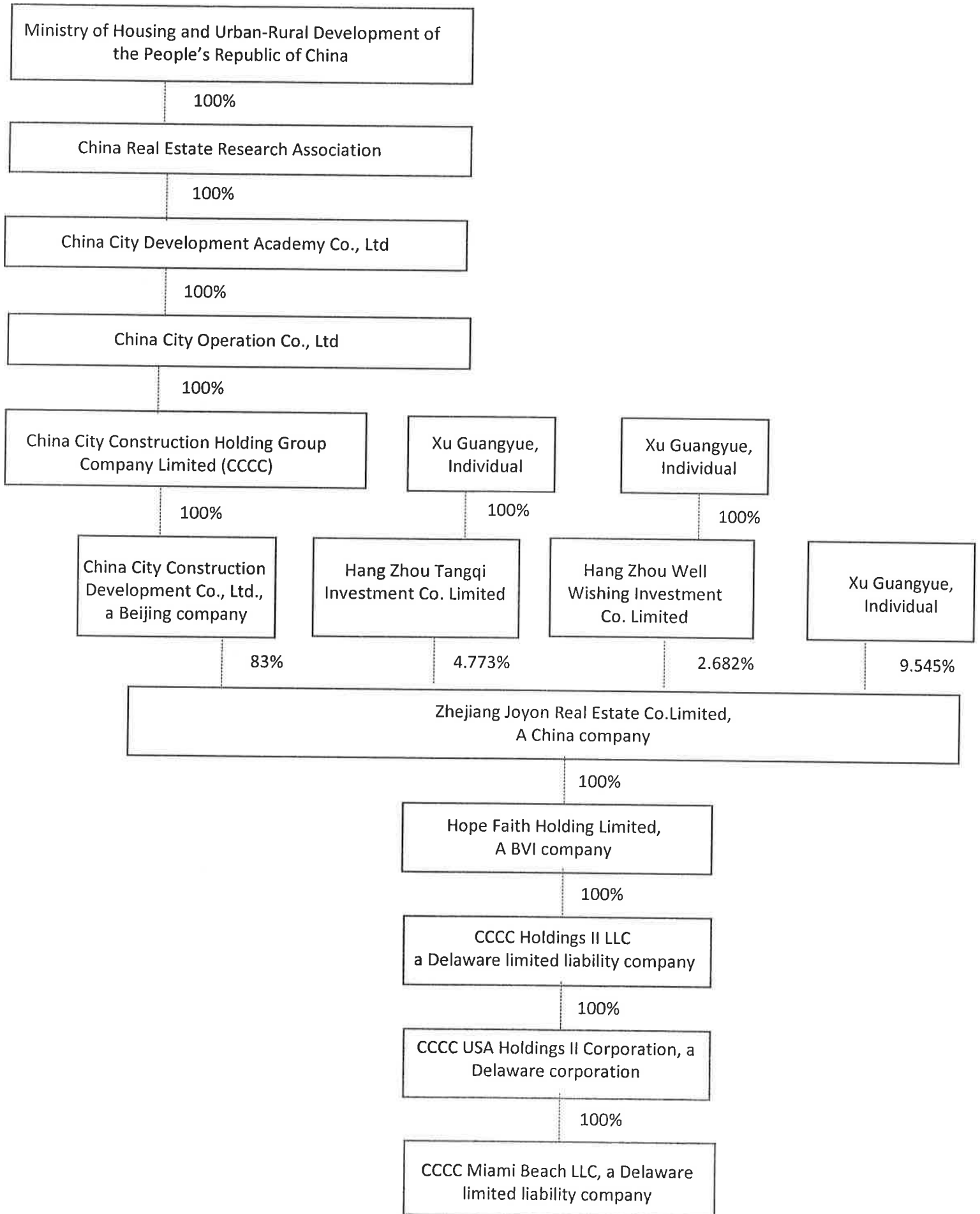

 SIGNATURE

Sworn to and subscribed before me this 31 day of Dec, 2015. The foregoing instrument was acknowledged before me by Shan Gao, who has produced DL # 6000-780 as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL



 NOTARY PUBLIC
Beini Xu
 PRINT NAME

My Commission Expires: May 12 2018
 E:\PLANS\ALL\FORMS\DEVELOPMENT REVIEW BOARD APPLICATION JUL 2013.DOCX



January 25, 2016

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

Re: Application (“Application”) for Certificate of Appropriateness for Design and Two (2) Variances 6747 & 6757 Collins Avenue, Miami Beach (collectively, the “Property”)

Dear Chairperson and Members of the Historic Preservation Board:

Our firm represents CCCC MIAMI BEACH LLC (“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 (“COA”) for the construction of a new multi-family residential project (“Project”) and two (2) minor variances.

I. The Property

The Property is located in the North Beach Resort Historic District. The Property is zoned Residential Multifamily, High Intensity (RM-3) on the City of Miami Beach (“City”) Official Zoning Map and designated Residential Multifamily, High Intensity (RM-3) on the City’s Future Land Use Map. The neighborhood contains a mix of multi-family residential, hotel and commercial uses. Specifically, the Sterling Condominium is on the North, the Atlantic Ocean to the East, the Deauville Hotel (a contributing structure) to the South and Collins Avenue and commercial uses on the West. The Property contains 41,625 +/- square feet and is currently a vacant lot.

II. History

In 2005, the Historic Preservation Board (“Board”) approved a COA for a nineteen (19) story, sixty-four (64) unit multi-family residential building; however, a building permit was never obtained and the COA expired. In 2013, the Board approved a COA, File No. 7378 (“2013 COA”), for a multi-family residential building containing sixteen (16) stories and only thirteen (13) units. Although the project was beautifully designed and unanimously approved by

the Board, the project was not financially feasible and a building permit was not obtained. Note, the 2013 COA remains active.

III. Request for Certificate of Appropriateness

Consistent with the 2013 COA, Applicant plans to construct a building featuring a small number of high quality residential units; Applicant proposes to create a beautiful eighteen (18) story multi-family residential building, containing only forty-two (42) units. The current proposal relocates the previously approved structure closer to the Ocean. This repositioning is intended to open up the ocean views which are significantly restricted by the northeast corner of the Deauville¹.

The Project contains several outdoor features beginning with a beautiful pedestrian entrance and facade along Collins Avenue. This entrance will create an active pedestrian feature and will enhance the aesthetic presence at the ground level. The rear yard will contain a large pool and passive outdoor space for residents and guests, along with direct access to the beachwalk and beach. There is an additional amenity pool located on the fourth floor facing Collins Avenue. All of the public spaces will contain lush and vibrant landscaping elements.

As stated above, the Project contains forty-two (42) units; only twenty-nine (29) units more than the current 2013 COA approval. Therefore, there is a de minimis traffic impact on Collins Avenue. Enclosed with this Application is a Traffic Analysis prepared by Traftech, Inc. Vehicles enter the Property via a one-way driveway on the South and exit via a one-way driveway on the North. There is a lengthy entrance lane eliminating any queuing within the right of way. Parking is wholly contained within the first, second and third floors.

IV. Compliance with COA Criteria

The Application complies with the criteria for issuance of a COA in accordance with Section 118-564 of the City of Miami Beach Code of Ordinances ("Code"). The Project is compatible with the surrounding properties: the Sterling condominium abutting the property to the North contains twenty-two (22) stories and one hundred eighty four (184) units and the Deauville hotel to the South contains approximately sixteen (16) stories and hundreds of units.

The general design, scale and massing of the Project are appropriate to the size of the lot. The tower structure is recessed from Collins Avenue and fully complies with all setback requirements. The tower structures on the abutting properties run almost the length of their respective properties, whereas the Project tower is limited to the eastern portion of the Property. Furthermore, the Project design incorporates vertical side screens along the balconies shielding the structure while also adding unique visual elements for the public to enjoy.

As mentioned above, enclosed with the application is a traffic analysis confirming the Project will not substantially affect the Levels of Service. Additionally, the parking structure is screened limiting noise and lights from the neighbors.

¹ The Deauville structure is legal non-conforming with respect to its location within the side and rear setbacks.

V. Request for Variances

The Applicant is requesting the following variances:

1. A variance to waive 1.87' of the maximum required fence and gate height in order to provide a fence and gate height up to 6.87' above grade facing a waterway where 5' measured from grade is required.

- Variance requested from:

Sec. 142-1132(h)(1)(b) – Fences, Walls, and Gates.

Within the required rear or side yard, fences, walls and gates shall not exceed seven feet, as measured from grade, except when such yard abuts a public right-of-way, waterway or golf course, the maximum height shall not exceed five feet.

The Property's grade is 6.13' NGVD and the rear yard is 8' NGVD. Given these measurements, Applicant is allowed to build a 3.13' fence As-of-Right. Applicant is requesting the variance to allow a 5' fence, which provides the necessary security and aesthetic consistency with other similarly situated properties. Applicant is therefore requesting a variance of 1.87' from Section 142-1132(h)(1)(b) of the Code.

2. A 1' variance to reduce the minimum permitted interior drive aisle width to 21', where 22' is required.

- Variance requested from:

Sec. 130-63 – Interior Aisles.

Interior aisles shall meet or exceed the following minimum dimensions permitted:
90° parking—22 feet

This variance is required to construct two interior drive aisles on the 3rd floor of the garage. The Property is only 125' wide. After application of the 10' side setbacks, the parking podium is 105' maximum. Applicant designed the internal configuration to maximize the efficiency and utility of the garage, including two (2) parking aisles (18' each), two (2) driveway aisles (22' each), a ramp (22'), and vertical walls and safety barriers. The columns cannot be located inside the load bearing walls. As such, the columns minimally encroach into the drive aisles by 1'. This is the minimum variance necessary and is located in only six (6) narrow areas where the columns are located. In other words, the substantial majority of the drive aisles satisfy the Code, except in 6 small areas where the columns are located. Therefore, Applicant is requesting a 1' variance from Section 130-63 of the Code.

Section 118-353(d) of the Code delineates the standards of review for a variance application. Specifically, a variance shall be approved upon demonstration of the following:

- a) 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;

Satisfied; The Property's grade is 6.13' NGVD and the rear yard is 8' NGVD. However, fence height is measured from the sidewalk Grade along Collins Avenue. Given the Property's physical rear yard elevation of 8' NGVD, Applicant is restricted to a 3.13' high fence (11.13' NGVD) as-of-right which does not provide the necessary security given the Property's location along a waterway with public access. Regarding the drive aisles, the Property's width limits the position of the six (6) parking columns on the north and south of the garage inside the 22' drive aisle.

- b) That the special conditions and circumstances do not result from the action of the applicant;

Satisfied; The existing site conditions, including the grade and rear yard height of the Property, do not result from the actions of the Applicant. Regarding the drive aisles, the width of the Property prevents the Applicant from constructing all of the Code required elements, including the 22' interior drive aisle, structural support systems and parking stalls, without minor relief from the Code.

- c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

Satisfied; The granting of the variance will not confer on the Applicant any special privilege that is denied by the Code to other lands, buildings, or structures in the same zoning district. The required variance is routinely granted for similar projects on lots adjacent to a waterway along Collins Avenue. Regarding the drive aisles, the variance is routinely granted (and have been supported by staff) for similar projects to allow the efficient use of the Property.

- d) That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

Satisfied; The Applicant would be unable to provide privacy and security for the Project without the requested variance. Failure to approve the variance will result in unnecessary and undue hardship on the Applicant. Regarding the drive aisles, the Applicant is providing all of the required parking on-site; however, the Applicant cannot construct the Project without the requested variance. Failure to approve the variance will result in unnecessary and undue hardship on the Applicant.

- e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

Satisfied; The variance requested is the minimum required to reasonably use the Property and satisfy the Applicant's legitimate safety concerns. Regarding the drive aisles, the Applicant is providing the Code required 18' long parking stalls. By providing full length stalls, there is insufficient room to provide the full 22' interior drive aisle across from six (6) structural columns.

- f) That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

Satisfied; Granting of the variance will not be detrimental to the adjacent properties or the public welfare and is in harmony with the general intent of the Code. The minimal increase in rear yard fence height will not negatively affect the neighboring properties. Additionally, the decrease in the interior drive aisle width is the minimum required to reasonably use the Property and satisfy remaining Code requirements applicable to the Project.

- g) That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

Satisfied; The Application is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

V. Conclusion

The Applicant is requesting a Certificate of Appropriateness and two (2) minor variances to construct this new, one-of-a-kind multi-family residential building. This Project will be a welcome addition to the North Beach area replacing a dormant and vacant lot. Additionally, its design will not compete with the surrounding historic architecture, but instead complement the existing architecture of the historic district. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,


Alfredo J. Gonzalez, Esq.

21028

Owner Edda Belleli Ferrari
N37/2 of Lot 45
Lot S25' of Lot 46 Block 1
General Contractor
Architect

Permit No. 7235 Cost 25,000.00

Subdivision Second Ocean Front Address 6757-6761-6763 Collins Avenue

Bond No. 6751

3211-07-043

Zoning Regulations: Use
Building Size: Front 51'
Certificate of Occupancy No.
Type of Construction CBS

Area
Depth 187'
Height
Use Apartment House

Foundation reinforced concrete Roof Date 8-17-1935

PLUMBING Contractor

Sewer Connection Date

Temporary Water Closet

Down Spouts
Wells

Swimming Pool Traps
Steam or Hot Water Boilers

ROUGH APPROVAL
FINAL APPROVAL

Gas Frylators
Gas Pressing Machine
Gas Vents for Stove

GAS Contractor
Gas Ranges
Gas Water Heaters
Gas Space Heaters
Gas Refrigerators
Gas Steam Tables
Gas Broilers

GAS Rough APPROVAL
GAS FINAL APPROVAL

Water Closets
Lavatories
Bath Tubs
Showers
Urinals
Sinks
Dish Washing Machine
Laundry Trays
Laundry Washing Machines
Drinking Fountains
Floor Drains
Grease Traps
Safe Wastes

AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor

ELECTRICAL Contractor

Ranges
Irons
Refrigerators
Fans
Motors
Appliances

Switches
Lights
Receptacles

HEATERS Water
Space
FIXTURES

Date

By

FINAL APPROVAL

REVISION # 75-34
EXPIRATION DATE: 11/25/81

7357

Building Permits:

- #22029 4/15/82 ABC Neon painted wall signs \$250.
- #25726 8/8/84 - EDDA BELLELI FARRARY - REPLACE AND PATCH VINLY FLOOR TILE & ACOUSTIC CEILING \$6-0.00
- #26074 10/23/84 owner exterior painting. 23b \$700.
- #26116 10/31/84 W.C. Gorman repair roofing, doors, windows, floor, walls, ceilings, clean up, repair \$12,000.
- #26839 4/29/85 owner repairs case #2068 PM \$1,000.
- #28845 7/14/86 owner paint exterior of bldg \$1,000.
- #91959 12/12/86 W.C. Gorman repair fire damage to apt 12 2nd fl per plans \$30,000.

Plumbing Permits:

- #61213 9/22/83 Delta Gas gas piping oven

Building Permits:

- #9813-Changing footings on porte cochere only-\$1200-5-11-37 R.W. Edholm
- #14007-48" block wall on lot line-G.A. Chapman Contractor-\$800-5-7-40
- #14629-Addition of 3 apartment units and 3 hotel rooms -
- #15287-Sign-\$1500-9-20-43
- #17610-Repairs necessary after Army occupation-\$1500-9-20-43
- #25780-Painting-\$2800-10-24-47
- #33665-Painting-\$1100-10-2-50
- #36030-Buffering and painting-\$60-6-5-51-
- #37344-Waterproofing-\$180-11-5-51
- #42847-Lobby addition 20 x 9 x 13 CBS built up roof-
- #67814-Owner, Riviera Ocean Villas, partial demolition, removed wood stairway and small flower bin-\$100-8-10-62
- #67817-Florida Ornamental Iron Works-Steel stairs to replace wood stairs-\$450-8-13-62
- #67952-T.L. Jackson- 30 x 12 x 12 addition for store and toilets-\$400-8-28-62
- #68056-T.L. Jackson Construction-Remove wood stud bearing partition and replace with steel beams to conform to a type II building \$2400-9-17-62
- #68811-Electro Neon Sign-General Development Corporation Hospitality House-\$600-2-5-63
- #68872-Miami Beach Awning- 18 x 8 awning over store front window-\$175-2-20-63
- #70635-Owner, Riviera Ocean Villas-Repairs to roof \$1500-11-20-63
- #71141-Sun State A/C-Install 1 3tona/c-\$900-2-26-64
- #72704-Owner, Remove artificial fire place, plaster and paint-\$35-10-19-64
- #72887-Andres Roofing-Re-roof 17 sqs-\$700-11-5-64
- #73970-T.L. Jackson-Remodel interior-\$4500-4-30-65
- #74053-Electro Neon- 2 signs-General Development-\$700-5-12-63
- #74441-Owner, Minor repairs, interior painting-\$450-7-19-65
- #75133-Andrews roofing-repairs-\$487-10-29-65
- #75791-Owner-Replace steps with ramps, recess doors-\$600-2-8-66
- #77003-Owner-Remodel store-\$500-9-9-66
- #79280-Owner-Interior alterations-\$300-11-13-67
- #81490-Allstate Awning- 10 x 8 entrance canopy must comply with City ordinance-\$110-2-2-68
- #728-Lester Ramsdell- wind a/c- 1 1/2ton-7-24-69
- #82821-Bills Sign-Kellers Dresses-\$30-8-6-69
- #83461-Owner-Install awning as per plan-\$25-12-15-69
- #02327-Owner-Replace existing steel steps with concrete steps-\$400-1-2-73
- #03946-Crown Neon-Sign-\$250-8-31-73
- #04019-Owner-Carb cut-paving-\$300-9-12-73
- #07639-Owner-Replace the sign-\$200-7-22-75
- #3551-William Vitale- 1 9000 BTU wind a/c-\$150-8-18-75
- #89467-Owner-Interior remodeling for beauty salon-\$5000-6-13-78
- #13513-Owner-Minor repairs and painting-\$200-7-25-78
- #13520-Owner-Minor repairs and painting-\$500-7-27-78
- #MO6401 9/20/83 1 mech ventilation exhaust pipe for pizza oven val \$900.

Electrical Permits:

#72390-Miami Beach Electric-violation-7-7-75

#74813-Mesa Brothers- 8 receptacles. 150 amps service 8 hair dryers-6-21-78

#75122-Aries Electric- 1 violation-11-2-78

#77892 4/15/82 ABC Neon - 1 transformer

#79995 1/23/85 Ocean Elect - repaired fire damages

#81637 12/17/86 Vern Griffith Elec - elec fire damage

1000 Down Spout-11-4-25

- #43493-Always Better Service- 2 water closets, 3 lavatories, 2 bath tubs, 3 lavatories-10-3-62
- #44767-Metro Plumbing- 1 sill cock, 1 ornamental pool drain-5-17-65
- #55785-Dagoberto Ambros- Water pipe replace, 1 water service-2-16-78
- #56218-Marcia Plumbing- 2 lavatory, 6-21-78

#

Electrical Permits:

- #16105-Griffin Electric-35 switch outlets, 56 light, 48 receptacles, 60 fixtures, 4 refrigerators, 4 irons, 3 ranges, 3 water heaters; 9 centers-11-4-40
- #16612-Griffin Electric- 1 temporary-12-30-50
- #19288-Lyon Electric- 10 light outlets, 1 center of distribution-2-11-53
- #34827- Gulf Electric- 1 center of distribution, 1 meter change, 16 motors, 8-28-51
- #34905-Emanuel Electric- 16 centers of distribution, 16 motors 9-6-51
- #40758-Boulevard Electric- 7 switch outlets, 10 receptacles, 2 light outlets, 2 fixtures, 2 sign outlets, 1 motors, 11-2-53
- #41175-Flamingo Electric- Service equipment-1-6-54
- #56240-Jones Electric- telephone booth-1-5-61
- #58857-Rosser Electric- 1 violation 19-8-62
- #58986-Rosser Electric- 8 switch outlets, 25 receptacles, 10 light outlets, 10 fixtures, 3 range outlets, 2 fan outlets, 6 center of distr. 1 service equipments, 3 sign outlets, 3 motors, 0-IHP-11-5-62
- #59188-Rosser Electric- 6 range outlets, 6 cent. of distribu. 1-2-63
- #59657-Ace Electric- 1 service 5-31-63
- #60461-Ace Electric-1 service 12-11-63
- #60462-Ace Electric- 2 switch outlets, 2 receptacles, 8 fixtures-12-11-63
- #62268-Rosser Electric- 10 light outlets, 10 fixtures, 1 fan outlet 5-11-65
- #68145-County Wide Electric- telephone booth-7-27-70
- #70764-Crown Neon- 1 ballast 9-10-73
- #71792=Robert Lewis-violation-12-6-74

BUILDING PERMITS:

#31723 - 1-29-88 - Owner - Exterior Painting only - \$1,500.00
#M9984 - Doudney Sheet Metal - Mechanical ventilation - 4-18-88

PLUMBING PERMITS:

#P8800195 - A Plumbing of Miami - Reinstall gas piping - 12-9-88

ELECTRICAL PERMITS:

#E8800325 - Network Security - Fire alarm - 12-12-88
#E8900446 - Ocean Electric - New electrical repairs - 1-17-89

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
1-29-88		EXTERIOR PAINTING	\$1,500.00				31723

622 1/2 - Lot 45 - Block 1

Owner **Willas Props, Inc.** Mailing Address

Subdivision **SECOND OCEAN** FROM

General Contractor **Normandy Construction Company**

Architect **Martin L. Hampton**

Zoning Regulations: **Use BA**

Building Size: **Front 51', Depth 187', Area 18**

Certificate of Occupancy No. **11027.1**

Type of Construction **C B S**

Permit No **7-53**

Address **6747 - 6749 Collins Ave**

Engineer **[Signature]**

Lot Size **8**

Height **8**

Stories **10 units**

Use **APARTMENT HOUSE**

Foundation **Reinforced concrete**

Roof? **Roof?**

Plumbing Contractor **#10677 Brunson**

Plumbing Contractor **#8387 Baker**

Water Closets **19 Gas heaters**

Lavatories **1 Gas stove**

Urinals **1 Gas stove**

Gas Stoves **1 Gas stove**

Gas Radiators **1 Gas stove**

Septic Tank Contractor **#8440 Hildebrandt**

Oil Burner Contractor **#14254 Belcher Industries, Inc.**

Sprinkler System **1-Tank Size 2,000 gals**

Electrical Contractor **#5613 Hardy Electric Co.**

OUTLETS **Light 55**

Receptacles **45**

Range **45**

HEATERS **Water**

Refrigerators **Space**

Irons **45**

No. FIXTURES **70**

Electrical Contractor **#6045 Standard Electric Company**

Cost \$ **25,500**

See Below

3241 07 044

Use APARTMENT HOUSE

10 units

8

8

10 units

Roof?

1-Tank Size 2,000 gals

1 Gas stove

275 gallons & 450' drain tile

RECEIPT INFORMATION DATE: 10-25-77

METRO ORD. #75-34

USAAPPTC returned to owner -- Jan. 20 1935

Building Permits: #6591 Harris Bldg. Corp.: Enclosing existing porch on ocean side of bldg. with bldg. line - sliding doors and general alterations to existing area, according to plan attached - \$4000. - 9/18/61 OK SAPERSTEIN 12/13/61

#65942 Harris Bldg. Corp: Part 1: Remodel canopy and add decorative masonry balustrade on front; Part 2: Remodel to add additional canopy to existing canopy - \$3500. - 9/25/61 OK Saperstein 11/3/61

#66013 McDonald Air Conditioning, Inc.: 1 - 5 hp built up air conditioning system - \$1500. - 10/3/61 OK Pleag 11/11/61

#66107 Buck's Welding: Erection of structural steel on canopy, now existing - \$1800. - 10/12/61 OK Saperstein 1/26/62

#66257 W. C. Gorman: This permit issued for the completion of permit #65942 of Harris Bldg. Corp., (See letter in the Harris file,) and to construct a concrete balcony at 2nd floor south side of bldg, and also small section on front of bldg. \$2500. - 10/31/61 OK Saperstein 1/26/62

#66481 Peninsular Quality Homes, Inc.: Remodel three kitchens, cupboard work only - rear apts. 1st, 2nd, 3rd floors - \$900. - 12/4/61 OK Saperstein 1/26/62

#66727 Owner, Nesbit: repair seawall - \$100 - 7/21/66

#77175 Owner, Nesbit: 8 x 8 canvas entrance canopy - \$300 - 10/13/66

#79359 Marks Bros.: Demolish East portion of bldg - \$3000 - 11/27/67

#79371 Rudy Glass Co.: Alterations to store front - \$1200 - 11/28/67 OK Brown 12/10/67

#79459 Rudy Glass Co.: Alteration work, install aluminum door drop opening 6" - \$1425 - 12/13/67 OK *Mr 3/17/68*

#79599 Roberto P. Taboas: one set of stairs - \$2400 - 12/26/67

#79817 Bernard Wilson Sr.: Installation of windows, Install cabinets, patch plaster, cover electrical meters, give head room on stairway required height - \$2,000 - 2/26/68

#79909 Thermo Air Contractors, Inc.: One 4 ton package unit - \$2000 - 3/18/68

#80770 Claude Southern Flat wall sign single face 20 Sq. Ft. Illuminated FASHIONS BY SIMON Council

Approval July 31, 1968 - \$600.00 8/5/68 OK *Mr 1/22/69*

ON 1/2/69 CITY COUNCIL APPROVED VARIANCE WHICH WAS GRANTED BY ZBA ON 12/10/68 TO PERMIT OPERATION OF AN AUTOMOBILE RENTAL AGENCY WITHIN AN ENCLOSED BUILDING FOR OFFICE ONLY WITH AUTOMOBILES TO BE STORED UPON THE NON-ENCLOSED PORTION WITHOUT ANY PROVISION FOR GASOLINE PUMPS OR CAR REPAIRS ON THE PREMISES, IN ACCORDANCE WITH A 1-PAGE SKETCH, WITH CONDITION THAT NO ADDITIONAL VARIANCES BE REQUESTED ON THIS PROPERTY FOR AT LEAST 6 MONTHS, AND THAT THERE SHOULD BE A LANDSCAPED AREA ALONG THE SOUTH PROPERTY LINE OF THE PARKING AREA WITH A REEMOOD FENCE AND TREES INTERSPERSED EVERY 15'. (6747 COLLINS AVE.) FILE#64

#81663 Marks Bros. 10,000 Sq. Ft. paving Public Works Permit #6915 \$3000.00 1/8/69

#433 Dewey Hawkins 1- 2 R.P. Air Conditioning 2/3/69

On 2/25/69 City Council approved 1 horizontal sign #1927 to read INTERNATIONAL DISCOUNT RENT A CAR. 24 sqz square feet, ABC Neon

#82023A.B.C. Neon International DISCOUNT RENT A CAR Double face wall sign 48 sq. ft. council approval

2/25/69 \$240.00 3/6/69 OK *Mr 10/21/69*

#00307 - Capital Roofing - reroof - 27 square \$2,200.00 12/27/71

#00679-Crown Neon-Sign 2' x 4' - \$325.00-3-7-72

M0-333-Sears= 1 Central e/c-1-31-79

ALTERATIONS OR REPAIRS

Building Permits:

#14407 ADDITION of 8 apartments & 4 hotel rooms: \$ 22,000... Aug. 2, 1940
 30' x 156' x 24' (2-story) Martin L. Hampton, architect:
 Masterbilt Corporation, contractor

#15364 Canopy: Miami Awning Company \$ 95... Jan. 24, 1941
 #15447 Projecting Sign: 4' x 6' - Neon Sign & Service: \$ 250... Feb. 27, 1941
 #18037 Reconditioning after Army occupation: Roy F. France, contractor

6749 Collins Painting (exterior) Alfred L. Chenault \$ 3,500... Feb. 1, 1944
 " New Roof in porch: Florida Roofing Co: \$ 1,300... Nov. 18, 1948
 " Air Conditioning: 10-window units - C.E. Morgan Co: \$ 160... May 10, 1949

EA SWIRL -- #43237 Addition & Alterations: New Canopy, (radius 100-ft to outside of face of canopy): New patio, Addition of new concrete platform: I. B. Polevitsky, architect: \$ 200... July 24, 1952
 OK- E.R. Brown: 2/25th Bradford Builders, contractor: \$ 30,000... Nov. 9, 1953
 of 0 # 2368
 Feb. 25, 1954

Note: Overhang in yard area & City property approved by City Council 11/18th/1953

EA SWIRL # 43790 Two Flat Wall signs: 76-sq-ft Electro Neon: \$ 500... Jan. 19, 1954
 OK Al Flaag # 43995 Air Conditioning: One 2-ton unit; One 1/2-ton unit; \$ 1,200... Feb. 17, 1954
 2/24/54 Two 3/4-ton units Beach York Corp:
 Concrete Placing Co.: 1275 Sq. Ft. of 4" concrete sidewalk at north side of bldg., \$700.00, 5/18/59

#2095 J. Y. Sparks: Convert apt into store for Juice Bar, rearrange for utility room & passageway to gar bins - \$1200-6/1/60
 #2300 J. Y. Sparks: 116' of 3' high masonry fence to enclose a patio. A part of this permit 31' west of established bulkhead line - Gerald Spolter, Engineer - \$1500 - July 5, 1960
 #3091 C.H. Ervin Heating & Ventilating: 6- 1 HP window unit air cond., \$1200, 10/3/60
 #5311 C H Ervin Heating & Ventilating: 2 - 1 hp window unit air conditioners - \$400. - 7/11/61
 #5842 Harris Bldg Corp., Contractor, Lester Avery, Architect: Remodel a portion lobby into a store and rework the front - OK Saperstein 12/13/61 - \$1500. - 9/12/61 - Continued over -

Plumbing Permits:

13944 Joe Leinecker: 14 Water closets; 14 Lavatories; 14 Bath tubs; 7 Sinks, 7 Gas stoves; 7 Gas heaters: August 20, 1940
 # 14161 Joe Leinecker: 1 Water closet; 1 Lavatory; 1 Sink; Sept. 25, 1940
 # 17458 Robertson: 12 Gas ranges; 6 Gas refrigerators; February 15, 1944
 # 35666 Marr Plumbing Co: Relocate 1 sink, 1 gas range, December 23, 1953: OK E Cox: 2/15th/54
 # 35669 Futch & Associates: 2 Down spouts, December 23, 1953
 # 35840 Fuel Oil Equipment Co: One fuel oil Tank (275 gallons) Feb. 19, 1954

#42408 Paul Rhyne: 3 water closets, 3 lavatories, 1 sink, 1 laundry washing machine, 2 safe waste drains - May 31, 1960

Plumbing Permits: #43073 Crosstown Plumbing: Reroute stacks in lobby - 9/27/61

#43097 Morgan Plumbing: 1 gas water heater - 10/11/61

#46367 Morgan Plbg. Co.: 2 water closets, 2 lavatories, 1 sink, 1 water htr (elec) - 1/8/68

#05977-A.B. Martin Roofing-Re-roof 10 sqs-\$1100-7-29-74

#08264-Owner-Install hanging ceiling paint and minor repair-\$1000-11-25-75

#08283 Miami Sign - wall sign 12-1-75 6767 Collins repair-\$1000-11-25-75

BUILDING PERMIT #02439-Twin City Glass-Install store windows-\$800-1-23-73

#2534-Southern Atlantic A/c- 1 3ton central a/c-\$1500-3-28-73

#06336-Interstate Neon--Change copy of existing wall sign and install plexiglas letter to facade of building-\$600-10-16-74

Electrical Permits: #57291 C. J. Kay Elec Co.: 5 light outlets; 12 fixtures; 1 serv. equip.; 1 meter change; 1 motor, 6-10 hp - 9/28/61

#57441 Atlantic Electric: 9 receptacles - 10/11/61

#57507 C. J. Kay Elec: 5 light outlets; 5 fixtures; 5 sign outlets - 10/23/61

#57612 C. J. Kay Elec: 3 range outlets; 3 cent. of dist. - 11/15/61

#60138 Campbell Elec: 5 receptacles, 10 fixtures--12/4/63

#60609 Campbell Elec: 3 light outlets, 3 fixtures--1/28/64

#62727 Ray-Mar Elec. Co.: 5 switch outlets; 6 light outlets; 6 receptacles; 36 fixtures trans. - 9/29/65

#65395 Les Cline Elect: 10 light outlets, 3 receptacles, 27 fixtures, a plug mold - 1/11/68

#65412 C. J. Kay Elect. Co.: 4 light outlets, 6 receptacles, 1 water heater outlet, 2 range outlet, 1 service-equip 400A 1/18/61

#66040 Claude Southern Corp. 1 Neon Transformer 8/5/68

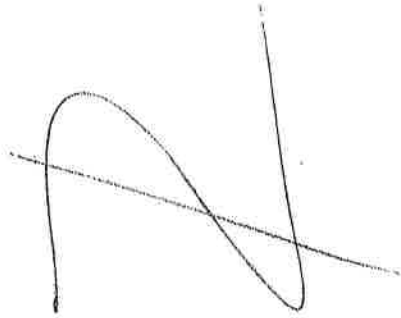
XXXXXXXXXXXXXXXXXXXX

#66766 A.B.C. Neon & Lights 3/7/69

#70455-Barney's Quality Electric--~~100~~amps; 3 ton a/c-3-28-73
3/30/75

Electrical Permits:

15424 Ideal Electric Co: 1 Temporary service: August 12, 1940
15792 Ideal Electric Co: 70 Switch outlets, 80 Light outlets, 80 Receptacles, 80 Fixtures
8 Refrigerators, 8 Irons, 7 Motors, 16 Centers of distribution
1 Temporary service: October 4, 1940 Final OK Brown 3/6/41
16403 Ideal Electric Co: 1 Temporary Service: December 4, 1940
16905 Neon Sign & Service: 2 Neon transformers: February 27, 1941
19197 USAFTTC 1 Meter change: January 22, 1943
19289 Lowry Electric: Correction of violations: February 12, 1943
20009 USAFTTC Meter Restoration, January 18, 1944
20059 Lowry Electric: 15 Switch outlets, 10 Receptacles, 8 Fixtures, February 7, 1944
25080 Lowry Electric: 8 Fixtures, October 29, 1941
35644 Tropicalites: 2 Neon transformers: 1 Motor, December 3, 1951
36698 Astor Electric - 4 Switch outlets, 8 Fixtures, June 9, 1952 -OK HOR 6/12/52
36876 Astor Electric Service: 20 Motors, June 27, 1952 OK noiser 2/6/54
40898 Flamingo Electric: 4 Switch outlets, 17 Receptacles, 39 Light outlets,
35 Fixtures, 2 Appliance outlets, 1 Center of distribution,
6 Sign outlets, Nov. 25, 1953 OK Meginniss 2/25/54
41256 Electro Neon: 2 Neon transformers: January 19, 1954
41390 R.C.A. Service: 1 Television antenna: February 9, 1954
53626 Astor Electric: 2 centers of distribution, 2 motors 0-1 H.P., 5/11/59
54374 Astor Elec: 3 Motors (IHP)- Oct. 22, 1959
55228 Kammer & Wood: 3 switch outlets, 4 receptacles, 4 light outlets, 1 service equip, 1 meter change, 1 sign outlet -
June 6, 1960 OK 6/30/60 Meginniss
55306 Kammer & Wood: 4 switch outlets, 7 receptacles, 5 light outlets, 5 fixtures- 6/17/60



BUILDING PERMITS 1982

#21560 1/26/82 Juella Bros - demolition PW 11523 \$8,000.

6747 Collins Avenue

Miami Beach, Florida

traffic study



prepared for:
Arquitectonica

Traf Tech
ENGINEERING, INC.

January 2016

6747 Collins Avenue

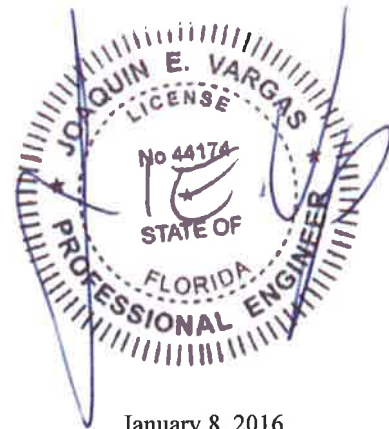
Miami Beach, Florida

Traffic Study

January 2016

Prepared for:
Arquitectonica

Prepared by:
Traf Tech Engineering, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
Phone: (954) 560-7103



January 8, 2016

Joaquin E. Vargas, P.E.
Florida Registration Number 44174
Traf Tech Engineering, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
CA # 26605

TABLE OF CONTENTS

INTRODUCTION	1
INVENTORY	3
Existing Land Use and Access.....	3
Proposed Land Use and Access	3
Roadway System.....	3
TRIP GENERATION	4
TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT	5
SITE PLAN DETAILS	8
Vehicle Parking.....	8
Bicycle Parking.....	8
Loading Space & Operations.....	8
SUMMARY & CONCLUSIONS	9

LIST OF FIGURES

FIGURE 1 – Project Location Map	2
FIGURE 2 – Project Traffic – Inbound	6
FIGURE 3 – Project Traffic – Outbound.....	7

LIST OF TABLES

TABLE 1 – Trip Generation Summary	4
---	---

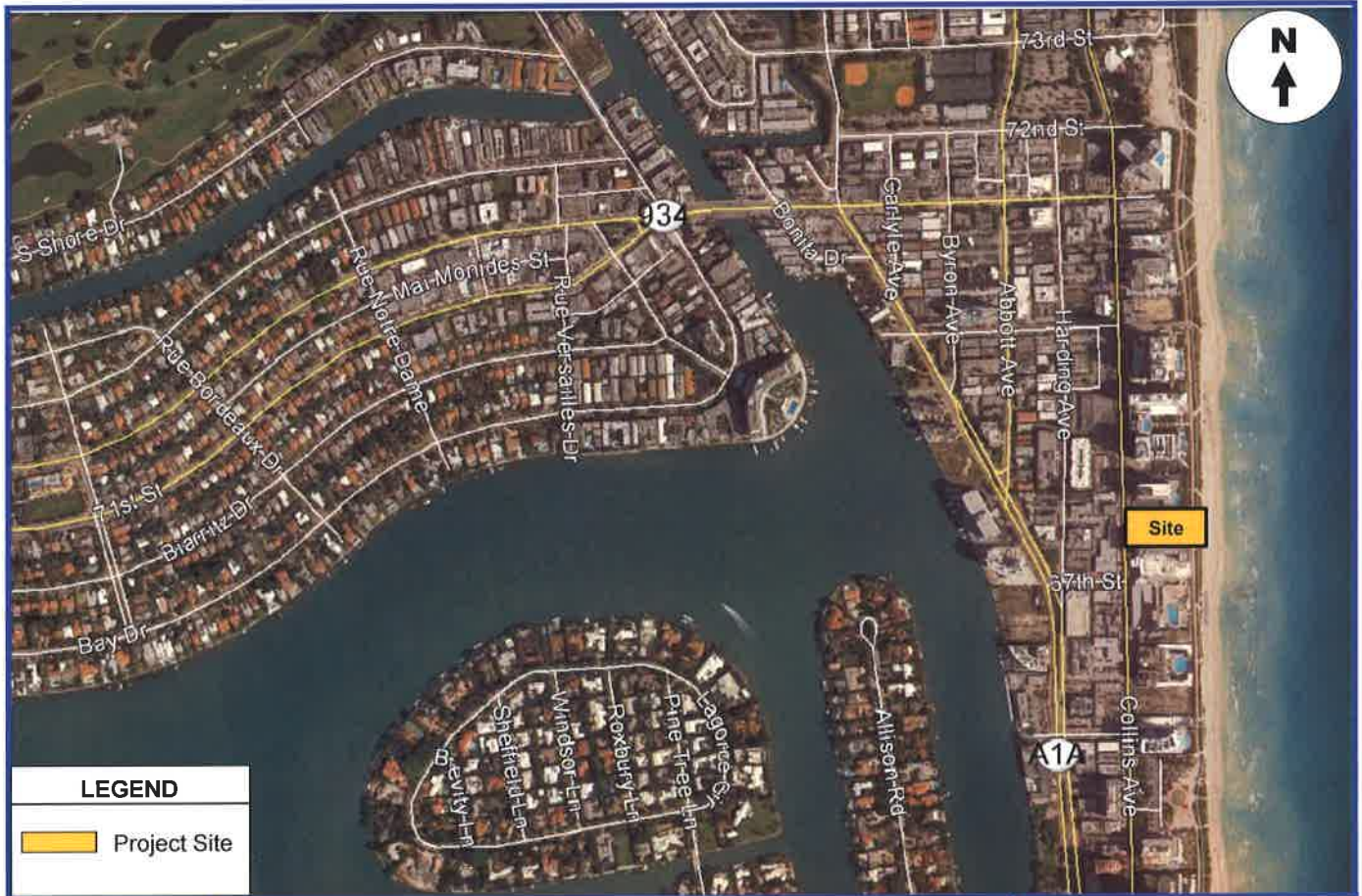
INTRODUCTION

The 6747 Collins Avenue project is a planned luxury residential condominium development to be located on the east side of Collins Avenue between 67th Street and 69th Street in Miami Beach, Miami-Dade County, Florida. The location of this project site is illustrated in Figure 1 on the following page.

Traf Tech Engineering, Inc. has been retained by Arquitectonica to prepare a traffic study in connection with this proposed development. This study addresses the vehicular traffic volumes expected to be generated by the proposed use and the project traffic assignment at the project access driveways on Collins Avenue and nearby intersections. The driveways on Collins Avenue will serve as the only vehicular access points to the site.

This traffic study is divided into five (5) sections, as listed below:

1. Inventory
2. Trip Generation
3. Trip Distribution and Project Traffic Assignment
4. Site Plan Details
5. Summary & Conclusions



Traf Tech
ENGINEERING, INC.

Project Location Map

INVENTORY

Existing Land Use and Access

The project site is currently vacant. Vehicular access to the site is currently provided by two (2) “drop-curbs” on Collins Avenue.

Proposed Land Use and Access

The site will be redeveloped with an eighteen-story luxury residential condominium project. The total number of dwelling units will be 42. Vehicular access to the site will be provided via a right-turn in only driveway located at the southern end of the site and a right-turn out only driveway located at the northern end of the site. Appendix A contains the preliminary site plan and the Level 1 Plan for the proposed project.

Roadway System

Collins Avenue is located along the west side of the project site. In this area, Collins Avenue is a one-way, northbound only, three-lane principal arterial roadway with on-street parking located on the west side of the roadway.

TRIP GENERATION

A trip generation analysis has been conducted for the proposed residential use. The analysis was performed using the trip generation equations published in the Institute of Transportation Engineer's *ITE Trip Generation Manual (9th Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the ITE report, the most appropriate land use category for the proposed development is as follows:

RESIDENTIAL CONDOMINIUM / TOWNHOUSE (ITE LAND USE #230)

- Weekday: $\text{Ln}(T) = 0.87 \text{Ln}(X) + 2.46$
where T = number of trips and X = number of dwelling units
- AM Peak Hour: $\text{Ln}(T) = 0.80 \text{Ln}(X) + 0.26$ (17% in / 83% out)
- PM Peak Hour: $\text{Ln}(T) = 0.82 \text{Ln}(X) + 0.32$ (67% in / 33% out)

Utilizing the above-listed trip generation equations from the referenced ITE document, a trip generation analysis was undertaken for the proposed residential development. The results of this effort are documented in Table 1 below.

Table 1								
Trip Generation Summary								
6747 Collins Avenue - Miami Beach, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Proposed</i> Residential Condominium	42 DU	302	4	22	26	20	10	30
Total		302	4	22	26	20	10	30

Compiled by: Traf Tech Engineering, Inc. (January 2016).

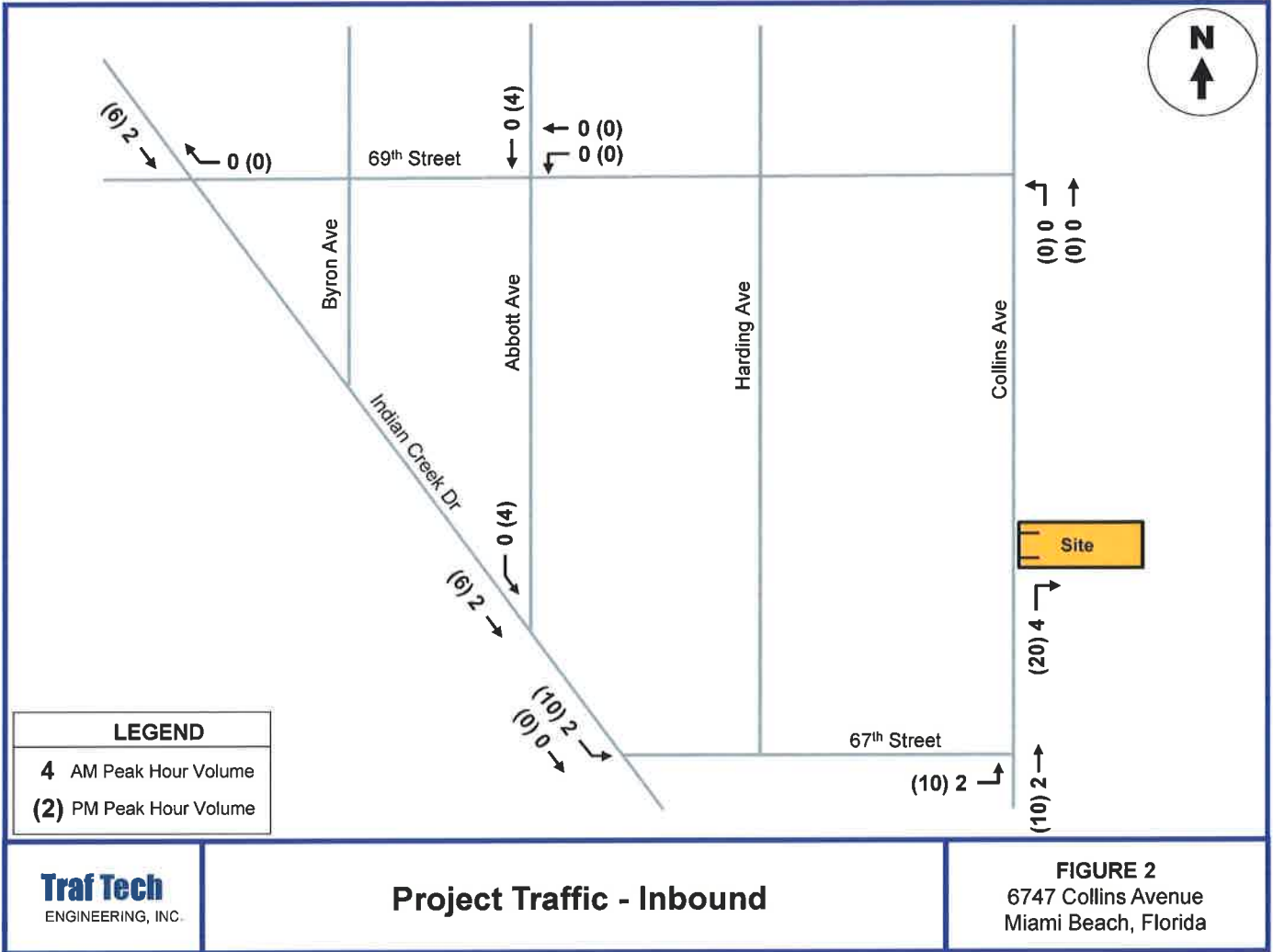
Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition).

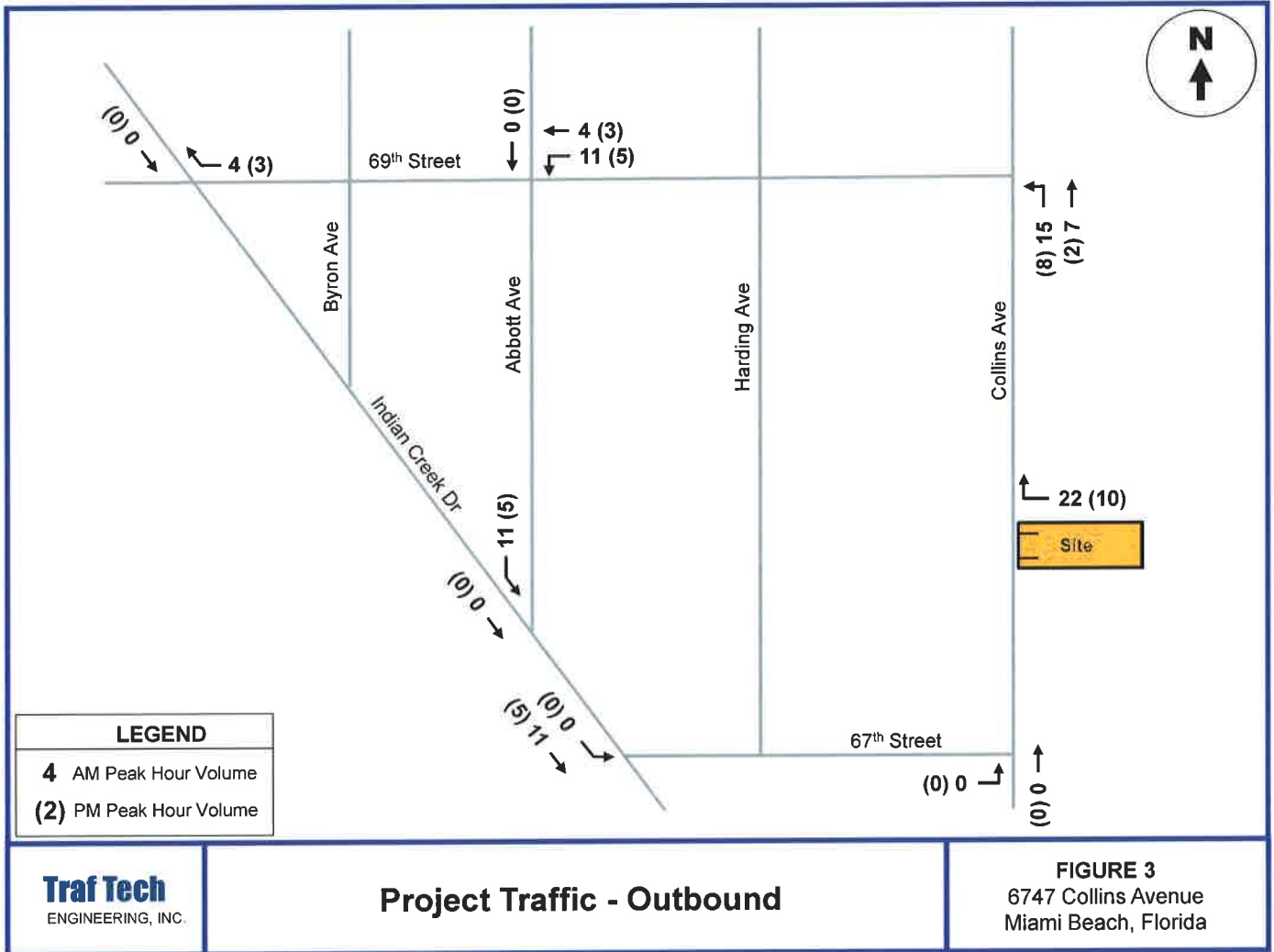
As indicated in Table 1, the proposed project is anticipated to generate 302 daily vehicle trips, 26 AM peak hour vehicle trips (4 inbound and 22 outbound) and 30 vehicle trips (20 inbound and 10 outbound) during the typical afternoon peak hour.

TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT

Given the driveway locations and the roadway geometry of Collins Avenue in this area, all project traffic will enter the site as northbound right turns and all exiting traffic will be required to turn right onto Collins Avenue and travel in a northbound direction. Based upon the general location of the site, it is estimated that 50% of the project traffic will travel to and from the north / northwest and 50% of the project traffic will travel to and from the south / southwest. Figures 2 and 3 on the following pages present the inbound and outbound peak hour project traffic volumes.

Based upon the projected low driveway volumes anticipated during the AM and PM peak hours, turn lanes are not required / warranted on Collins Avenue. Furthermore, the low project traffic volumes are anticipated to have negligible impacts to the nearby intersections.





SITE PLAN DETAILS

The following sections of the report address several transportation related characteristics associated with the proposed site plan.

Vehicle Parking

The subject site will contain a total of 87 parking spaces primarily within the proposed parking structure. There will be four (4) visitor parking spaces located on Level 1 between the parking structure and the residential tower. The remaining 83 parking spaces (4 of which will be visitor's spaces) will be located on Levels 2 and 3 of the parking structure. At the present time, there are no plans for valet parking and, as such, all parking spaces will have standard dimensions for self-parking.

Bicycle Parking

There will be four (4) short-term bicycle parking spaces located on Level 1 in the northwest portion of the site near the electrical room. In addition, there will be 42 bicycle parking spaces located throughout Levels 2 and 3 of the parking structure.

Loading Space & Operations

As required by Code, there will be one (1) loading space provided on site. This space will be located on Level 1 at the northwest corner of the residential tower. Vehicles will enter this space by traveling in a northbound direction on Level 1 between the parking structure and the residential tower, turning left to orient the vehicle in a westbound direction, and then backing into the loading space. Vehicles will exit by pulling forward to travel in a westbound direction along the north side of the site and then exit the property onto Collins Avenue.

SUMMARY & CONCLUSIONS

The 6747 Collins Avenue project is a planned luxury residential condominium development to be located on the east side of Collins Avenue between 67th Street and 69th Street in Miami Beach, Miami-Dade County, Florida. The site will be redeveloped with an eighteen-story luxury residential condominium project. The total number of dwelling units will be 42. Vehicular access to the site will be provided via a right-turn in only driveway located at the southern end of the site and a right-turn out only driveway located at the northern end of the site.

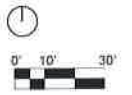
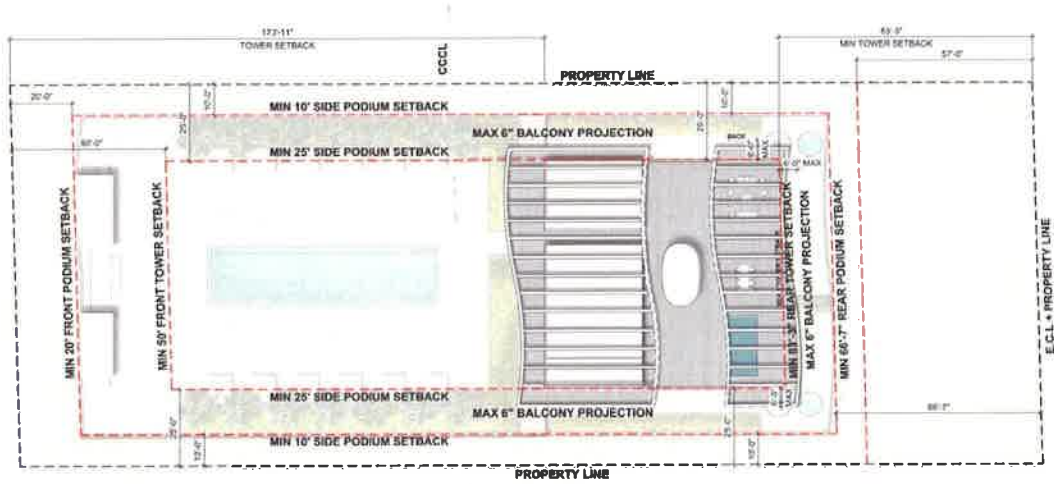
The trip generation analysis indicates that the proposed project is anticipated to generate approximately 302 daily vehicle trips, 26 AM peak hour vehicle trips (4 inbound and 22 outbound) and 30 vehicle trips (20 inbound and 10 outbound) during the typical afternoon peak hour.

Based upon the projected low driveway volumes anticipated during the AM and PM peak hours, turn lanes are not required / warranted on Collins Avenue. Furthermore, the low project traffic volumes are anticipated to have negligible impacts to the nearby intersections.

Appendix A

6747 Collins Avenue

Preliminary Site Plan & Level 1 Plan



CCCC

ARQUITECTONICA
ARQUITECTONICAGEO

6747 COLLINS AVENUE
MIAMI BEACH, FL

SITE PLAN

2016.01.07
AO. 12

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved © 2015



CCCC

ARQUITECTONICA
ARQUITECTONICAGEO

6747 COLLINS AVENUE
 MIAMI BEACH, FL

LEVEL 01 PLAN

2016.01.07
 A 1.01

All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.

MIAMI DADE - SCHOOL CONCURRENCY LIST

Below is the established process for the Planning Department's review of applications where new residential units are proposed.

Whenever a building permit application or Land Use Board application is reviewed which involves new residential units (not individual single family homes), the below information is transmitted to Miami-Dade County Schools through their online portal system. (including building permits where a school concurrency evaluation was previously done as part of a land use board application).

Please provide the following information:

Applicant Name (owners):	CCCC Miami Beach LLC
Applicant Phone (owners):	305-579-0784
Applicant Email(owners):	wassermane@gtlaw.com
Project Address :	6747 and 6757 Collins Avenue, Miami Beach, Florida
Contact Name:	Ethan B. Wasserman
Contact Phone:	305-579-0784
Contact Email:	wassermane@gtlaw.com
Local Government Application Number (Board Number or Permit number):	
Master Folio Number:	02-3211-007-0430
Additional Folio Numbers:	02-3211-007-0440
Total Acreage:	0.96 acres
Proposed Use (number of units)*:	Multifamily (42 Units)
SFH (Existing/Proposed):	N/A
TH (Existing/Proposed):	N/A
Multyfamily (Existing/Proposed):	Vacant/42

The Planning Department will not approve building permits involving an increase in residential units unless the County School Board has issued a school concurrency determination and concludes that the development satisfies the school concurrency requirements. Without this, a building permit cannot be issued.

*The number of units is the ADDITIONAL number of residential units proposed vs. the number of current existing units on the site. For example, if an existing building contains 8 residential units, and is being replaced with a 20 unit project, the number of units would be 12.

MIAMI BEACH

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

Address: *6747 Collins Av*

Date: *12/22/15*

File Number:

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 four (4), 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) <i>site</i>	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:

ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
27	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		
28	Copy of original Building Permit Card, & Microfilm, if available	✓	
29	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)		
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)	✓	
31	Line of Sight studies		
32	Structural Analysis of existing building including methodology for shoring and bracing		
33	Proposed exterior and interior lighting plan, including photometric calculations		
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
35	Neighborhood Context Study		
36	Open Space calculations and shaded diagrams		
37	Proposed Operational Plan		
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov <i>-as discussed w/Tramp.</i>	✓	
39	Sound Study report (Hard copy) with 1 CD		
40	Set of plans 24"x 36" (when requested by staff)		
41	Copies of previous Recorded Final Orders		
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		
44	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 _____		
45	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 _____		

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:

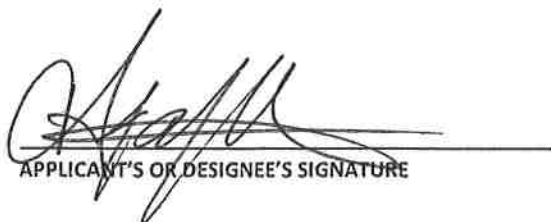
File Number:

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>			

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:

- A. Other information/documentation required for first submittal will be identified during pre-application meeting.
- B. Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. 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
- E. 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

12-23-15

 Date

Indicate N/A If Not Applicable

Initials: 

2016 SCHEDULE OF DEVELOPMENT REVIEW BOARD MEETINGS

All meetings are held in the Commission Chambers, third floor, Miami Beach City Hall unless otherwise noticed. The Design Review Board meets on the **First Tuesday** of each month, The Board of Adjustment meets on the **First Friday** of each month, the Historic Preservation Board meets on the **Second Tuesday** of each month, and the Planning Board meets on the **Fourth Tuesday** of each month.

* Some deviations from this schedule may be necessary at times due to holidays or other conflicts, please check the schedule carefully.

DESIGN REVIEW BOARD (8:30 AM)		
FIRST SUBMITTAL	FINAL SUBMITTAL	BOARD MEETING
10/30/15	11/13/15	01/15/16*9:30
11/30/15	12/11/15	02/02
12/28/15	01/08	03/01
01/29	02/12	04/05
02/26	03/11	05/03
04/01	04/15	06/07
04/29	05/13	07/05
06/03	06/17	08/02
07/01	07/15	09/06
07/29	08/12	10/10*Mon
08/26	09/09	11/01
09/30	10/14	12/06
10/28	11/10	01/03/17

BOARD OF ADJUSTMENT (9:00 AM)		
FIRST SUBMITTAL	FINAL SUBMITTAL	BOARD MEETING
11/03/15	11/17/15	01/15/16*3rd Fri
12/08/15	12/17/15	02/05
01/12	01/27	03/04
02/02	02/17	04/01
03/08	03/23	05/06
04/05	04/20	06/03
05/10	05/25	07/08*2 ND Fri
06/07	06/22	08/05
07/12	07/27	09/09*2 ND Fri
08/09	08/24	10/07
09/06	09/21	11/04
10/04	10/19	12/02
11/08	11/21	01/06/2017

HISTORIC PRESERVATION BOARD (9:00 AM)		
FIRST SUBMITTAL	FINAL SUBMITTAL	BOARD MEETING
11/05/15	11/23/15	01/12/16
12/03/15	12/21/15	02/09
01/07	01/25	03/08
02/04	02/22	04/12
03/03	03/21	05/10
04/07	04/25	06/14
05/05	05/23	07/12
06/09	06/27	08/09
07/07	07/25	09/13
08/04	08/22	10/11
09/08	09/26	11/08
10/06	10/24	12/13
11/03	11/21	01/10/17

PLANNING BOARD (1:00 PM)		
FIRST SUBMITTAL	FINAL SUBMITTAL	BOARD MEETING
11/16/15	12/02/15	01/26/16
12/14/15	01/06	02/23
01/19	02/03	03/22
02/11	03/02	04/19*3 rd Tues
03/21	04/06	05/24
04/18	05/04	06/28
05/23	06/09	07/26
06/20	07/06	08/23
07/25	08/10	09/27
08/08	08/24	10/14*Friday
09/12	09/28	11/15*3 rd Tues
10/17	11/02	12/20*3 rd Tues
11/16	12/01	01/24/17

Please note that only **complete** applications are scheduled for consideration by Land Use Boards and the number of applications placed on an agenda may not exceed 15 in order to allow sufficient time for the applicants to present, and the board to duly consider each item during the scheduled meeting. Complete applications will be scheduled for the next available agenda on a first come – first serve basis unless the applicant requests to be scheduled on a future agenda.

F:\PLAN\ALL\ALL BOARDS\2016 BOARD MEETINGS REV 11-19-15.docx