

PLANNING BOARD AGENDA
1700 CONVENTION CENTER DRIVE 3RD FL.

Tuesday, September 25, 2018, 1:00 PM | City Commission Chambers

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

ATTENDANCE

APPROVAL OF MINUTES

- 1. After Action Report - July 24, 2018

REQUEST FOR CONTINUANCES/WITHDRAWALS

- 2. PB 18-0209. 550 9th Street – Comprehensive Plan Amendment
- 3. PB 18-0210. 550 9th Street – Zoning district change
- 4. PB 18-0231. 500-700 Alton Road – 6th Street Vacation
- 5. PB 18-0227. 500-700 Alton Road – Alton Road FLUM Amendment – Comprehensive Plan Amendment – 500-700 Alton Road
- 6. PB 18-0226. 500-700 Alton Road – Alton Road Gateway Area Development Regulations – LDR Amendments

7. PB 18-0228. 500-700 Alton Road – REZONING – 500-700 Alton Road

MODIFICATIONS TO PREVIOUSLY APPROVED BOARD ORDER

8. PB 18-0203 fka File No. 2216. 1615 Lenox Avenue – Parking lot
Asta Parking, Inc

NEW APPLICATIONS

9. PB 18-0215. 4354 Alton Road – SFR Lot Split/Subdivision of Land
4353 Alton Homes, LLC

10. PB 18-0217. 6431 Allison Road– SFR Lot Split/Subdivision of Land
Clara Homes, LLC

ADJOURNMENT

Applications listed herein have been filed with the Planning Department for review by the Planning Board, pursuant Section 118-51 of the City's Land Development Regulations. All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Planning Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Applications for items listed herein are available for public inspection at the following link: or during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

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

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

To request this material in alternate format, sign language interpreter (five-business day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any city-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

MIAMI BEACH

LAND USE BOARDS

FILE NO.

APPLICANT:

MEETING DATE:

9/25/2018

PRIOR ORDER NUMBER:

ATTACHMENTS:

Description

Type

No Attachments Available

MIAMI BEACH

LAND USE BOARDS

PROPERTY:

550 9th Street

FILE NO.

PB 18-0209

APPLICANT:

MEETING DATE:

7/24/2018

LEGAL DESCRIPTION:

OCEAN BEACH ADD NO 3 PB 2-81
PORT LOTS 1 TO 4 - BEG NW COR
LOT 1 S ALG W/L LOTS 1 TO 4 FOR
189FT E91.27FT NELY142.53FT
W8.65FT NELY51.27FT W125.5FT TO
POB BLK 25
LOT SIZE IRREGULAR
OR 17336-3485 0896 1
COC 24923-3512 09 2006 5

IN RE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE CATEGORY PURSUANT TO SECTION 118-166 OF THE LDR'S, AND PURSUANT TO FLORIDA, SECTIONS 163.3181 AND SECTION 163.3187, BY CHANGING THE FUTURE LAND USE DESIGNATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT DESIGNATION OF PF-HD, "PUBLIC FACILITY HOSPITAL - PF", TO THE FUTURE LAND USE CATEGORY OF TO RM-2, "RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY;" PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE. [Continued from 7-24-18. Note: This item has been removed from the agenda.]

PRIOR ORDER NUMBER:

ATTACHMENTS:

Description		Type
	Staff Report 6-26-18	Memo
	Staff Report 7-24-18	Memo

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Planning Board

TO: Chairperson and Members
Planning Board

DATE: June 26, 2018

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **550 9th Street**
PB18-0209– Comprehensive Plan Amendment.
PB18-0210 – Zoning district change

REQUEST

PB 18-0209. 550 9th Street – Comprehensive Plan Amendment- AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE CATEGORY PURSUANT TO SECTION 118-166 OF THE LDR'S, AND PURSUANT TO FLORIDA, SECTIONS 163.3181 AND SECTION 163.3187, BY CHANGING THE FUTURE LAND USE DESIGNATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT DESIGNATION OF PF-HD, "PUBLIC FACILITY HOSPITAL - PF", TO THE FUTURE LAND USE CATEGORY OF TO RM-2, "RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY;" PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

PB 18-0210. 550 9th Street – Zoning district change. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 142-72, "DISTRICT MAP," OF THE LDR's, PURSUANT TO SECTION 118-162, "PETITIONS FOR CHANGES AND AMENDMENTS," BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT ZONING CLASSIFICATION OF HD, "HOSPITAL DISTRICT," TO RM-2, "RESIDENTIAL MEDIUM INTENSITY DISTRICT;" PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

RECOMMENDATION:

Transmit the proposed Ordinance and Comprehensive Plan Amendment to the City Commission with a favorable recommendation.

HISTORY/ BACKGROUND

On April 11, 2018, at the request of the Commissioner Michael Gongora, the City Commission referred the item to the Planning Board (Item C4 C).

ZONING / SITE DATA

Site Area:	20,873 SF / 0.479 acres
Existing Zoning Designation:	HD, Hospital District
Proposed Zoning Designation:	Residential Multifamily Medium Intensity (RM-2)
Existing FLUM Category:	Medium Intensity Residential Multifamily Category (RM-2)
Proposed FLUM Category:	Public Facilities: Hospital District (PF-HD)
Existing Land Uses:	
North:	Commercial building and surface parking lot
East:	Commercial building
South:	Apartment building
West:	Apartment buildings

REVIEW CRITERIA

In accordance with Section 118-163 (3), when reviewing a request for an amendment to these land development regulations, the Board shall consider the following where applicable:

- Whether the proposed change is consistent and compatible with the comprehensive plan and any applicable neighborhood or redevelopment plans.**

Consistent – The proposed future land use map change and zoning map change are consistent with the Comprehensive Plan, as proposed to be amended.

As the proposed RM-2 designation provides for an appropriate transition and greater compatibility between the CD-2 areas to the east and the RM-1 areas to the west, the proposed Future Land Use Map amendment is consistent with *Policy 1.1(2)* of the City of Miami Beach 2025 Comprehensive Plan which states the following:

Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;

- Whether the proposed change would create an isolated district unrelated to adjacent or nearby districts.**

Consistent – The proposed change to RM-2 will allow for an appropriate transition between the commercial CD-2 areas to the east and the low scale multifamily residential RM-1 areas to the west. The scale of the RM-2 district is consistent with the scale of the adjacent RM-1 district, while the uses permitted in the RM-2 district are consistent with those permitted in the RM-1 district.

- Whether the change suggested is out of scale with the needs of the neighborhood or the city.**

Consistent – The proposed RM-2 future land use designations allow for development of buildings with a lower intensity than the current “Public Facility Hospital” designation. The current PF-HD Future Land Use designation provides for the following:

Public Facility Hospital - PF (PF- HD)

Purpose: To provide development opportunities for existing hospital facilities. Uses which may be permitted: hospital facilities. Intensity Limits:

Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio on 3.0.

The proposed “Medium Density Multi Family Residential Category (RM-2)” future land use designation provides for the following:

Medium Density Multi Family Residential Category (RM-2)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new medium density multi family residential areas. Uses which may be permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings, multiple family dwellings, apartment hotels and hotels. Residential office uses are permitted in RM-2 only in the West Avenue Bay Front Overlay District, as described in the Land Development Regulations.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach.

Density Limits: 100 dwelling units per acre.

Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio of 2.0.

4. Whether the proposed change would tax the existing load on public facilities and infrastructure.

Partially Consistent – As the proposed amendment does not result in an increase in the intensity of what would otherwise be permitted on the existing HD property, however there are increases in density. There should be no increase in roadway demands or stormwater drainage, however demands for parks and recreation, potable water, sanitary sewer, solid waste, and public schools, may increase, however the increase should be minimal and would not exceed the levels of service adopted in the Comprehensive Plan (See the attached Comprehensive Plan and Zoning Amendment Concurrency Analysis”) or mitigation can be provided. A full concurrency analysis will be provided as part of a building permit process.

5. Whether existing district boundaries are illogically drawn in relation to existing

conditions on the property proposed for change.

Consistent – The existing boundaries call for hospital uses in an area that is surrounded by commercial and residential uses. The uses are somewhat incompatible, as the HD district allows for medical uses that can negatively impact surrounding areas if not properly buffered and mitigated. It is more appropriate to have residential uses facing other residential uses, to minimize impacts on residents. The proposed change is a logical transition between the CD-2 areas to the east and the RM-1 areas to the west.

6. **Whether changed or changing conditions make the passage of the proposed change necessary.**

Consistent – The need to improve the aesthetic conditions and quality of life in the surrounding area make proposed amendments necessary.

7. **Whether the proposed change will adversely influence living conditions in the neighborhood.**

Consistent - The proposed changes should not adversely influence living conditions in the surrounding neighborhood.

8. **Whether the proposed change will create or excessively increase traffic congestion beyond the levels of service as set forth in the comprehensive plan or otherwise affect public safety.**

Consistent - From the standpoint of traffic congestion, trip generation, and parking availability, the proposed change should not create or excessively increase traffic congestion beyond the levels of service as set forth in the comprehensive plan or otherwise affect public safety.

9. **Whether the proposed change will seriously reduce light and air to adjacent areas.**

Consistent - The proposed changes will not seriously reduce light and air to adjacent areas; as the maximum building intensity and height is not affected by the proposed amendments.

10. **Whether the proposed change will adversely affect property values in the adjacent area.**

Consistent – Property values should not be negatively impacted by the proposed changes.

11. **Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.**

Consistent – The proposed changes would not be a deterrent to the redevelopment or improvement of any adjacent property.

12. **Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.**

Not Consistent – The site contains a building which was formerly the Oceanside Extended Care Center, which has closed. Other medical and hospital uses could locate in the facility, however, many such facilities have closed. Additionally, these uses may negatively impact surrounding neighbors and would be undersirable.

13. Whether it is impossible to find other adequate sites in the city for the proposed use in a district already permitting such use.

Not Applicable

ANALYSIS

Currently, the property located at 550 9th Street has a Zoning Classification of HD (Hospital District). See attached map. The proposal is to change the designation to RM-2. The properties immediately to the north have an RO and GU designation, the properties to the east have a CD-2 designation, and the properties to the west have an RM-1 designation. Therefore the RM-2 district would provide for an appropriate transition between the higher intensity uses to the east and the low intensity multifamily residential areas to the west.

Section 142-456 of the land development regulations provide procedures for the rezoning of HD district. It requires that the “rezoning shall be to a district or combination of districts with a floor area ratio no greater than the abutting land (sharing lot line).” The subject parcel shares a lot line with the CD-2 district. The CD-2 district has a maximum FAR of 1.5; however, it provides that when more than 25 percent of the total area of a building is used for residential or hotel units, the floor area ratio range shall be as set forth in the RM-2 district. Therefore, the maximum FAR in the CD-2 and RM-2 districts are equivalent, and the RM-2 designation is appropriate for the site.

Comprehensive Plan Process

The total land area involved in this application is 0.48 acres (20,870 SF). Under Section 163.3187 F.S., land use map amendments of less than 10 acres in size may be considered “small-scale” amendments, which require only one public hearing before the City Commission, which shall be an adoption hearing. Upon adoption, the local government shall send a copy of the adopted small scale amendment to the State Land Planning Agency so that the Agency can maintain a complete and up-to-date copy of the City’s Comprehensive Plan.

Interlocal Agreement for Public School Facility Planning

The 2005 Florida Legislature adopted laws which are incorporated in the Florida Statutes, requiring each local government to adopt an intergovernmental coordination element as part of their comprehensive plan, as well as a statutory mandate to implement public school concurrency.

Currently there is a proposal to change the use of the site to a hotel. If there were a modification that established residential units, final site plan approval is contingent upon meeting Public School Concurrency requirements and the applicant will be required to obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. Such Certificate will state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.

Summary

The proposed amendment to the Future Land Use Map of the City's Comprehensive Plan and the change to the Zoning Map require that these amendments be processed together, as they are interrelated to one another; however, separate motions must be made for each application. The zoning change proposed by these applications would enable the continued adaptive reuse of the existing buildings.

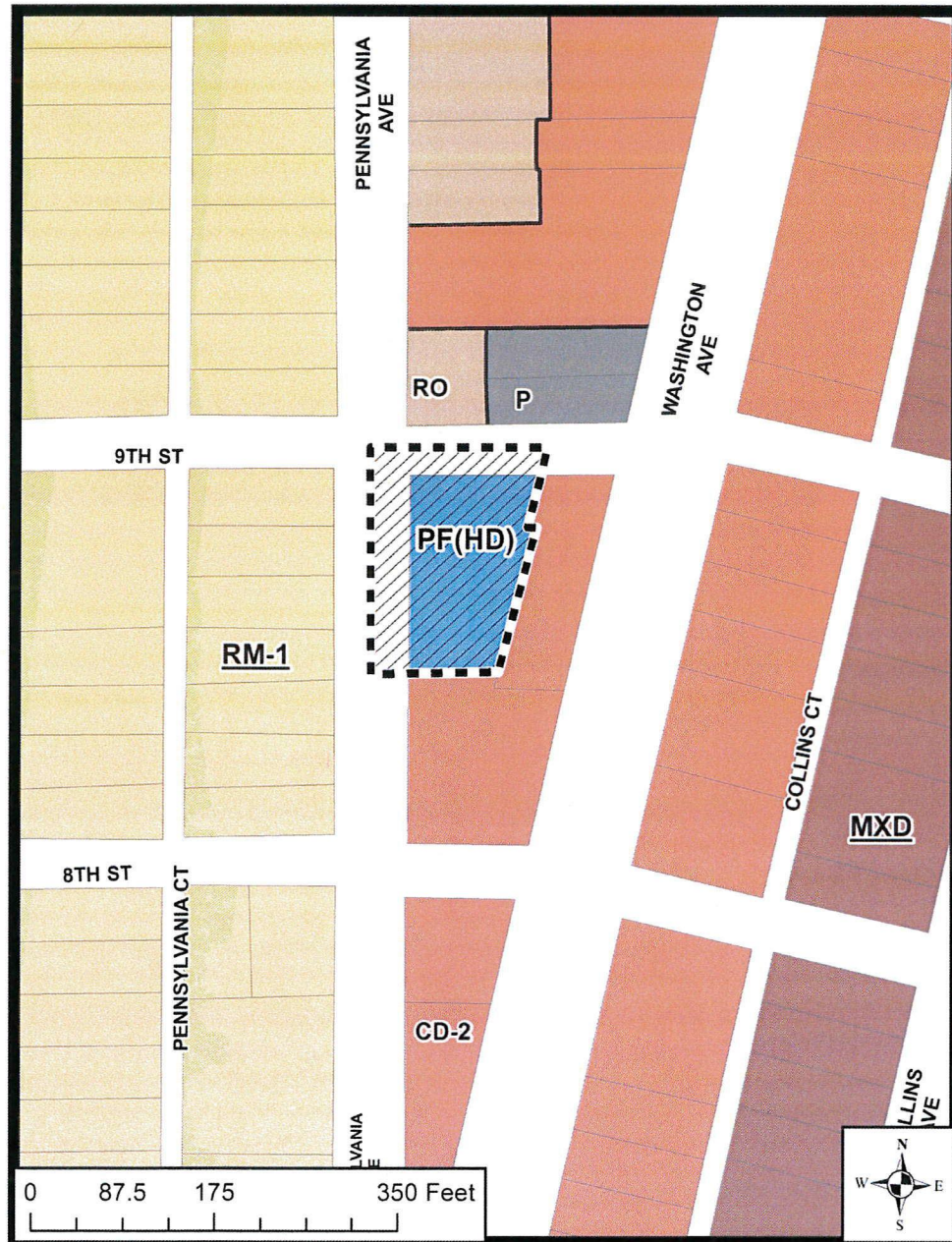
RECOMMENDATION

In view of the foregoing analysis, staff recommends that the Planning Board transmit the proposed Ordinance and Comprehensive Plan Amendment to the City Commission with a favorable recommendation.

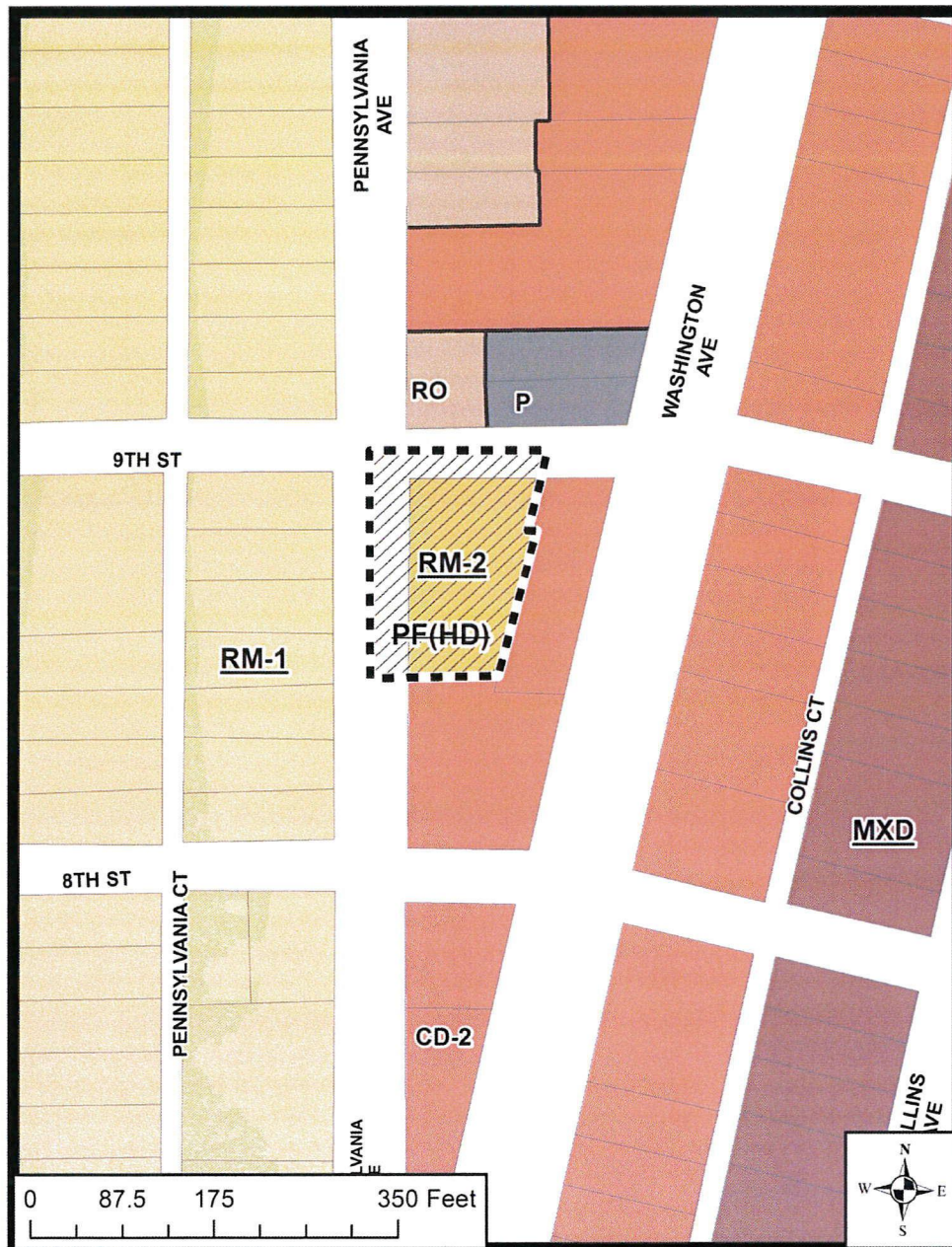
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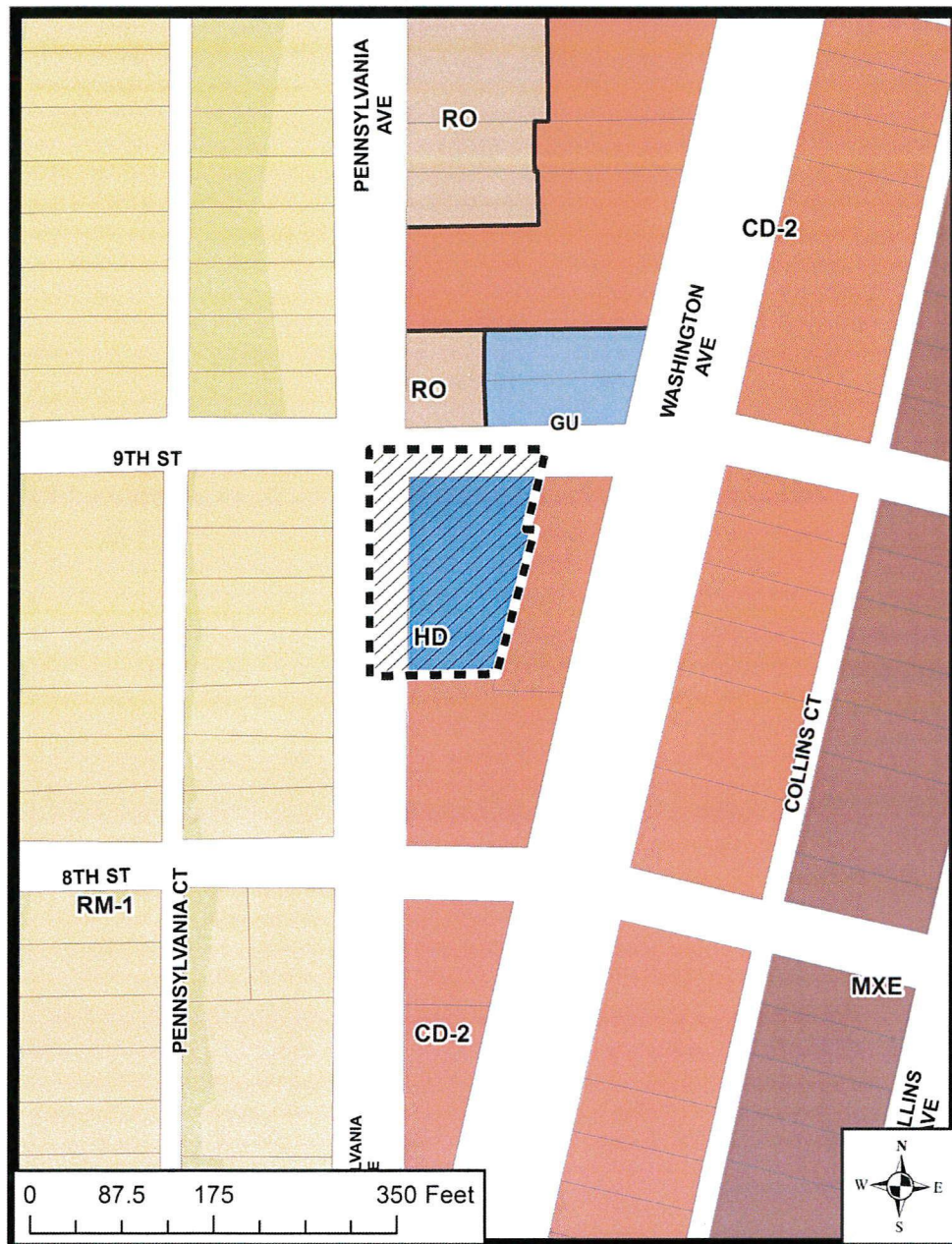
Existing Future Land Use



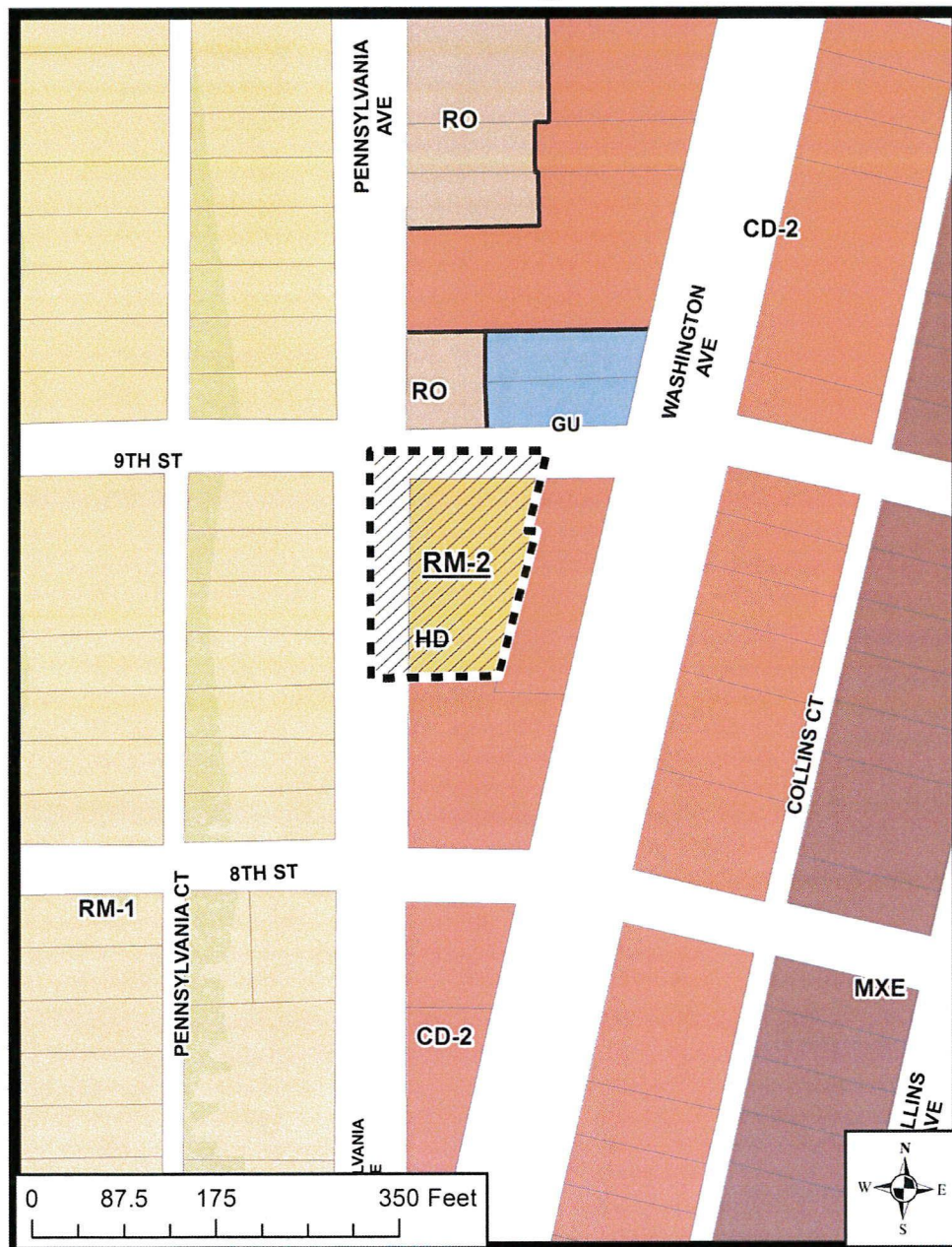
Proposed Future Land Use



Current Zoning



Proposed Zoning



MIAMI BEACH

PLANNING DEPARTMENT

Comprehensive Plan and Zoning Amendment Concurrency Analysis

Date Prepared: 6/5/2018
 Name of Project: 550 9th Street FLUM and Zoning Map Amendment
 Address of Site: 550 9th Street

Concurrency Management Area: South Beach
 Square Feet in the Amendment: 20,870
 Acreage in the Amendment: 0.48

Proposed FLUM Designation

Designation:

Medium Density Residential Category (RM-2)

Maximum Density	Maximum FAR
100	2.0

Note:

Existing FLUM Designation

Designation:

Public Facilities Hospital - PF (PF-HD)

Maximum Density	Maximum FAR
0	3

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Medical Office (SF)	Industrial (SF)	Proposed Total
Peak Hour Trips Generated*	37.37	N/A	N/A	N/A	N/A	37.37
Residential Demand	119.8	0.0				119.8

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Medical Office (SF)	Industrial (SF)	Existing Total
Peak Hour Trips Generated*	N/A	N/A	N/A	62,610	N/A	267.34
Residential Demand	0.0	0.0				0.0

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

Transportation Concurrency

New Trips Generated	Trip Allowances	Transit	15%
0.00 Trips		Pass-by	30%
	+	Mixed-use	10%
		Total	55%

Alton Road/Washington Avenue Sub Area

Capacity:	6,250 Trips
Existing Trips:	5,517 Trips
Net New Trips Generated:	0 Trips
Concurrent:	YES

Parks and Recreation Concurrency

Net New Residential Demand:

119.8 People

Parks Facility Type	Concurrent
Recreation and Open Space Acreage	YES
Recreational Facilities Acreage	YES
Swimming Pool	YES
Golf Course	YES
Basketball Court	YES
Tennis Court	YES
Multiple-Use Courts	NO
Designated Field Area	NO
Tot Lots	YES
Vita Course	YES
Boat Ramp	YES
Outdoor Amphitheater	YES
Activity Building for Multiple Uses	NO

Required Mitigation to be determined at Building Permit Application

Potable Water Transmission Capacity

Proposed Demand:	20,123 Gallons Per Day
Existing Demand:	0 Gallons Per Day
New Demand:	20,123 Gallons

Concurrency to be determined at Building Permit Application

Sanitary Sewer Transmission Capacity

Proposed Demand:	16,769 Gallons Per Day
Existing Demand:	0 Gallons Per Day
New Demand:	16,769 Gallons

Concurrency to be determined at Building Permit Application

Solid Waste Collection Capacity

Proposed Demand:	153 Tons Per Year
Existing Demand:	0 Tons Per Year
New Demand:	153 Gallons

Concurrency to be determined at Building Permit Application

Storm Sewer capacity

Required LOS: One-in-five-year storm event

Concurrency to be determined at Building Permit Application

Note:

This represents a comparative analysis of concurrency with maximum development potential of the site between the existing and proposed Future Land Use designations. Actual concurrency demands, required mitigation, and required capacity reservation will be determined at the time of Building Permit Application.

Comprehensive Plan Amendment – 550 9th Street

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE CATEGORY PURSUANT TO SECTION 118-166 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, SECTION 163.3181, FLORIDA STATUTES, AND SECTION 163.3187, FLORIDA STATUTES, BY CHANGING THE FUTURE LAND USE DESIGNATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT DESIGNATION OF PF-HD, “PUBLIC FACILITY HOSPITAL - PF”, TO THE FUTURE LAND USE CATEGORY OF TO RM-2, “RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY;” PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, changing the comprehensive plan designations of the subject parcel as provided herein is necessary to ensure the development of the sites will be compatible with development in adjacent and surrounding areas, and will contribute to the general health and welfare of the City; and

WHEREAS, the City of Miami Beach has determined that changing the designation of the subject parcel as provided herein will ensure that new development is compatible and in scale with the built environment, and is in the best interest of the City; and

WHEREAS, changing the comprehensive plan designations of the subject parcel, as provided herein, is necessary to ensure the development of the site will be compatible with development in adjacent and surrounding areas and will contribute to the general health and welfare of the City; and

WHEREAS, the City of Miami Beach has determined that the rezoning of the property as provided herein will ensure that new redevelopment and renovation of existing structures are compatible and in scale with the built environment and is in the best interest of the City; and

WHEREAS, the amendment set forth below is necessary to accomplish all of the above objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

The following amendment to the City's Future Land Use Map designation for the property described herein is hereby approved and adopted and the Planning Director is hereby directed to make the appropriate change to the City's Future Land Use Map:

A parcel of land generally located at 550 9th Street (Miami-Dade County

Folio 02-4203-009-0100), of approximately 20,870 square feet (0.479 acres), as depicted in Exhibit "A," from the current PF-HD, "Public Facility Hospital – PF" designation to the proposed designation of RM-2, "Residential Multifamily, Medium Intensity".

SECTION 2. REPEALER

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. SEVERABILITY

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 4. INCLUSION IN COMPREHENSIVE PLAN

It is the intention of the City Commission that the Comprehensive Plan's Future Land Use Map be amended in accordance with the provisions of this Ordinance.

SECTION 5. TRANSMITTAL

The Planning Director is hereby directed to transmit this ordinance to the appropriate state, regional and county agencies as required by applicable law.

SECTION 6. EFFECTIVE DATE

This ordinance shall take effect 10 days after adoption.

PASSED AND ADOPTED this _____ day of _____, 2018.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO FORM
AND LANGUAGE
AND FOR EXECUTION

City Attorney

Date

First Reading: _____, 2018

Second Reading: _____, 2018

Verified by: _____
Thomas R. Mooney, AICP
Planning Director

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REZONING – 550 9th Street

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 142-72, “DISTRICT MAP,” OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, PURSUANT TO SECTION 118-162, “PETITIONS FOR CHANGES AND AMENDMENTS,” BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT ZONING CLASSIFICATION OF HD, “HOSPITAL DISTRICT,” TO RM-2, “RESIDENTIAL MEDIUM INTENSITY DISTRICT;” PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Miami Beach has the authority to enact laws which promote the public health, safety and general welfare of its citizens; and

WHEREAS, Section 142-456 of the City’s Land development regulations, entitled “Rezoning of HD district” requires that the rezoning of an existing HD zoned property meet the following criteria:

- (a) If an application is filed pursuant to section 118-162 to rezone all or part of an HD district, the rezoning shall be to a district or combination of districts with a floor area ratio no greater than the abutting land (sharing lot line).
- (b) Properties rezoned under this section that exceed 15 acres may be rezoned to allow for a mix of districts, uses and intensities compatible with zoning districts of abutting properties, and may exceed the limitation provided for in subsection (a) above, if adequate buffers are provided to protect less intense abutting and nearby uses, as submitted to and approved by the planning board and city commission.
- (c) Any building existing on the property may be adaptively reused consistent with the underlying zoning regulations retaining existing nonconforming height, setbacks, floor area ratio and off-street parking, regardless whether the rehabilitation exceeds 50 percent of the value determination, provided that the repaired or rehabilitated building shall be subject to the regulations in subsection 118-395(b)(1)a.—d.

WHEREAS, the change of zoning classification of the subject parcel is consistent with the requirements of Section 142-456, of the Land Development Code; and

WHEREAS, changing the zoning classification of the subject parcel as provided herein is necessary to ensure the development of the sites will be compatible with development in adjacent and surrounding areas, and will contribute to the general health and welfare of the City; and

WHEREAS, the City of Miami Beach has determined that changing the zoning classification of the subject parcel as provided herein will ensure that new development is compatible and in scale with the built environment, and is in the best interest of the City; and

WHEREAS, the change of zoning classification of the subject parcel will not result in an increase in floor area permitted on the parcel; and

WHEREAS, the zoning district map of the City of Miami Beach, referenced at section 142-72, of the Land Development Regulations of the City of Miami Beach, Florida, shall be amended to reflect a change of zoning classification from HD, Hospital District to RM-2, Residential Multi-Family Medium Intensity; and

WHEREAS, the amendment set forth below is necessary to accomplish all of the above objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. ZONING MAP AMENDMENT The following amendment to the City's zoning map designation for the property described herein is hereby approved and adopted and the Planning Director is hereby directed to make the appropriate change to the zoning district map of the City:

A parcel of land generally located at 550 9th Street (Miami-Dade County Folio 02-4203-009-0100), of approximately 20,870 square feet (0.479 acres), as depicted in Exhibit "A," from the current HD, "Hospital District" zoning classification to the proposed zoning classification of RM-2, "Residential Multifamily, Medium Intensity".

SECTION 2. REPEALER

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. SEVERABILITY

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 4. CODIFICATION

It is the intention of the City Commission that the Official Zoning District Map, referenced in Section 142-72 of the Code of the City of Miami Beach, Florida be amended in accordance with the provisions of this Ordinance.

SECTION 5. EFFECTIVE DATE

This ordinance shall take effect 10 days after adoption.

PASSED AND ADOPTED this ____ day of _____, 2018.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO FORM
AND LANGUAGE
AND FOR EXECUTION

First Reading: _____, 2018

Second Reading: _____, 2018

City Attorney

Date

Verified by: _____
Thomas R. Mooney, AICP
Planning Director

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MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Planning Board

TO: Chairperson and Members
Planning Board

DATE: July 24, 2018

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **550 9th Street**
PB18-0209– Comprehensive Plan Amendment.
PB18-0210 – Zoning district change

REQUEST

PB 18-0209. 550 9th Street – Comprehensive Plan Amendment- AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE CATEGORY PURSUANT TO SECTION 118-166 OF THE LDR'S, AND PURSUANT TO FLORIDA, SECTIONS 163.3181 AND SECTION 163.3187, BY CHANGING THE FUTURE LAND USE DESIGNATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT DESIGNATION OF PF-HD, "PUBLIC FACILITY HOSPITAL - PF", TO THE FUTURE LAND USE CATEGORY OF TO RM-2, "RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY;" PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

PB 18-0210. 550 9th Street – Zoning district change. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 142-72, "DISTRICT MAP," OF THE LDR's, PURSUANT TO SECTION 118-162, "PETITIONS FOR CHANGES AND AMENDMENTS," BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT ZONING CLASSIFICATION OF HD, "HOSPITAL DISTRICT," TO RM-2, "RESIDENTIAL MEDIUM INTENSITY DISTRICT;" PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

RECOMMENDATION:

Transmit the proposed Ordinance and Comprehensive Plan Amendment to the City Commission with a favorable recommendation.

HISTORY/ BACKGROUND

On April 11, 2018, at the request of the Commissioner Michael Gongora, the City Commission referred the item to the Planning Board (Item C4 C).

On June 26, 2018 these applications were continued to a date certain of July 24, 2018, at the request of the property owner.

ZONING / SITE DATA

Site Area:	20,873 SF / 0.479 acres
Existing Zoning Designation:	HD, Hospital District
Proposed Zoning Designation:	Residential Multifamily Medium Intensity (RM-2)
Existing FLUM Category:	Medium Intensity Residential Multifamily Category (RM-2)
Proposed FLUM Category:	Public Facilities: Hospital District (PF-HD)
Existing Land Uses:	
North:	Commercial building and surface parking lot
East:	Commercial building
South:	Apartment building
West:	Apartment buildings

REVIEW CRITERIA

In accordance with Section 118-163 (3), when reviewing a request for an amendment to these land development regulations, the Board shall consider the following where applicable:

1. Whether the proposed change is consistent and compatible with the comprehensive plan and any applicable neighborhood or redevelopment plans.

Consistent – The proposed future land use map change and zoning map change are consistent with the Comprehensive Plan, as proposed to be amended.

As the proposed RM-2 designation provides for an appropriate transition and greater compatibility between the CD-2 areas to the east and the RM-1 areas to the west, the proposed Future Land Use Map amendment is consistent with *Policy 1.1(2)* of the City of Miami Beach 2025 Comprehensive Plan which states the following:

Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;

2. Whether the proposed change would create an isolated district unrelated to adjacent or nearby districts.

Consistent – The proposed change to RM-2 will allow for an appropriate transition between the commercial CD-2 areas to the east and the low scale multifamily residential RM-1 areas to the west. The scale of the RM-2 district is consistent with the scale of the adjacent RM-1 district, while the uses permitted in the RM-2 district are consistent with those permitted in the RM-1 district.

3. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

Consistent – The proposed RM-2 future land use designations allow for development of buildings with a lower intensity than the current “Public Facility Hospital” designation. The current PF-HD Future Land Use designation provides for the following:

Public Facility Hospital - PF (PF- HD)

Purpose: To provide development opportunities for existing hospital

facilities. Uses which may be permitted: hospital facilities. Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio on 3.0.

The proposed “Medium Density Multi Family Residential Category (RM-2)” future land use designation provides for the following:

Medium Density Multi Family Residential Category (RM-2)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new medium density multi family residential areas. Uses which may be permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings, multiple family dwellings, apartment hotels and hotels. Residential office uses are permitted in RM-2 only in the West Avenue Bay Front Overlay District, as described in the Land Development Regulations.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach.

Density Limits: 100 dwelling units per acre.

Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio of 2.0.

4. Whether the proposed change would tax the existing load on public facilities and infrastructure.

Partially Consistent – As the proposed amendment does not result in an increase in the intensity of what would otherwise be permitted on the existing HD property, however there are increases in density. There should be no increase in roadway demands or stormwater drainage, however demands for parks and recreation, potable water, sanitary sewer, solid waste, and public schools, may increase, however the increase should be minimal and would not exceed the levels of service adopted in the Comprehensive Plan (See the attached Comprehensive Plan and Zoning Amendment Concurrency Analysis”) or mitigation can be provided. A full concurrency analysis will be provided as part of a building permit process.

5. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Consistent – The existing boundaries call for hospital uses in an area that is surrounded by commercial and residential uses. The uses are somewhat incompatible, as the HD district allows for medical uses that can negatively impact surrounding areas if not properly buffered and mitigated. It is more appropriate to have residential uses facing other residential uses, to minimize impacts on residents. The proposed change is a logical transition between the CD-2 areas to the east and the RM-1 areas to the west.

6. Whether changed or changing conditions make the passage of the proposed change necessary.

Consistent – The need to improve the aesthetic conditions and quality of life in the surrounding area make proposed amendments necessary.

7. Whether the proposed change will adversely influence living conditions in the neighborhood.

Consistent - The proposed changes should not adversely influence living conditions in the surrounding neighborhood.

8. Whether the proposed change will create or excessively increase traffic congestion beyond the levels of service as set forth in the comprehensive plan or otherwise affect public safety.

Consistent - From the standpoint of traffic congestion, trip generation, and parking availability, the proposed change should not create or excessively increase traffic congestion beyond the levels of service as set forth in the comprehensive plan or otherwise affect public safety.

9. Whether the proposed change will seriously reduce light and air to adjacent areas.

Consistent - The proposed changes will not seriously reduce light and air to adjacent areas; as the maximum building intensity and height is not affected by the proposed amendments.

10. Whether the proposed change will adversely affect property values in the adjacent area.

Consistent – Property values should not be negatively impacted by the proposed changes.

11. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

Consistent – The proposed changes would not be a deterrent to the redevelopment or improvement of any adjacent property.

12. Whether there are substantial reasons why the property cannot be used in

accordance with existing zoning.

Not Consistent – The site contains a building which was formerly the Oceanside Extended Care Center, which has closed. Other medical and hospital uses could locate in the facility, however, many such facilities have closed. Additionally, these uses may negatively impact surrounding neighbors and would be undersireable.

13. **Whether it is impossible to find other adequate sites in the city for the proposed use in a district already permitting such use.**

Not Applicable

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(b) of the Land Development Regulations establishes the following review criteria when considering ordinances, adopting resolutions, or making recommendations:

- (1) **Whether the proposal affects an area that is vulnerable to the impacts of sea level rise, pursuant to adopted projections.**

Partially Consistent – The Mean elevation of the site is 3.4 (NAVD). The proposal affects an area that is not vulnerable to the impacts of sea level rise until 2100 pursuant to the Unified Sea Level Rise Projection for Southeast Florida in the long term. However, the elevation is within the range of the low and high mean high water projections.

For reference, the Sea Level Rise Projection is below:

Sea Level Rise Projections (NAVD)				
	Low Prj.	High Prj.	Low Prj.	High Prj.
	Mean Sea Level		Mean High Water	
1992	-0.96	-0.96	0.25	0.25
2030	-0.46	-0.13	0.75	1.08
2060	0.21	1.21	1.42	2.42
2100	1.62	4.12	2.83	5.33

- (2) **Whether the proposal will increase the resiliency of the City with respect to sea level rise.**

Consistent – New Development will meet current and future Building Codes and the City's standards, they will also comply with recently adopted sea level rise mitigation criteria and green building requirements.

- (3) **Whether the proposal is compatible with the City's sea level rise mitigation and resiliency efforts.**

Consistent – The proposal will meet current and future Building Codes and the City's standards in a manner that is compatible with the City's sea level rise mitigation and resiliency efforts.

ANALYSIS

Currently, the property located at 550 9th Street has a Zoning Classification of HD (Hospital District). See attached map. The proposal is to change the designation to RM-2. The properties immediately to the north have an RO and GU designation, the properties to the east have a CD-2 designation, and the properties to the west have an RM-1 designation. Therefore the RM-2 district would provide for an appropriate transition between the higher intensity uses to the east and the low intensity multifamily residential areas to the west.

Section 142-456 of the land development regulations provide procedures for the rezoning of HD district. It requires that the “rezoning shall be to a district or combination of districts with a floor area ratio no greater than the abutting land (sharing lot line).” The subject parcel shares a lot line with the CD-2 district. The CD-2 district has a maximum FAR of 1.5; however, it provides that when more than 25 percent of the total area of a building is used for residential or hotel units, the floor area ratio range shall be as set forth in the RM-2 district. Therefore, the maximum FAR in the CD-2 and RM-2 districts are equivalent, and the RM-2 designation is appropriate for the site.

Comprehensive Plan Process

The total land area involved in this application is 0.48 acres (20,870 SF). Under Section 163.3187 F.S., land use map amendments of less than 10 acres in size may be considered “small-scale” amendments, which require only one public hearing before the City Commission, which shall be an adoption hearing. Upon adoption, the local government shall send a copy of the adopted small scale amendment to the State Land Planning Agency so that the Agency can maintain a complete and up-to-date copy of the City’s Comprehensive Plan.

Interlocal Agreement for Public School Facility Planning

The 2005 Florida Legislature adopted laws which are incorporated in the Florida Statutes, requiring each local government to adopt an intergovernmental coordination element as part of their comprehensive plan, as well as a statutory mandate to implement public school concurrency.

Currently there is a proposal to change the use of the site to a hotel. If there were a modification that established residential units, final site plan approval is contingent upon meeting Public School Concurrency requirements and the applicant will be required to obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. Such Certificate will state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.

Summary

The proposed amendment to the Future Land Use Map of the City’s Comprehensive Plan and the change to the Zoning Map require that these amendments be processed together, as they are interrelated to one another; however, separate motions must be made for each application. The zoning change proposed by these applications would enable the continued adaptive reuse of the existing buildings.

RECOMMENDATION

In view of the foregoing analysis, staff recommends that the Planning Board transmit the proposed Ordinance and Comprehensive Plan Amendment to the City Commission with a

favorable recommendation.

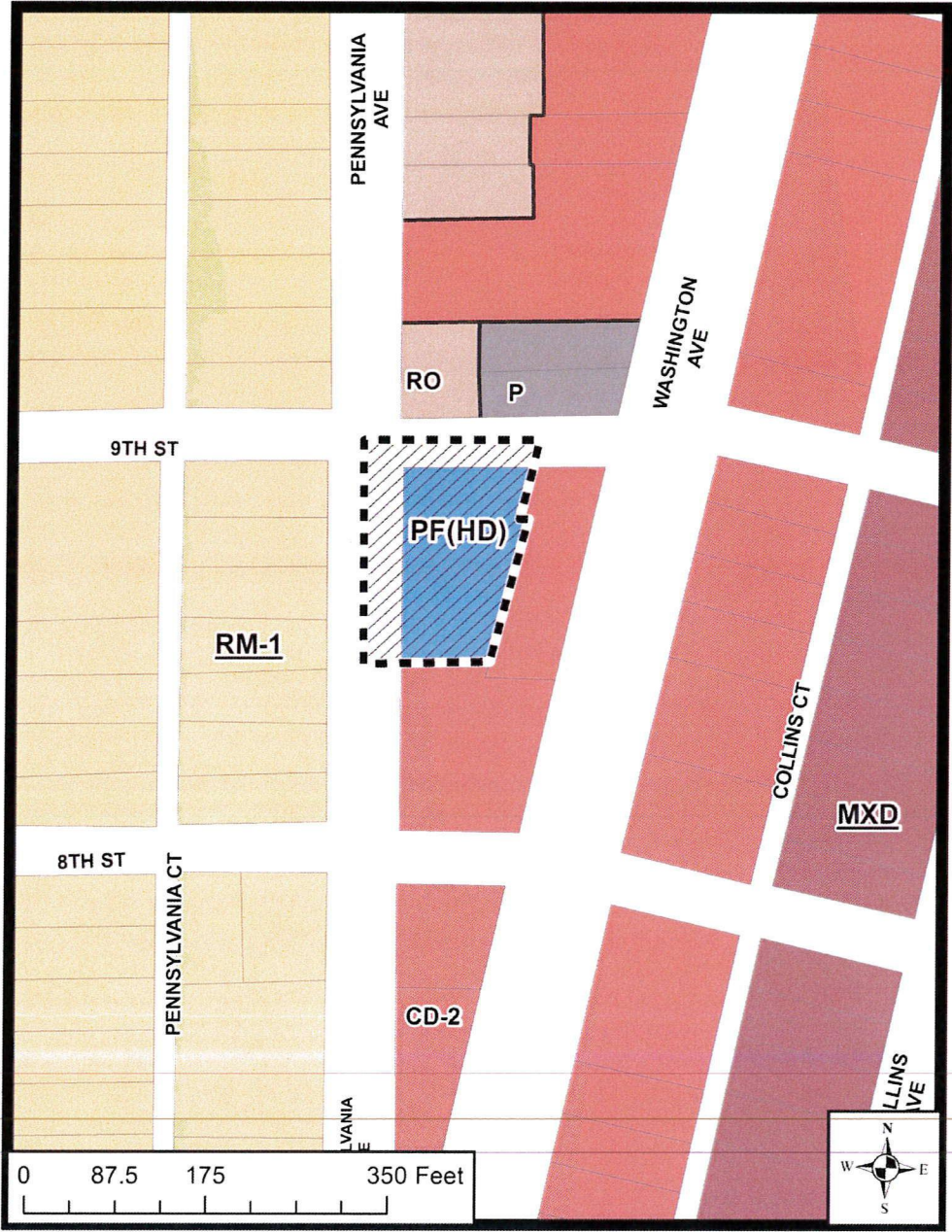
TRM/MAB/RAM/AG

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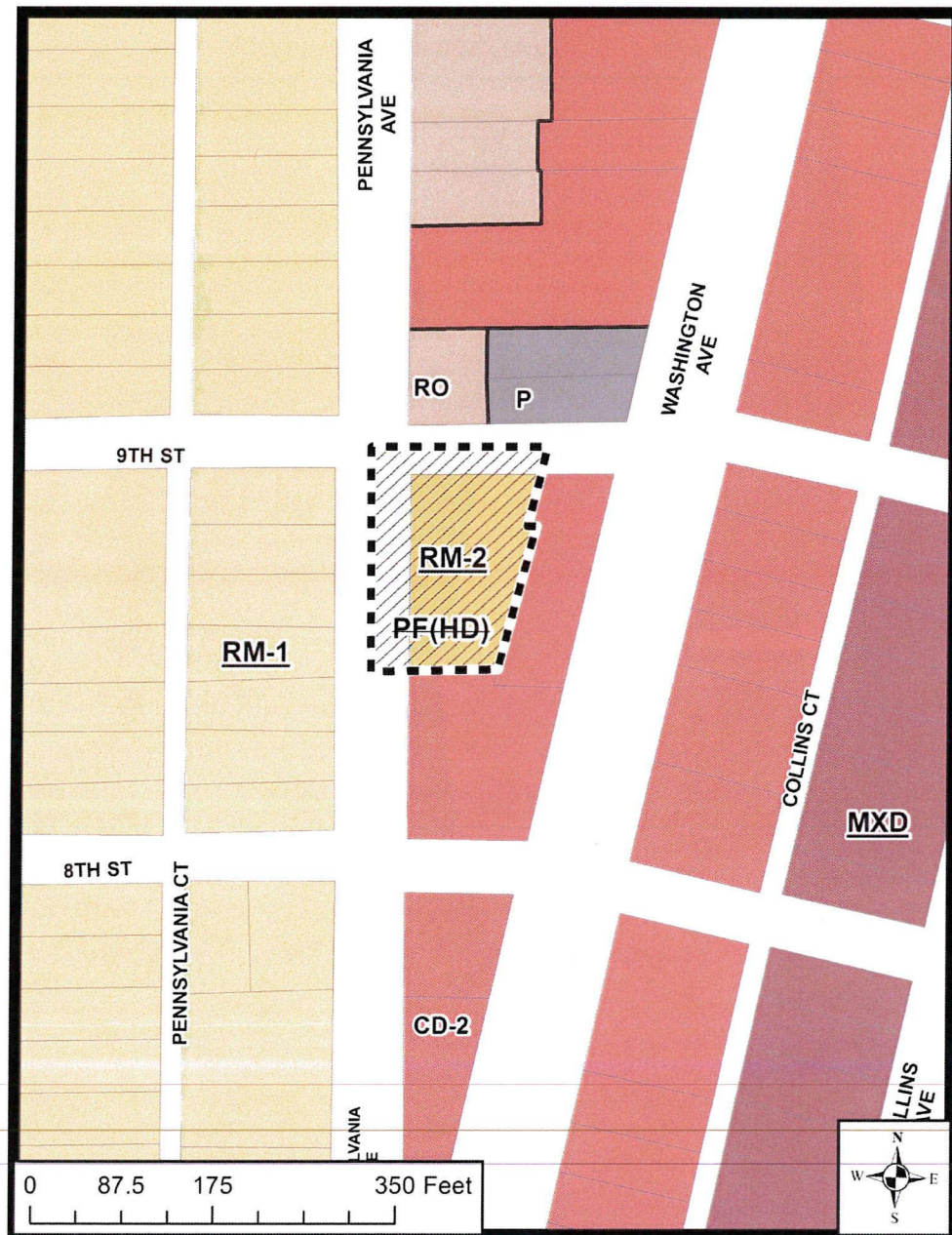
ZONING/SITE MAP



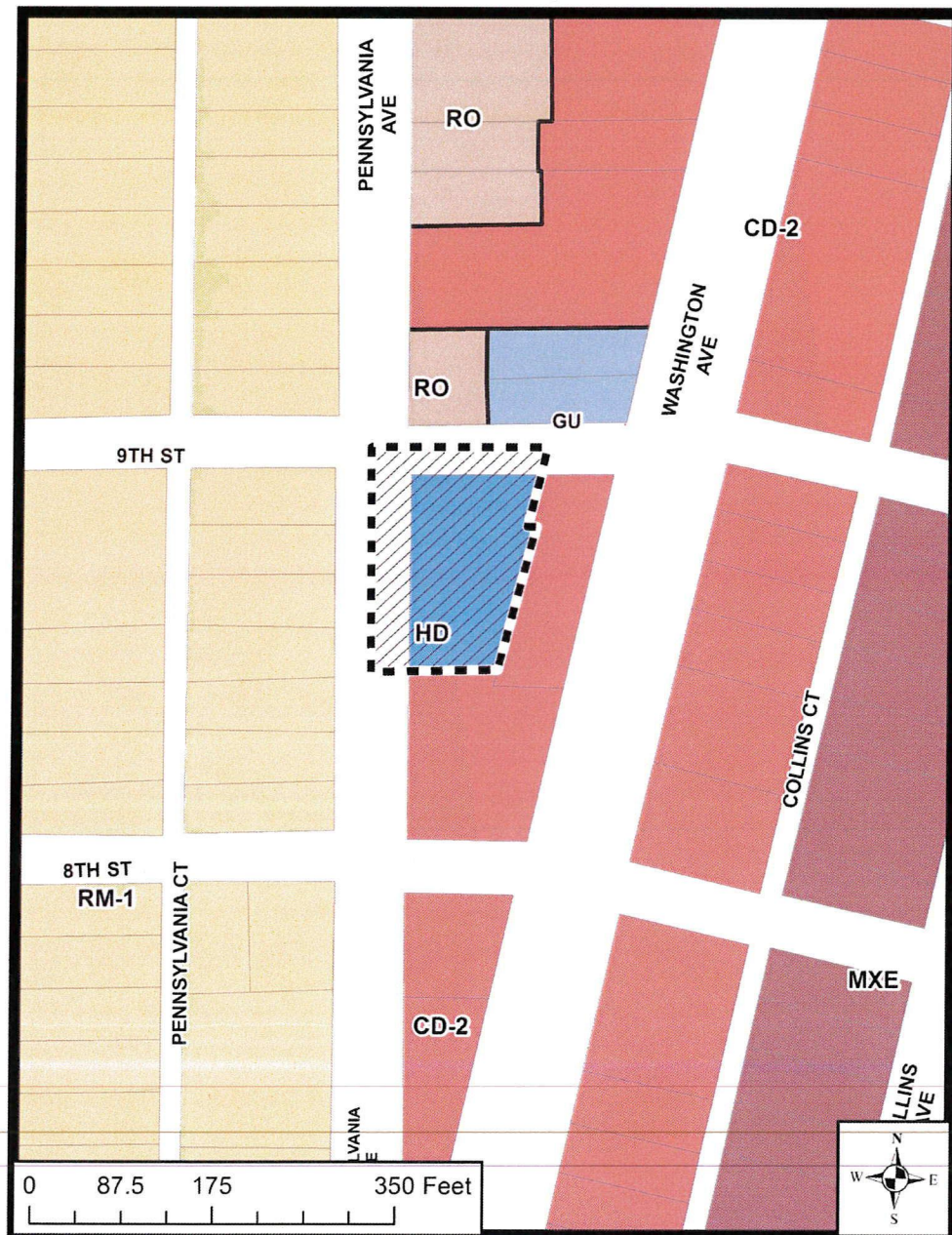
Existing
Future Land Use



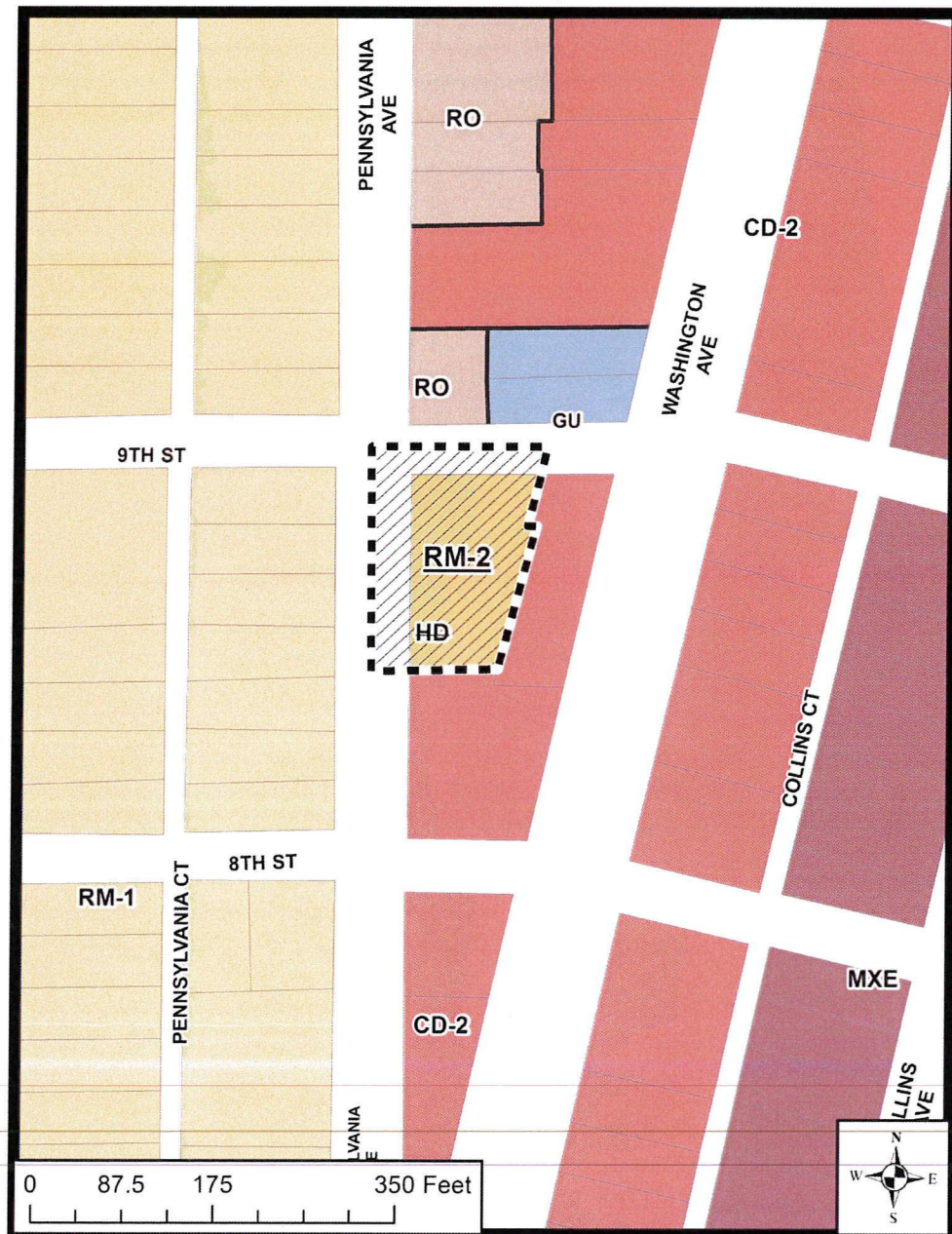
Proposed Future Land Use



Current Zoning



Proposed Zoning



TAMM BEACH

PLANNING DEPARTMENT

Comprehensive Plan and Zoning Amendment Concurrency Analysis

Date Prepared: 6/5/2018
 Name of Project: 550 9th Street FLUM and Zoning Map Amendment
 Address of Site: 550 9th Street

Concurrency Management Area: South Beach
 Square Feet in the Amendment: 20,870
 Acreage in the Amendment: 0.48

Proposed FLUM Designation

Designation:

Medium Density Residential Category (RM-2)

Maximum Density	Maximum FAR
100	2.0

Note:

Existing FLUM Designation

Designation:

Public Facilities Hospital - PF (PF-HD)

Maximum Density	Maximum FAR
0	3

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Medical Office (SF)	Industrial (SF)	Proposed Total
	48					
Peak Hour Trips Generated*	37.37	N/A	N/A	N/A	N/A	37.37
Residential Demand	119.8	0.0				119.8

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Medical Office (SF)	Industrial (SF)	Existing Total
				62,610		
Peak Hour Trips Generated*	N/A	N/A	N/A	267.34	N/A	267.34
Residential Demand	0.0	0.0				0.0

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

Transportation Concurrency

New Trips Generated	Trip Allowances	Transit	15%
0.00 Trips		Pass-by	30%
		Mixed-use	10%
		Total	55%

Alton Road/Washington Avenue Sub Area

Capacity:	6,250 Trips
Existing Trips:	5,517 Trips
Net New Trips Generated:	0 Trips
Concurrent:	YES

Parks and Recreation Concurrency

Net New Residential Demand:

119.8 People

Parks Facility Type	Concurrent
Recreation and Open Space Acreage	YES
Recreational Facilities Acreage	YES
Swimming Pool	YES
Golf Course	YES
Basketball Court	YES
Tennis Court	YES
Multiple-Use Courts	NO
Designated Field Area	NO
Tot Lots	YES
Vita Course	YES
Boat Ramp	YES
Outdoor Amphitheater	YES
Activity Building for Multiple Uses	NO

Required Mitigation to be determined at Building Permit Application

Potable Water Transmission Capacity

Proposed Demand:	20,123 Gallons Per Day
Existing Demand:	0 Gallons Per Day
New Demand:	20,123 Gallons
Concurrency to be determined at Building Permit Application	

Sanitary Sewer Transmission Capacity

Proposed Demand:	16,769 Gallons Per Day
Existing Demand:	0 Gallons Per Day
New Demand:	16,769 Gallons
Concurrency to be determined at Building Permit Application	

Solid Waste Collection Capacity

Proposed Demand:	153 Tons Per Year
Existing Demand:	0 Tons Per Year
New Demand:	153 Gallons
Concurrency to be determined at Building Permit Application	

Storm Sewer capacity

Required LOS: One-in-five-year storm event	
Concurrency to be determined at Building Permit Application	

Note:

This represents a comparative analysis of concurrency with maximum development potential of the site between the existing and proposed Future Land Use designations. Actual concurrency demands, required mitigation, and required capacity reservation will be determined at the time of Building Permit Application.

Comprehensive Plan Amendment – 550 9th Street

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE CATEGORY PURSUANT TO SECTION 118-166 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, SECTION 163.3181, FLORIDA STATUTES, AND SECTION 163.3187, FLORIDA STATUTES, BY CHANGING THE FUTURE LAND USE DESIGNATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT DESIGNATION OF PF-HD, “PUBLIC FACILITY HOSPITAL - PF”, TO THE FUTURE LAND USE CATEGORY OF TO RM-2, “RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY;” PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, changing the comprehensive plan designations of the subject parcel as provided herein is necessary to ensure the development of the sites will be compatible with development in adjacent and surrounding areas, and will contribute to the general health and welfare of the City; and

WHEREAS, the City of Miami Beach has determined that changing the designation of the subject parcel as provided herein will ensure that new development is compatible and in scale with the built environment, and is in the best interest of the City; and

WHEREAS, changing the comprehensive plan designations of the subject parcel, as provided herein, is necessary to ensure the development of the site will be compatible with development in adjacent and surrounding areas and will contribute to the general health and welfare of the City; and

WHEREAS, the City of Miami Beach has determined that the rezoning of the property as provided herein will ensure that new redevelopment and renovation of existing structures are compatible and in scale with the built environment and is in the best interest of the City; and

WHEREAS, the amendment set forth below is necessary to accomplish all of the above objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

The following amendment to the City's Future Land Use Map designation for the property described herein is hereby approved and adopted and the Planning Director is hereby directed to make the appropriate change to the City's Future Land Use Map:

A parcel of land generally located at 550 9th Street (Miami-Dade County

Folio 02-4203-009-0100), of approximately 20,870 square feet (0.479 acres), as depicted in Exhibit "A," from the current PF-HD, "Public Facility Hospital – PF" designation to the proposed designation of RM-2, "Residential Multifamily, Medium Intensity".

SECTION 2. REPEALER

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. SEVERABILITY

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 4. INCLUSION IN COMPREHENSIVE PLAN

It is the intention of the City Commission that the Comprehensive Plan's Future Land Use Map be amended in accordance with the provisions of this Ordinance.

SECTION 5. TRANSMITTAL

The Planning Director is hereby directed to transmit this ordinance to the appropriate state, regional and county agencies as required by applicable law.

SECTION 6. EFFECTIVE DATE

This ordinance shall take effect 10 days after adoption.

PASSED AND ADOPTED this _____ day of _____, 2018.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO FORM
AND LANGUAGE
AND FOR EXECUTION

City Attorney

Date

First Reading: _____, 2018

Second Reading: _____, 2018

Verified by: _____
Thomas R. Mooney, AICP
Planning Director

REZONING – 550 9th Street

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 142-72, “DISTRICT MAP,” OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, PURSUANT TO SECTION 118-162, “PETITIONS FOR CHANGES AND AMENDMENTS,” BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT ZONING CLASSIFICATION OF HD, “HOSPITAL DISTRICT,” TO RM-2, “RESIDENTIAL MEDIUM INTENSITY DISTRICT;” PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Miami Beach has the authority to enact laws which promote the public health, safety and general welfare of its citizens; and

WHEREAS, Section 142-456 of the City’s Land development regulations, entitled “Rezoning of HD district” requires that the rezoning of an existing HD zoned property meet the following criteria:

- (a) If an application is filed pursuant to section 118-162 to rezone all or part of an HD district, the rezoning shall be to a district or combination of districts with a floor area ratio no greater than the abutting land (sharing lot line).
- (b) Properties rezoned under this section that exceed 15 acres may be rezoned to allow for a mix of districts, uses and intensities compatible with zoning districts of abutting properties, and may exceed the limitation provided for in subsection (a) above, if adequate buffers are provided to protect less intense abutting and nearby uses, as submitted to and approved by the planning board and city commission.
- (c) Any building existing on the property may be adaptively reused consistent with the underlying zoning regulations retaining existing nonconforming height, setbacks, floor area ratio and off-street parking, regardless whether the rehabilitation exceeds 50 percent of the value determination, provided that the repaired or rehabilitated building shall be subject to the regulations in subsection 118-395(b)(1)a.—d.

WHEREAS, the change of zoning classification of the subject parcel is consistent with the requirements of Section 142-456, of the Land Development Code; and

WHEREAS, changing the zoning classification of the subject parcel as provided herein is necessary to ensure the development of the sites will be compatible with development in adjacent and surrounding areas, and will contribute to the general health and welfare of the City; and

WHEREAS, the City of Miami Beach has determined that changing the zoning classification of the subject parcel as provided herein will ensure that new development is compatible and in scale with the built environment, and is in the best interest of the City; and

WHEREAS, the change of zoning classification of the subject parcel will not result in an increase in floor area permitted on the parcel; and

WHEREAS, the zoning district map of the City of Miami Beach, referenced at section 142-72, of the Land Development Regulations of the City of Miami Beach, Florida, shall be amended to reflect a change of zoning classification from HD, Hospital District to RM-2, Residential Multi-Family Medium Intensity; and

WHEREAS, the amendment set forth below is necessary to accomplish all of the above objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. ZONING MAP AMENDMENT The following amendment to the City's zoning map designation for the property described herein is hereby approved and adopted and the Planning Director is hereby directed to make the appropriate change to the zoning district map of the City:

A parcel of land generally located at 550 9th Street (Miami-Dade County Folio 02-4203-009-0100), of approximately 20,870 square feet (0.479 acres), as depicted in Exhibit "A," from the current HD, "Hospital District" zoning classification to the proposed zoning classification of RM-2, "Residential Multifamily, Medium Intensity".

SECTION 2. REPEALER

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. SEVERABILITY

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 4. CODIFICATION

It is the intention of the City Commission that the Official Zoning District Map, referenced in Section 142-72 of the Code of the City of Miami Beach, Florida be amended in accordance with the provisions of this Ordinance.

SECTION 5. EFFECTIVE DATE

This ordinance shall take effect 10 days after adoption.

PASSED AND ADOPTED this _____ day of _____, 2018.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO FORM
AND LANGUAGE
AND FOR EXECUTION

City Attorney

Date

First Reading: _____, 2018

Second Reading: _____, 2018

Verified by: _____
Thomas R. Mooney, AICP
Planning Director

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REZONING – 550 9th Street

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 142-72, “DISTRICT MAP,” OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, PURSUANT TO SECTION 118-162, “PETITIONS FOR CHANGES AND AMENDMENTS,” BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT ZONING CLASSIFICATION OF HD, “HOSPITAL DISTRICT,” TO RM-2, “RESIDENTIAL MEDIUM INTENSITY DISTRICT;” PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Miami Beach has the authority to enact laws which promote the public health, safety and general welfare of its citizens; and

WHEREAS, Section 142-456 of the City’s Land development regulations, entitled “Rezoning of HD district” requires that the rezoning of an existing HD zoned property meet the following criteria:

- (a) If an application is filed pursuant to section 118-162 to rezone all or part of an HD district, the rezoning shall be to a district or combination of districts with a floor area ratio no greater than the abutting land (sharing lot line).
- (b) Properties rezoned under this section that exceed 15 acres may be rezoned to allow for a mix of districts, uses and intensities compatible with zoning districts of abutting properties, and may exceed the limitation provided for in subsection (a) above, if adequate buffers are provided to protect less intense abutting and nearby uses, as submitted to and approved by the planning board and city commission.
- (c) Any building existing on the property may be adaptively reused consistent with the underlying zoning regulations retaining existing nonconforming height, setbacks, floor area ratio and off-street parking, regardless whether the rehabilitation exceeds 50 percent of the value determination, provided that the repaired or rehabilitated building shall be subject to the regulations in subsection 118-395(b)(1)a.—d.

WHEREAS, the change of zoning classification of the subject parcel is consistent with the requirements of Section 142-456, of the Land Development Code; and

WHEREAS, changing the zoning classification of the subject parcel as provided herein is necessary to ensure the development of the sites will be compatible with development in adjacent and surrounding areas, and will contribute to the general health and welfare of the City; and

WHEREAS, the City of Miami Beach has determined that changing the zoning classification of the subject parcel as provided herein will ensure that new development is compatible and in scale with the built environment, and is in the best interest of the City; and

WHEREAS, the change of zoning classification of the subject parcel will not result in an increase in floor area permitted on the parcel; and

WHEREAS, the zoning district map of the City of Miami Beach, referenced at section 142-72, of the Land Development Regulations of the City of Miami Beach, Florida, shall be amended to reflect a change of zoning classification from HD, Hospital District to RM-2, Residential Multi-Family Medium Intensity; and

WHEREAS, the amendment set forth below is necessary to accomplish all of the above objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. ZONING MAP AMENDMENT The following amendment to the City's zoning map designation for the property described herein is hereby approved and adopted and the Planning Director is hereby directed to make the appropriate change to the zoning district map of the City:

A parcel of land generally located at 550 9th Street (Miami-Dade County Folio 02-4203-009-0100), of approximately 20,870 square feet (0.479 acres), as depicted in Exhibit "A," from the current HD, "Hospital District" zoning classification to the proposed zoning classification of RM-2, "Residential Multifamily, Medium Intensity".

SECTION 2. REPEALER

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. SEVERABILITY

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 4. CODIFICATION

It is the intention of the City Commission that the Official Zoning District Map, referenced in Section 142-72 of the Code of the City of Miami Beach, Florida be amended in accordance with the provisions of this Ordinance.

SECTION 5. EFFECTIVE DATE

This ordinance shall take effect 10 days after adoption.

PASSED AND ADOPTED this _____ day of _____, 2018.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO FORM
AND LANGUAGE
AND FOR EXECUTION

City Attorney

Date

First Reading: _____, 2018

Second Reading: _____, 2018

Verified by: _____
Thomas R. Mooney, AICP
Planning Director

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MIAMI BEACH

LAND USE BOARDS

PROPERTY:

550 9th Street

FILE NO.

PB 18-0210

APPLICANT:

MEETING DATE:

7/24/2018

LEGAL DESCRIPTION:

OCEAN BEACH ADD NO 3 PB 2-81
PORT LOTS 1 TO 4 - BEG NW COR
LOT 1 S ALG W/L LOTS 1 TO 4 FOR
189FT E91.27FT NELY142.53FT
W8.65FT NELY51.27FT W125.5FT TO
POB BLK 25
LOT SIZE IRREGULAR
OR 17336-3485 0896 1
COC 24923-3512 09 2006 5


IN RE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 142-72, "DISTRICT MAP," OF THE LDR's, PURSUANT TO SECTION 118-162, "PETITIONS FOR CHANGES AND AMENDMENTS," BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT ZONING CLASSIFICATION OF HD, "HOSPITAL DISTRICT," TO RM-2, "RESIDENTIAL MEDIUM INTENSITY DISTRICT;" PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE. [Continued from 7-24-18.

Note: This item has been removed from the agenda.]

PRIOR ORDER NUMBER:

ATTACHMENTS:

Description		Type
	Staff Report 6-26-18	Memo
	Staff Report 7-24-18	Memo

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Planning Board

TO: Chairperson and Members
Planning Board

DATE: June 26, 2018

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **550 9th Street**
PB18-0209– Comprehensive Plan Amendment.
PB18-0210 – Zoning district change

REQUEST

PB 18-0209. 550 9th Street – Comprehensive Plan Amendment- AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE CATEGORY PURSUANT TO SECTION 118-166 OF THE LDR'S, AND PURSUANT TO FLORIDA, SECTIONS 163.3181 AND SECTION 163.3187, BY CHANGING THE FUTURE LAND USE DESIGNATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT DESIGNATION OF PF-HD, "PUBLIC FACILITY HOSPITAL - PF", TO THE FUTURE LAND USE CATEGORY OF TO RM-2, "RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY;" PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

PB 18-0210. 550 9th Street – Zoning district change. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 142-72, "DISTRICT MAP," OF THE LDR's, PURSUANT TO SECTION 118-162, "PETITIONS FOR CHANGES AND AMENDMENTS," BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT ZONING CLASSIFICATION OF HD, "HOSPITAL DISTRICT," TO RM-2, "RESIDENTIAL MEDIUM INTENSITY DISTRICT;" PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

RECOMMENDATION:

Transmit the proposed Ordinance and Comprehensive Plan Amendment to the City Commission with a favorable recommendation.

HISTORY/ BACKGROUND

On April 11, 2018, at the request of the Commissioner Michael Gongora, the City Commission referred the item to the Planning Board (Item C4 C).

ZONING / SITE DATA

Site Area:	20,873 SF / 0.479 acres
Existing Zoning Designation:	HD, Hospital District
Proposed Zoning Designation:	Residential Multifamily Medium Intensity (RM-2)
Existing FLUM Category:	Medium Intensity Residential Multifamily Category (RM-2)
Proposed FLUM Category:	Public Facilities: Hospital District (PF-HD)
Existing Land Uses:	
North:	Commercial building and surface parking lot
East:	Commercial building
South:	Apartment building
West:	Apartment buildings

REVIEW CRITERIA

In accordance with Section 118-163 (3), when reviewing a request for an amendment to these land development regulations, the Board shall consider the following where applicable:

1. Whether the proposed change is consistent and compatible with the comprehensive plan and any applicable neighborhood or redevelopment plans.

Consistent – The proposed future land use map change and zoning map change are consistent with the Comprehensive Plan, as proposed to be amended.

As the proposed RM-2 designation provides for an appropriate transition and greater compatibility between the CD-2 areas to the east and the RM-1 areas to the west, the proposed Future Land Use Map amendment is consistent with *Policy 1.1(2)* of the City of Miami Beach 2025 Comprehensive Plan which states the following:

Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;

2. Whether the proposed change would create an isolated district unrelated to adjacent or nearby districts.

Consistent – The proposed change to RM-2 will allow for an appropriate transition between the commercial CD-2 areas to the east and the low scale multifamily residential RM-1 areas to the west. The scale of the RM-2 district is consistent with the scale of the adjacent RM-1 district, while the uses permitted in the RM-2 district are consistent with those permitted in the RM-1 district.

3. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

Consistent – The proposed RM-2 future land use designations allow for development of buildings with a lower intensity than the current “Public Facility Hospital” designation. The current PF-HD Future Land Use designation provides for the following:

Public Facility Hospital - PF (PF- HD)

Purpose: To provide development opportunities for existing hospital facilities. Uses which may be permitted: hospital facilities. Intensity Limits:

Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio on 3.0.

The proposed “Medium Density Multi Family Residential Category (RM-2)” future land use designation provides for the following:

Medium Density Multi Family Residential Category (RM-2)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new medium density multi family residential areas. Uses which may be permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings, multiple family dwellings, apartment hotels and hotels. Residential office uses are permitted in RM-2 only in the West Avenue Bay Front Overlay District, as described in the Land Development Regulations.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach.

Density Limits: 100 dwelling units per acre.

Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio of 2.0.

4. Whether the proposed change would tax the existing load on public facilities and infrastructure.

Partially Consistent – As the proposed amendment does not result in an increase in the intensity of what would otherwise be permitted on the existing HD property, however there are increases in density. There should be no increase in roadway demands or stormwater drainage, however demands for parks and recreation, potable water, sanitary sewer, solid waste, and public schools, may increase, however the increase should be minimal and would not exceed the levels of service adopted in the Comprehensive Plan (See the attached Comprehensive Plan and Zoning Amendment Concurrency Analysis”) or mitigation can be provided. A full concurrency analysis will be provided as part of a building permit process.

5. Whether existing district boundaries are illogically drawn in relation to existing

conditions on the property proposed for change.

Consistent – The existing boundaries call for hospital uses in an area that is surrounded by commercial and residential uses. The uses are somewhat incompatible, as the HD district allows for medical uses that can negatively impact surrounding areas if not properly buffered and mitigated. It is more appropriate to have residential uses facing other residential uses, to minimize impacts on residents. The proposed change is a logical transition between the CD-2 areas to the east and the RM-1 areas to the west.

6. **Whether changed or changing conditions make the passage of the proposed change necessary.**

Consistent – The need to improve the aesthetic conditions and quality of life in the surrounding area make proposed amendments necessary.

7. **Whether the proposed change will adversely influence living conditions in the neighborhood.**

Consistent - The proposed changes should not adversely influence living conditions in the surrounding neighborhood.

8. **Whether the proposed change will create or excessively increase traffic congestion beyond the levels of service as set forth in the comprehensive plan or otherwise affect public safety.**

Consistent - From the standpoint of traffic congestion, trip generation, and parking availability, the proposed change should not create or excessively increase traffic congestion beyond the levels of service as set forth in the comprehensive plan or otherwise affect public safety.

9. **Whether the proposed change will seriously reduce light and air to adjacent areas.**

Consistent - The proposed changes will not seriously reduce light and air to adjacent areas; as the maximum building intensity and height is not affected by the proposed amendments.

10. **Whether the proposed change will adversely affect property values in the adjacent area.**

Consistent – Property values should not be negatively impacted by the proposed changes.

11. **Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.**

Consistent – The proposed changes would not be a deterrent to the redevelopment or improvement of any adjacent property.

12. **Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.**

Not Consistent – The site contains a building which was formerly the Oceanside Extended Care Center, which has closed. Other medical and hospital uses could locate in the facility, however, many such facilities have closed. Additionally, these uses may negatively impact surrounding neighbors and would be undersirable.

13. Whether it is impossible to find other adequate sites in the city for the proposed use in a district already permitting such use.

Not Applicable

ANALYSIS

Currently, the property located at 550 9th Street has a Zoning Classification of HD (Hospital District). See attached map. The proposal is to change the designation to RM-2. The properties immediately to the north have an RO and GU designation, the properties to the east have a CD-2 designation, and the properties to the west have an RM-1 designation. Therefore the RM-2 district would provide for an appropriate transition between the higher intensity uses to the east and the low intensity multifamily residential areas to the west.

Section 142-456 of the land development regulations provide procedures for the rezoning of HD district. It requires that the “rezoning shall be to a district or combination of districts with a floor area ratio no greater than the abutting land (sharing lot line).” The subject parcel shares a lot line with the CD-2 district. The CD-2 district has a maximum FAR of 1.5; however, it provides that when more than 25 percent of the total area of a building is used for residential or hotel units, the floor area ratio range shall be as set forth in the RM-2 district. Therefore, the maximum FAR in the CD-2 and RM-2 districts are equivalent, and the RM-2 designation is appropriate for the site.

Comprehensive Plan Process

The total land area involved in this application is 0.48 acres (20,870 SF). Under Section 163.3187 F.S., land use map amendments of less than 10 acres in size may be considered “small-scale” amendments, which require only one public hearing before the City Commission, which shall be an adoption hearing. Upon adoption, the local government shall send a copy of the adopted small scale amendment to the State Land Planning Agency so that the Agency can maintain a complete and up-to-date copy of the City’s Comprehensive Plan.

Interlocal Agreement for Public School Facility Planning

The 2005 Florida Legislature adopted laws which are incorporated in the Florida Statutes, requiring each local government to adopt an intergovernmental coordination element as part of their comprehensive plan, as well as a statutory mandate to implement public school concurrency.

Currently there is a proposal to change the use of the site to a hotel. If there were a modification that established residential units, final site plan approval is contingent upon meeting Public School Concurrency requirements and the applicant will be required to obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. Such Certificate will state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.

Summary

The proposed amendment to the Future Land Use Map of the City's Comprehensive Plan and the change to the Zoning Map require that these amendments be processed together, as they are interrelated to one another; however, separate motions must be made for each application. The zoning change proposed by these applications would enable the continued adaptive reuse of the existing buildings.

RECOMMENDATION

In view of the foregoing analysis, staff recommends that the Planning Board transmit the proposed Ordinance and Comprehensive Plan Amendment to the City Commission with a favorable recommendation.

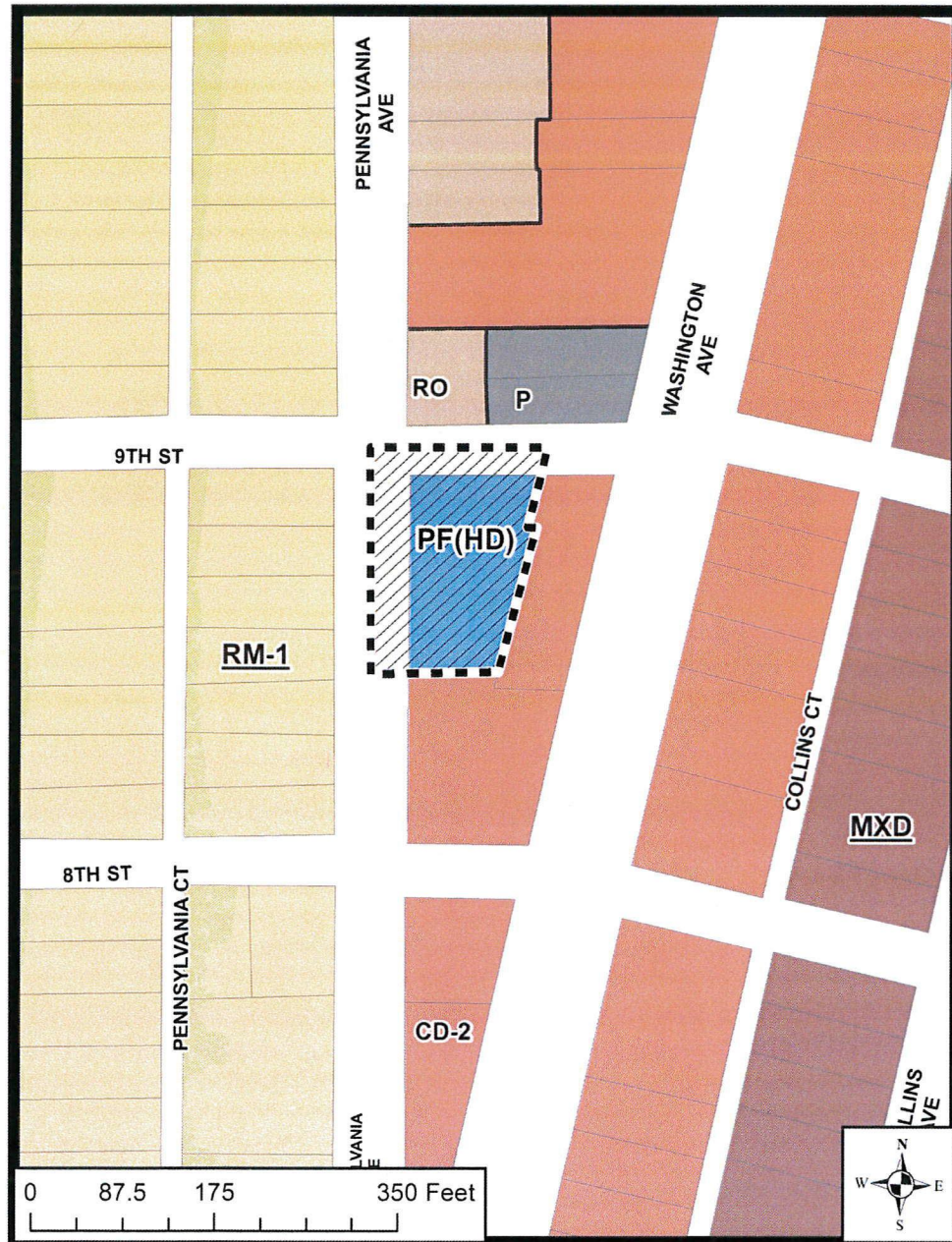
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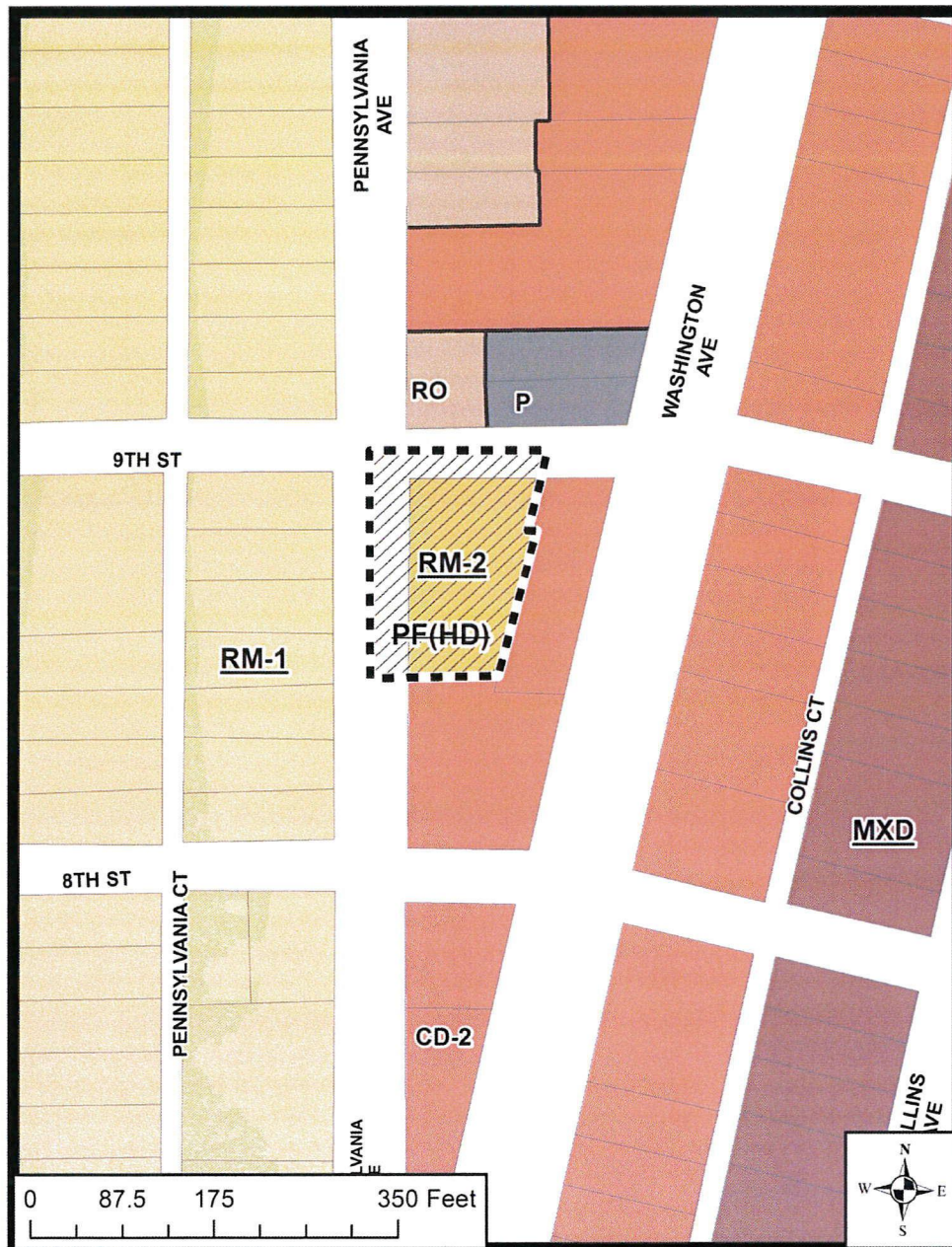
ZONING/SITE MAP



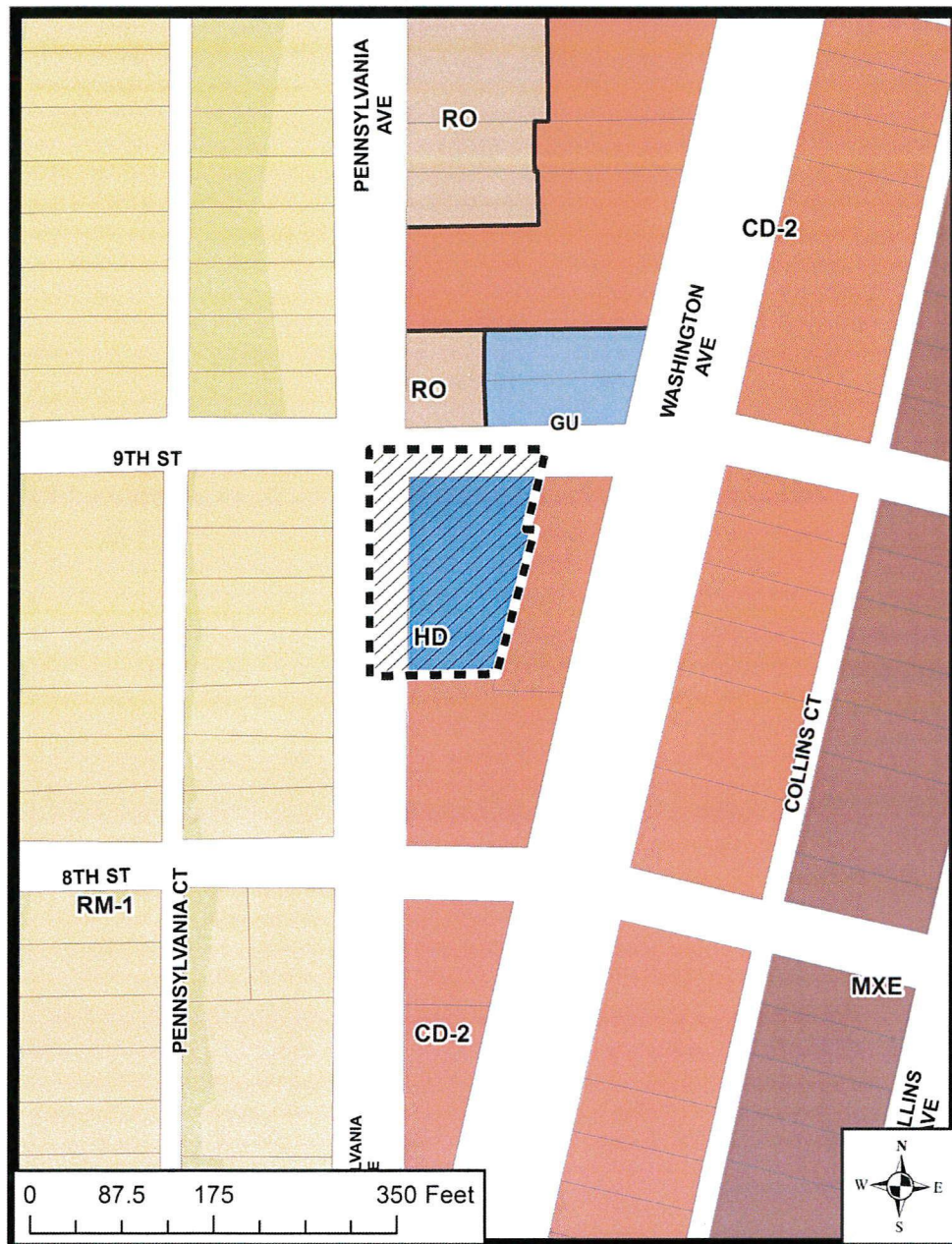
Existing Future Land Use



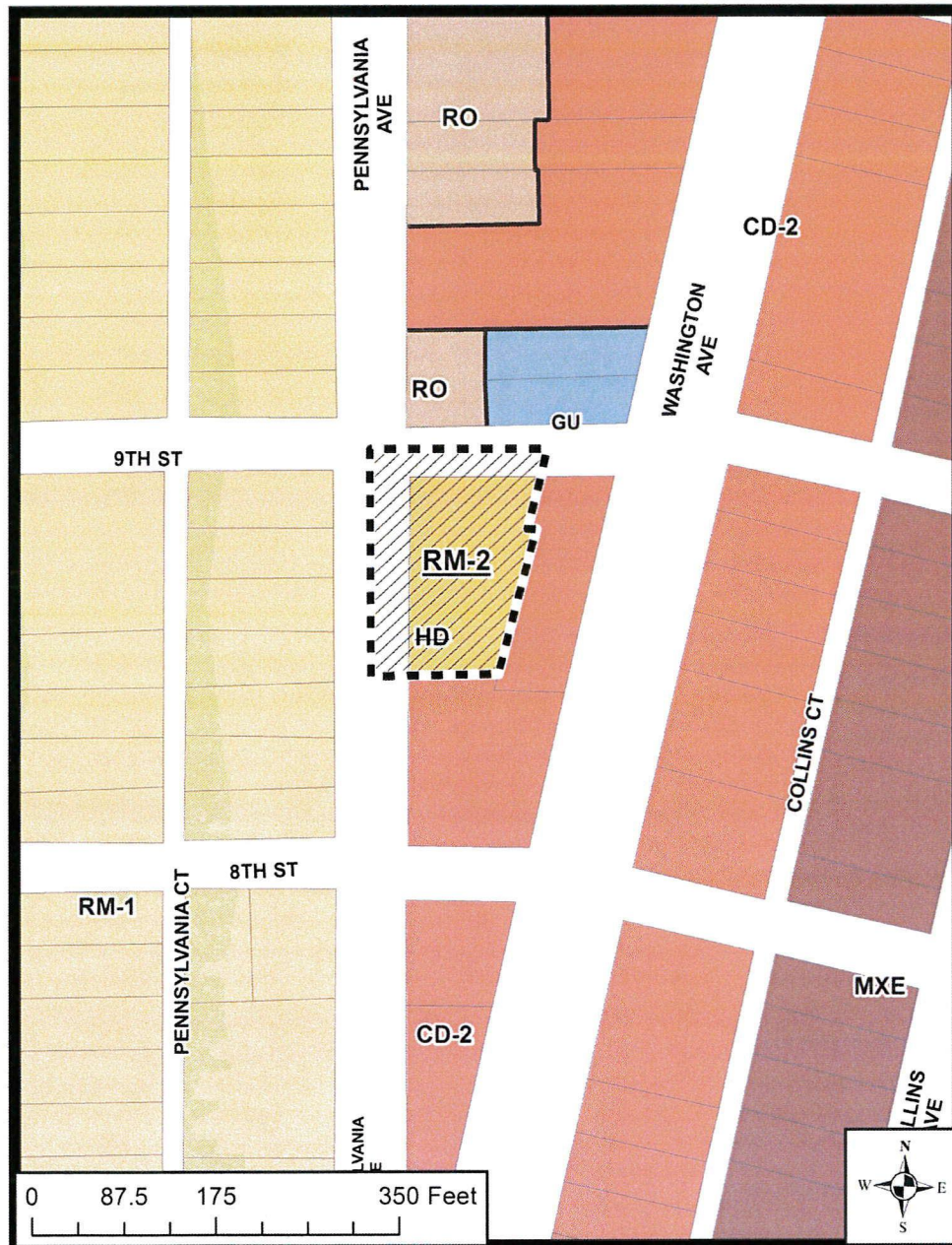
Proposed Future Land Use



Current Zoning



Proposed Zoning



MIAMI BEACH

PLANNING DEPARTMENT

Comprehensive Plan and Zoning Amendment Concurrency Analysis

Date Prepared: 6/5/2018
 Name of Project: 550 9th Street FLUM and Zoning Map Amendment
 Address of Site: 550 9th Street

Concurrency Management Area: South Beach
 Square Feet in the Amendment: 20,870
 Acreage in the Amendment: 0.48

Proposed FLUM Designation

Designation:

Medium Density Residential Category (RM-2)

Maximum Density	Maximum FAR
100	2.0

Note:

Existing FLUM Designation

Designation:

Public Facilities Hospital - PF (PF-HD)

Maximum Density	Maximum FAR
0	3

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Medical Office (SF)	Industrial (SF)	Proposed Total
Peak Hour Trips Generated*	37.37	N/A	N/A	N/A	N/A	37.37
Residential Demand	119.8	0.0				119.8

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Medical Office (SF)	Industrial (SF)	Existing Total
Peak Hour Trips Generated*	N/A	N/A	N/A	62,610	N/A	267.34
Residential Demand	0.0	0.0				0.0

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

Transportation Concurrency

New Trips Generated	Trip Allowances	Transit	15%
0.00 Trips		Pass-by	30%
	+	Mixed-use	10%
		Total	55%

Alton Road/Washington Avenue Sub Area

Capacity:	6,250 Trips
Existing Trips:	5,517 Trips
Net New Trips Generated:	0 Trips
Concurrent:	YES

Parks and Recreation Concurrency

Net New Residential Demand: 119.8 People

Parks Facility Type	Concurrent
Recreation and Open Space Acreage	YES
Recreational Facilities Acreage	YES
Swimming Pool	YES
Golf Course	YES
Basketball Court	YES
Tennis Court	YES
Multiple-Use Courts	NO
Designated Field Area	NO
Tot Lots	YES
Vita Course	YES
Boat Ramp	YES
Outdoor Amphitheater	YES
Activity Building for Multiple Uses	NO

Required Mitigation to be determined at Building Permit Application

Potable Water Transmission Capacity

Proposed Demand:	20,123 Gallons Per Day
Existing Demand:	0 Gallons Per Day
New Demand:	20,123 Gallons
Concurrency to be determined at Building Permit Application	

Sanitary Sewer Transmission Capacity

Proposed Demand:	16,769 Gallons Per Day
Existing Demand:	0 Gallons Per Day
New Demand:	16,769 Gallons
Concurrency to be determined at Building Permit Application	

Solid Waste Collection Capacity

Proposed Demand:	153 Tons Per Year
Existing Demand:	0 Tons Per Year
New Demand:	153 Gallons
Concurrency to be determined at Building Permit Application	

Storm Sewer capacity

Required LOS: One-in-five-year storm event	
Concurrency to be determined at Building Permit Application	

Note:

This represents a comparative analysis of concurrency with maximum development potential of the site between the existing and proposed Future Land Use designations. Actual concurrency demands, required mitigation, and required capacity reservation will be determined at the time of Building Permit Application.

Comprehensive Plan Amendment – 550 9th Street

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE CATEGORY PURSUANT TO SECTION 118-166 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, SECTION 163.3181, FLORIDA STATUTES, AND SECTION 163.3187, FLORIDA STATUTES, BY CHANGING THE FUTURE LAND USE DESIGNATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT DESIGNATION OF PF-HD, “PUBLIC FACILITY HOSPITAL - PF”, TO THE FUTURE LAND USE CATEGORY OF TO RM-2, “RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY;” PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, changing the comprehensive plan designations of the subject parcel as provided herein is necessary to ensure the development of the sites will be compatible with development in adjacent and surrounding areas, and will contribute to the general health and welfare of the City; and

WHEREAS, the City of Miami Beach has determined that changing the designation of the subject parcel as provided herein will ensure that new development is compatible and in scale with the built environment, and is in the best interest of the City; and

WHEREAS, changing the comprehensive plan designations of the subject parcel, as provided herein, is necessary to ensure the development of the site will be compatible with development in adjacent and surrounding areas and will contribute to the general health and welfare of the City; and

WHEREAS, the City of Miami Beach has determined that the rezoning of the property as provided herein will ensure that new redevelopment and renovation of existing structures are compatible and in scale with the built environment and is in the best interest of the City; and

WHEREAS, the amendment set forth below is necessary to accomplish all of the above objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

The following amendment to the City’s Future Land Use Map designation for the property described herein is hereby approved and adopted and the Planning Director is hereby directed to make the appropriate change to the City’s Future Land Use Map:

A parcel of land generally located at 550 9th Street (Miami-Dade County

Folio 02-4203-009-0100), of approximately 20,870 square feet (0.479 acres), as depicted in Exhibit "A," from the current PF-HD, "Public Facility Hospital – PF" designation to the proposed designation of RM-2, "Residential Multifamily, Medium Intensity".

SECTION 2. REPEALER

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. SEVERABILITY

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 4. INCLUSION IN COMPREHENSIVE PLAN

It is the intention of the City Commission that the Comprehensive Plan's Future Land Use Map be amended in accordance with the provisions of this Ordinance.

SECTION 5. TRANSMITTAL

The Planning Director is hereby directed to transmit this ordinance to the appropriate state, regional and county agencies as required by applicable law.

SECTION 6. EFFECTIVE DATE

This ordinance shall take effect 10 days after adoption.

PASSED AND ADOPTED this _____ day of _____, 2018.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO FORM
AND LANGUAGE
AND FOR EXECUTION

City Attorney

Date

First Reading: _____, 2018

Second Reading: _____, 2018

Verified by: _____
Thomas R. Mooney, AICP
Planning Director

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REZONING – 550 9th Street

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 142-72, “DISTRICT MAP,” OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, PURSUANT TO SECTION 118-162, “PETITIONS FOR CHANGES AND AMENDMENTS,” BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT ZONING CLASSIFICATION OF HD, “HOSPITAL DISTRICT,” TO RM-2, “RESIDENTIAL MEDIUM INTENSITY DISTRICT;” PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Miami Beach has the authority to enact laws which promote the public health, safety and general welfare of its citizens; and

WHEREAS, Section 142-456 of the City’s Land development regulations, entitled “Rezoning of HD district” requires that the rezoning of an existing HD zoned property meet the following criteria:

- (a) If an application is filed pursuant to section 118-162 to rezone all or part of an HD district, the rezoning shall be to a district or combination of districts with a floor area ratio no greater than the abutting land (sharing lot line).
- (b) Properties rezoned under this section that exceed 15 acres may be rezoned to allow for a mix of districts, uses and intensities compatible with zoning districts of abutting properties, and may exceed the limitation provided for in subsection (a) above, if adequate buffers are provided to protect less intense abutting and nearby uses, as submitted to and approved by the planning board and city commission.
- (c) Any building existing on the property may be adaptively reused consistent with the underlying zoning regulations retaining existing nonconforming height, setbacks, floor area ratio and off-street parking, regardless whether the rehabilitation exceeds 50 percent of the value determination, provided that the repaired or rehabilitated building shall be subject to the regulations in subsection 118-395(b)(1)a.—d.

WHEREAS, the change of zoning classification of the subject parcel is consistent with the requirements of Section 142-456, of the Land Development Code; and

WHEREAS, changing the zoning classification of the subject parcel as provided herein is necessary to ensure the development of the sites will be compatible with development in adjacent and surrounding areas, and will contribute to the general health and welfare of the City; and

WHEREAS, the City of Miami Beach has determined that changing the zoning classification of the subject parcel as provided herein will ensure that new development is compatible and in scale with the built environment, and is in the best interest of the City; and

WHEREAS, the change of zoning classification of the subject parcel will not result in an increase in floor area permitted on the parcel; and

WHEREAS, the zoning district map of the City of Miami Beach, referenced at section 142-72, of the Land Development Regulations of the City of Miami Beach, Florida, shall be amended to reflect a change of zoning classification from HD, Hospital District to RM-2, Residential Multi-Family Medium Intensity; and

WHEREAS, the amendment set forth below is necessary to accomplish all of the above objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. ZONING MAP AMENDMENT The following amendment to the City's zoning map designation for the property described herein is hereby approved and adopted and the Planning Director is hereby directed to make the appropriate change to the zoning district map of the City:

A parcel of land generally located at 550 9th Street (Miami-Dade County Folio 02-4203-009-0100), of approximately 20,870 square feet (0.479 acres), as depicted in Exhibit "A," from the current HD, "Hospital District" zoning classification to the proposed zoning classification of RM-2, "Residential Multifamily, Medium Intensity".

SECTION 2. REPEALER

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. SEVERABILITY

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 4. CODIFICATION

It is the intention of the City Commission that the Official Zoning District Map, referenced in Section 142-72 of the Code of the City of Miami Beach, Florida be amended in accordance with the provisions of this Ordinance.

SECTION 5. EFFECTIVE DATE

This ordinance shall take effect 10 days after adoption.

PASSED AND ADOPTED this ____ day of _____, 2018.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO FORM
AND LANGUAGE
AND FOR EXECUTION

First Reading: _____, 2018

Second Reading: _____, 2018

City Attorney

Date

Verified by: _____
Thomas R. Mooney, AICP
Planning Director

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MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Planning Board

TO: Chairperson and Members
Planning Board

DATE: July 24, 2018

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **550 9th Street**
PB18-0209– Comprehensive Plan Amendment.
PB18-0210 – Zoning district change

REQUEST

PB 18-0209. 550 9th Street – Comprehensive Plan Amendment- AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE CATEGORY PURSUANT TO SECTION 118-166 OF THE LDR'S, AND PURSUANT TO FLORIDA, SECTIONS 163.3181 AND SECTION 163.3187, BY CHANGING THE FUTURE LAND USE DESIGNATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT DESIGNATION OF PF-HD, "PUBLIC FACILITY HOSPITAL - PF", TO THE FUTURE LAND USE CATEGORY OF TO RM-2, "RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY;" PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

PB 18-0210. 550 9th Street – Zoning district change. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 142-72, "DISTRICT MAP," OF THE LDR's, PURSUANT TO SECTION 118-162, "PETITIONS FOR CHANGES AND AMENDMENTS," BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT ZONING CLASSIFICATION OF HD, "HOSPITAL DISTRICT," TO RM-2, "RESIDENTIAL MEDIUM INTENSITY DISTRICT;" PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

RECOMMENDATION:

Transmit the proposed Ordinance and Comprehensive Plan Amendment to the City Commission with a favorable recommendation.

HISTORY/ BACKGROUND

On April 11, 2018, at the request of the Commissioner Michael Gongora, the City Commission referred the item to the Planning Board (Item C4 C).

On June 26, 2018 these applications were continued to a date certain of July 24, 2018, at the request of the property owner.

ZONING / SITE DATA

Site Area:	20,873 SF / 0.479 acres
Existing Zoning Designation:	HD, Hospital District
Proposed Zoning Designation:	Residential Multifamily Medium Intensity (RM-2)
Existing FLUM Category:	Medium Intensity Residential Multifamily Category (RM-2)
Proposed FLUM Category:	Public Facilities: Hospital District (PF-HD)
Existing Land Uses:	
North:	Commercial building and surface parking lot
East:	Commercial building
South:	Apartment building
West:	Apartment buildings

REVIEW CRITERIA

In accordance with Section 118-163 (3), when reviewing a request for an amendment to these land development regulations, the Board shall consider the following where applicable:

1. Whether the proposed change is consistent and compatible with the comprehensive plan and any applicable neighborhood or redevelopment plans.

Consistent – The proposed future land use map change and zoning map change are consistent with the Comprehensive Plan, as proposed to be amended.

As the proposed RM-2 designation provides for an appropriate transition and greater compatibility between the CD-2 areas to the east and the RM-1 areas to the west, the proposed Future Land Use Map amendment is consistent with *Policy 1.1(2)* of the City of Miami Beach 2025 Comprehensive Plan which states the following:

Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;

2. Whether the proposed change would create an isolated district unrelated to adjacent or nearby districts.

Consistent – The proposed change to RM-2 will allow for an appropriate transition between the commercial CD-2 areas to the east and the low scale multifamily residential RM-1 areas to the west. The scale of the RM-2 district is consistent with the scale of the adjacent RM-1 district, while the uses permitted in the RM-2 district are consistent with those permitted in the RM-1 district.

3. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

Consistent – The proposed RM-2 future land use designations allow for development of buildings with a lower intensity than the current “Public Facility Hospital” designation. The current PF-HD Future Land Use designation provides for the following:

Public Facility Hospital - PF (PF- HD)

Purpose: To provide development opportunities for existing hospital

facilities. Uses which may be permitted: hospital facilities. Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio on 3.0.

The proposed “Medium Density Multi Family Residential Category (RM-2)” future land use designation provides for the following:

Medium Density Multi Family Residential Category (RM-2)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new medium density multi family residential areas. Uses which may be permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings, multiple family dwellings, apartment hotels and hotels. Residential office uses are permitted in RM-2 only in the West Avenue Bay Front Overlay District, as described in the Land Development Regulations.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach.

Density Limits: 100 dwelling units per acre.

Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio of 2.0.

4. Whether the proposed change would tax the existing load on public facilities and infrastructure.

Partially Consistent – As the proposed amendment does not result in an increase in the intensity of what would otherwise be permitted on the existing HD property, however there are increases in density. There should be no increase in roadway demands or stormwater drainage, however demands for parks and recreation, potable water, sanitary sewer, solid waste, and public schools, may increase, however the increase should be minimal and would not exceed the levels of service adopted in the Comprehensive Plan (See the attached Comprehensive Plan and Zoning Amendment Concurrency Analysis”) or mitigation can be provided. A full concurrency analysis will be provided as part of a building permit process.

5. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Consistent – The existing boundaries call for hospital uses in an area that is surrounded by commercial and residential uses. The uses are somewhat incompatible, as the HD district allows for medical uses that can negatively impact surrounding areas if not properly buffered and mitigated. It is more appropriate to have residential uses facing other residential uses, to minimize impacts on residents. The proposed change is a logical transition between the CD-2 areas to the east and the RM-1 areas to the west.

6. Whether changed or changing conditions make the passage of the proposed change necessary.

Consistent – The need to improve the aesthetic conditions and quality of life in the surrounding area make proposed amendments necessary.

7. Whether the proposed change will adversely influence living conditions in the neighborhood.

Consistent - The proposed changes should not adversely influence living conditions in the surrounding neighborhood.

8. Whether the proposed change will create or excessively increase traffic congestion beyond the levels of service as set forth in the comprehensive plan or otherwise affect public safety.

Consistent - From the standpoint of traffic congestion, trip generation, and parking availability, the proposed change should not create or excessively increase traffic congestion beyond the levels of service as set forth in the comprehensive plan or otherwise affect public safety.

9. Whether the proposed change will seriously reduce light and air to adjacent areas.

Consistent - The proposed changes will not seriously reduce light and air to adjacent areas; as the maximum building intensity and height is not affected by the proposed amendments.

10. Whether the proposed change will adversely affect property values in the adjacent area.

Consistent – Property values should not be negatively impacted by the proposed changes.

11. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

Consistent – The proposed changes would not be a deterrent to the redevelopment or improvement of any adjacent property.

12. Whether there are substantial reasons why the property cannot be used in

accordance with existing zoning.

Not Consistent – The site contains a building which was formerly the Oceanside Extended Care Center, which has closed. Other medical and hospital uses could locate in the facility, however, many such facilities have closed. Additionally, these uses may negatively impact surrounding neighbors and would be undersireable.

13. **Whether it is impossible to find other adequate sites in the city for the proposed use in a district already permitting such use.**

Not Applicable

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(b) of the Land Development Regulations establishes the following review criteria when considering ordinances, adopting resolutions, or making recommendations:

- (1) **Whether the proposal affects an area that is vulnerable to the impacts of sea level rise, pursuant to adopted projections.**

Partially Consistent – The Mean elevation of the site is 3.4 (NAVD). The proposal affects an area that is not vulnerable to the impacts of sea level rise until 2100 pursuant to the Unified Sea Level Rise Projection for Southeast Florida in the long term. However, the elevation is within the range of the low and high mean high water projections.

For reference, the Sea Level Rise Projection is below:

Sea Level Rise Projections (NAVD)				
	Low Prj.	High Prj.	Low Prj.	High Prj.
	Mean Sea Level		Mean High Water	
1992	-0.96	-0.96	0.25	0.25
2030	-0.46	-0.13	0.75	1.08
2060	0.21	1.21	1.42	2.42
2100	1.62	4.12	2.83	5.33

- (2) **Whether the proposal will increase the resiliency of the City with respect to sea level rise.**

Consistent – New Development will meet current and future Building Codes and the City's standards, they will also comply with recently adopted sea level rise mitigation criteria and green building requirements.

- (3) **Whether the proposal is compatible with the City's sea level rise mitigation and resiliency efforts.**

Consistent – The proposal will meet current and future Building Codes and the City's standards in a manner that is compatible with the City's sea level rise mitigation and resiliency efforts.

ANALYSIS

Currently, the property located at 550 9th Street has a Zoning Classification of HD (Hospital District). See attached map. The proposal is to change the designation to RM-2. The properties immediately to the north have an RO and GU designation, the properties to the east have a CD-2 designation, and the properties to the west have an RM-1 designation. Therefore the RM-2 district would provide for an appropriate transition between the higher intensity uses to the east and the low intensity multifamily residential areas to the west.

Section 142-456 of the land development regulations provide procedures for the rezoning of HD district. It requires that the “rezoning shall be to a district or combination of districts with a floor area ratio no greater than the abutting land (sharing lot line).” The subject parcel shares a lot line with the CD-2 district. The CD-2 district has a maximum FAR of 1.5; however, it provides that when more than 25 percent of the total area of a building is used for residential or hotel units, the floor area ratio range shall be as set forth in the RM-2 district. Therefore, the maximum FAR in the CD-2 and RM-2 districts are equivalent, and the RM-2 designation is appropriate for the site.

Comprehensive Plan Process

The total land area involved in this application is 0.48 acres (20,870 SF). Under Section 163.3187 F.S., land use map amendments of less than 10 acres in size may be considered “small-scale” amendments, which require only one public hearing before the City Commission, which shall be an adoption hearing. Upon adoption, the local government shall send a copy of the adopted small scale amendment to the State Land Planning Agency so that the Agency can maintain a complete and up-to-date copy of the City’s Comprehensive Plan.

Interlocal Agreement for Public School Facility Planning

The 2005 Florida Legislature adopted laws which are incorporated in the Florida Statutes, requiring each local government to adopt an intergovernmental coordination element as part of their comprehensive plan, as well as a statutory mandate to implement public school concurrency.

Currently there is a proposal to change the use of the site to a hotel. If there were a modification that established residential units, final site plan approval is contingent upon meeting Public School Concurrency requirements and the applicant will be required to obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. Such Certificate will state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.

Summary

The proposed amendment to the Future Land Use Map of the City’s Comprehensive Plan and the change to the Zoning Map require that these amendments be processed together, as they are interrelated to one another; however, separate motions must be made for each application. The zoning change proposed by these applications would enable the continued adaptive reuse of the existing buildings.

RECOMMENDATION

In view of the foregoing analysis, staff recommends that the Planning Board transmit the proposed Ordinance and Comprehensive Plan Amendment to the City Commission with a

favorable recommendation.

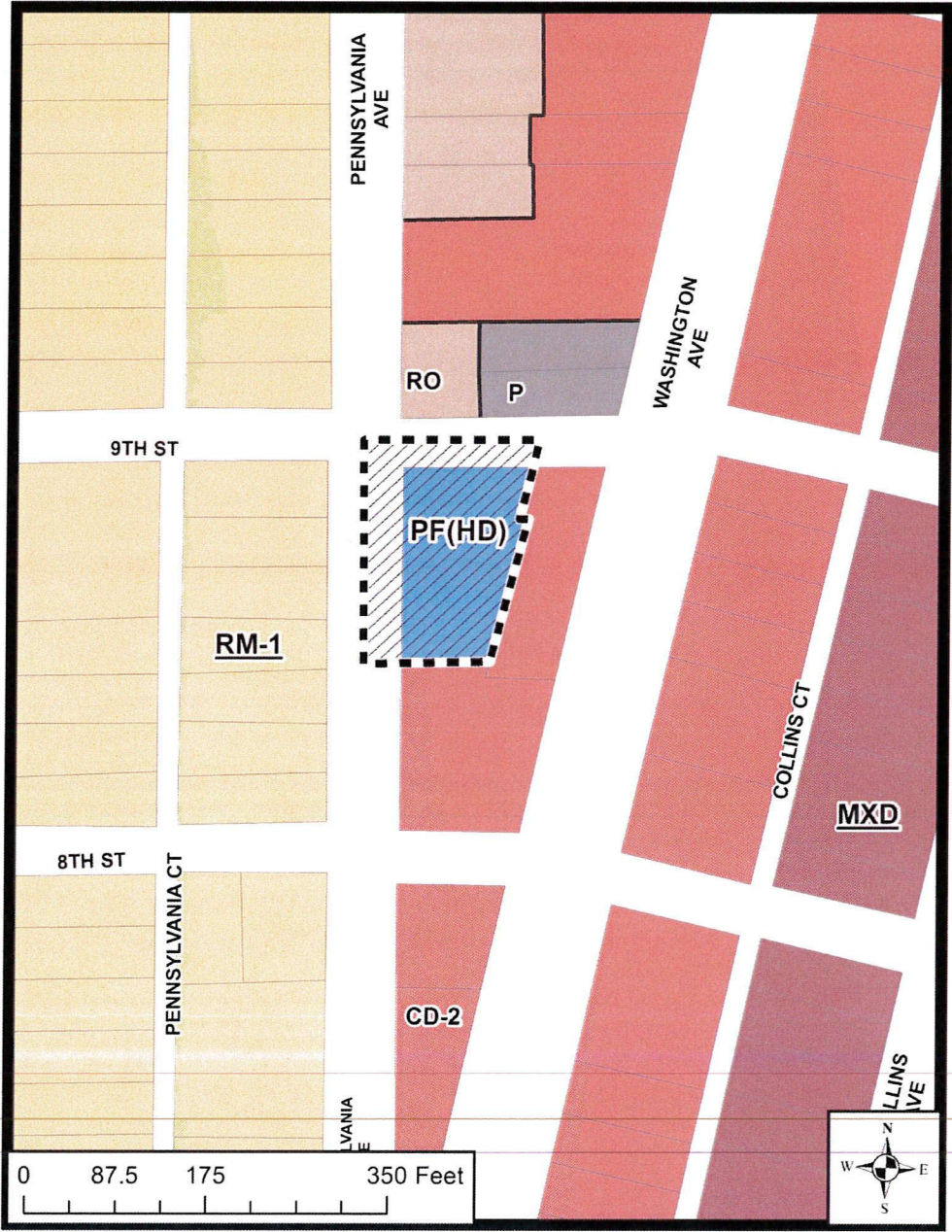
TRM/MAB/RAM/AG

F:\PLAN\PLB\2018\7-24-18\PB 18-0209 - 550 9th St Comp Plan\PB18-0209 and PB18-0210 - Compplan and Zoning REPORT 6-26-17.docx

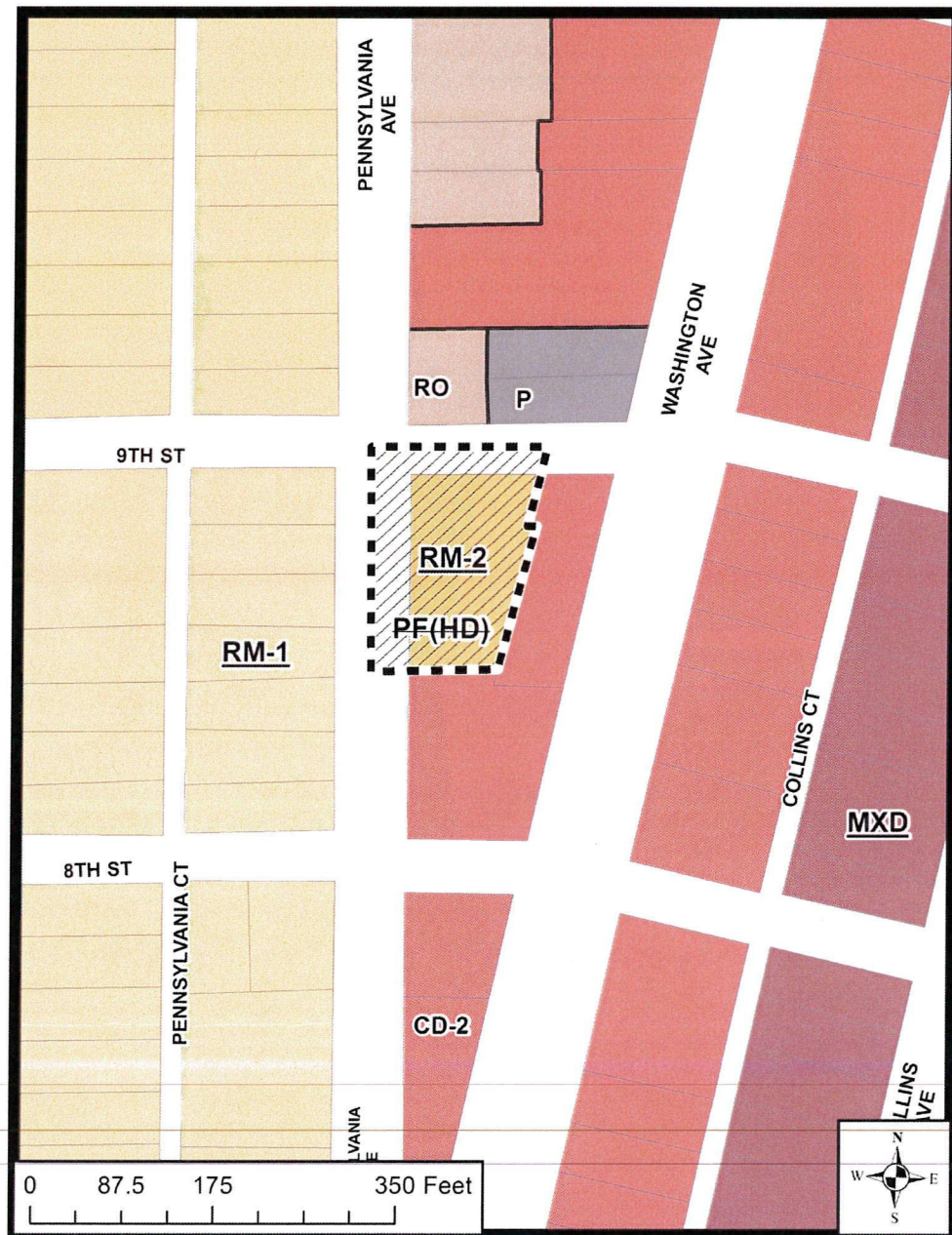
ZONING/SITE MAP



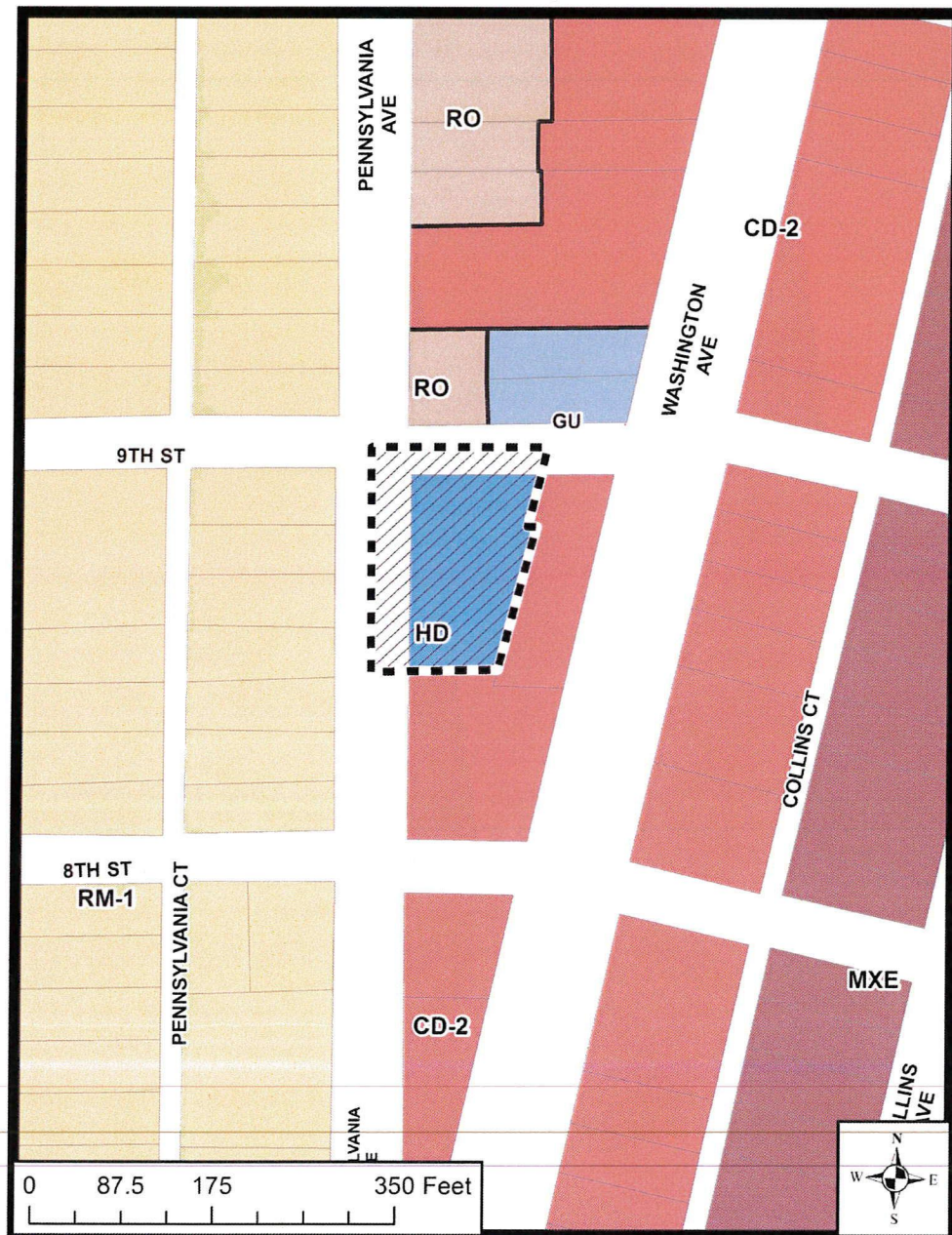
Existing
Future Land Use



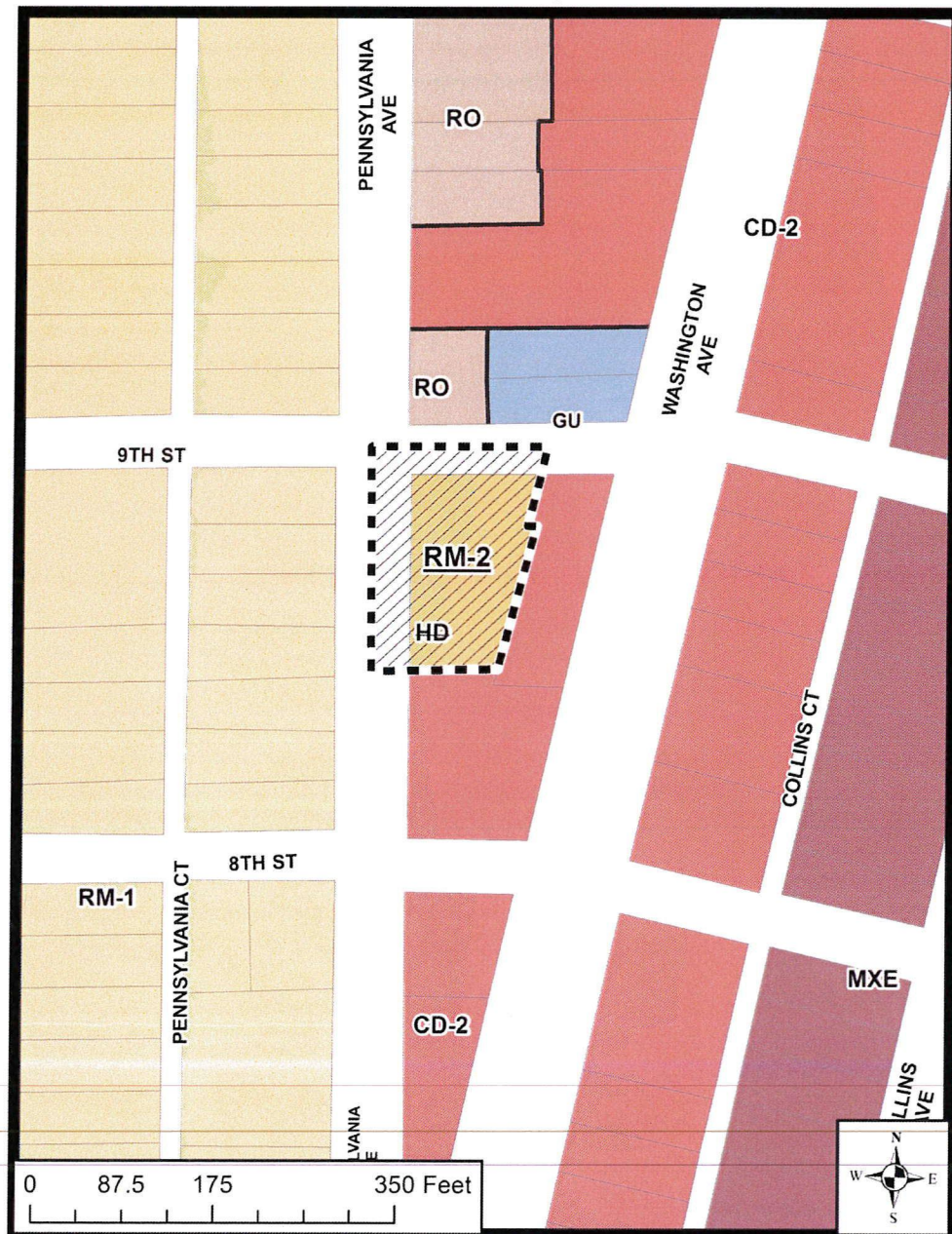
Proposed Future Land Use



Current Zoning



Proposed Zoning



TAMM BEACH

PLANNING DEPARTMENT

Comprehensive Plan and Zoning Amendment Concurrency Analysis

Date Prepared: 6/5/2018
 Name of Project: 550 9th Street FLUM and Zoning Map Amendment
 Address of Site: 550 9th Street

Concurrency Management Area: South Beach
 Square Feet in the Amendment: 20,870
 Acreage in the Amendment: 0.48

Proposed FLUM Designation

Designation:

Medium Density Residential Category (RM-2)

Maximum Density	Maximum FAR
100	2.0

Note:

Existing FLUM Designation

Designation:

Public Facilities Hospital - PF (PF-HD)

Maximum Density	Maximum FAR
0	3

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Medical Office (SF)	Industrial (SF)	Proposed Total
	48					
Peak Hour Trips Generated*	37.37	N/A	N/A	N/A	N/A	37.37
Residential Demand	119.8	0.0				119.8

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Medical Office (SF)	Industrial (SF)	Existing Total
				62,610		
Peak Hour Trips Generated*	N/A	N/A	N/A	267.34	N/A	267.34
Residential Demand	0.0	0.0				0.0

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

Transportation Concurrency

New Trips Generated	Trip Allowances	Transit	15%
0.00 Trips		Pass-by	30%
		Mixed-use	10%
		Total	55%

Alton Road/Washington Avenue Sub Area

Capacity:	6,250 Trips
Existing Trips:	5,517 Trips
Net New Trips Generated:	0 Trips
Concurrent:	YES

Parks and Recreation Concurrency

Net New Residential Demand:

119.8 People

Parks Facility Type	Concurrent
Recreation and Open Space Acreage	YES
Recreational Facilities Acreage	YES
Swimming Pool	YES
Golf Course	YES
Basketball Court	YES
Tennis Court	YES
Multiple-Use Courts	NO
Designated Field Area	NO
Tot Lots	YES
Vita Course	YES
Boat Ramp	YES
Outdoor Amphitheater	YES
Activity Building for Multiple Uses	NO

Required Mitigation to be determined at Building Permit Application

Potable Water Transmission Capacity

Proposed Demand:	20,123 Gallons Per Day
Existing Demand:	0 Gallons Per Day
New Demand:	20,123 Gallons
Concurrency to be determined at Building Permit Application	

Sanitary Sewer Transmission Capacity

Proposed Demand:	16,769 Gallons Per Day
Existing Demand:	0 Gallons Per Day
New Demand:	16,769 Gallons
Concurrency to be determined at Building Permit Application	

Solid Waste Collection Capacity

Proposed Demand:	153 Tons Per Year
Existing Demand:	0 Tons Per Year
New Demand:	153 Gallons
Concurrency to be determined at Building Permit Application	

Storm Sewer capacity

Required LOS: One-in-five-year storm event	
Concurrency to be determined at Building Permit Application	

Note:

This represents a comparative analysis of concurrency with maximum development potential of the site between the existing and proposed Future Land Use designations. Actual concurrency demands, required mitigation, and required capacity reservation will be determined at the time of Building Permit Application.

Comprehensive Plan Amendment – 550 9th Street

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE CATEGORY PURSUANT TO SECTION 118-166 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, SECTION 163.3181, FLORIDA STATUTES, AND SECTION 163.3187, FLORIDA STATUTES, BY CHANGING THE FUTURE LAND USE DESIGNATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT DESIGNATION OF PF-HD, “PUBLIC FACILITY HOSPITAL - PF”, TO THE FUTURE LAND USE CATEGORY OF TO RM-2, “RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY;” PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, changing the comprehensive plan designations of the subject parcel as provided herein is necessary to ensure the development of the sites will be compatible with development in adjacent and surrounding areas, and will contribute to the general health and welfare of the City; and

WHEREAS, the City of Miami Beach has determined that changing the designation of the subject parcel as provided herein will ensure that new development is compatible and in scale with the built environment, and is in the best interest of the City; and

WHEREAS, changing the comprehensive plan designations of the subject parcel, as provided herein, is necessary to ensure the development of the site will be compatible with development in adjacent and surrounding areas and will contribute to the general health and welfare of the City; and

WHEREAS, the City of Miami Beach has determined that the rezoning of the property as provided herein will ensure that new redevelopment and renovation of existing structures are compatible and in scale with the built environment and is in the best interest of the City; and

WHEREAS, the amendment set forth below is necessary to accomplish all of the above objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

The following amendment to the City's Future Land Use Map designation for the property described herein is hereby approved and adopted and the Planning Director is hereby directed to make the appropriate change to the City's Future Land Use Map:

A parcel of land generally located at 550 9th Street (Miami-Dade County

Folio 02-4203-009-0100), of approximately 20,870 square feet (0.479 acres), as depicted in Exhibit "A," from the current PF-HD, "Public Facility Hospital – PF" designation to the proposed designation of RM-2, "Residential Multifamily, Medium Intensity".

SECTION 2. REPEALER

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. SEVERABILITY

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 4. INCLUSION IN COMPREHENSIVE PLAN

It is the intention of the City Commission that the Comprehensive Plan's Future Land Use Map be amended in accordance with the provisions of this Ordinance.

SECTION 5. TRANSMITTAL

The Planning Director is hereby directed to transmit this ordinance to the appropriate state, regional and county agencies as required by applicable law.

SECTION 6. EFFECTIVE DATE

This ordinance shall take effect 10 days after adoption.

PASSED AND ADOPTED this _____ day of _____, 2018.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO FORM
AND LANGUAGE
AND FOR EXECUTION

City Attorney

Date

First Reading: _____, 2018

Second Reading: _____, 2018

Verified by: _____
Thomas R. Mooney, AICP
Planning Director

REZONING – 550 9th Street

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 142-72, “DISTRICT MAP,” OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, PURSUANT TO SECTION 118-162, “PETITIONS FOR CHANGES AND AMENDMENTS,” BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT ZONING CLASSIFICATION OF HD, “HOSPITAL DISTRICT,” TO RM-2, “RESIDENTIAL MEDIUM INTENSITY DISTRICT;” PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Miami Beach has the authority to enact laws which promote the public health, safety and general welfare of its citizens; and

WHEREAS, Section 142-456 of the City’s Land development regulations, entitled “Rezoning of HD district” requires that the rezoning of an existing HD zoned property meet the following criteria:

- (a) If an application is filed pursuant to section 118-162 to rezone all or part of an HD district, the rezoning shall be to a district or combination of districts with a floor area ratio no greater than the abutting land (sharing lot line).
- (b) Properties rezoned under this section that exceed 15 acres may be rezoned to allow for a mix of districts, uses and intensities compatible with zoning districts of abutting properties, and may exceed the limitation provided for in subsection (a) above, if adequate buffers are provided to protect less intense abutting and nearby uses, as submitted to and approved by the planning board and city commission.
- (c) Any building existing on the property may be adaptively reused consistent with the underlying zoning regulations retaining existing nonconforming height, setbacks, floor area ratio and off-street parking, regardless whether the rehabilitation exceeds 50 percent of the value determination, provided that the repaired or rehabilitated building shall be subject to the regulations in subsection 118-395(b)(1)a.—d.

WHEREAS, the change of zoning classification of the subject parcel is consistent with the requirements of Section 142-456, of the Land Development Code; and

WHEREAS, changing the zoning classification of the subject parcel as provided herein is necessary to ensure the development of the sites will be compatible with development in adjacent and surrounding areas, and will contribute to the general health and welfare of the City; and

WHEREAS, the City of Miami Beach has determined that changing the zoning classification of the subject parcel as provided herein will ensure that new development is compatible and in scale with the built environment, and is in the best interest of the City; and

WHEREAS, the change of zoning classification of the subject parcel will not result in an increase in floor area permitted on the parcel; and

WHEREAS, the zoning district map of the City of Miami Beach, referenced at section 142-72, of the Land Development Regulations of the City of Miami Beach, Florida, shall be amended to reflect a change of zoning classification from HD, Hospital District to RM-2, Residential Multi-Family Medium Intensity; and

WHEREAS, the amendment set forth below is necessary to accomplish all of the above objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. ZONING MAP AMENDMENT The following amendment to the City's zoning map designation for the property described herein is hereby approved and adopted and the Planning Director is hereby directed to make the appropriate change to the zoning district map of the City:

A parcel of land generally located at 550 9th Street (Miami-Dade County Folio 02-4203-009-0100), of approximately 20,870 square feet (0.479 acres), as depicted in Exhibit "A," from the current HD, "Hospital District" zoning classification to the proposed zoning classification of RM-2, "Residential Multifamily, Medium Intensity".

SECTION 2. REPEALER

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. SEVERABILITY

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 4. CODIFICATION

It is the intention of the City Commission that the Official Zoning District Map, referenced in Section 142-72 of the Code of the City of Miami Beach, Florida be amended in accordance with the provisions of this Ordinance.

SECTION 5. EFFECTIVE DATE

This ordinance shall take effect 10 days after adoption.

PASSED AND ADOPTED this _____ day of _____, 2018.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO FORM
AND LANGUAGE
AND FOR EXECUTION

City Attorney

Date

First Reading: _____, 2018

Second Reading: _____, 2018

Verified by: _____
Thomas R. Mooney, AICP
Planning Director

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REZONING – 550 9th Street

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 142-72, “DISTRICT MAP,” OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, PURSUANT TO SECTION 118-162, “PETITIONS FOR CHANGES AND AMENDMENTS,” BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT ZONING CLASSIFICATION OF HD, “HOSPITAL DISTRICT,” TO RM-2, “RESIDENTIAL MEDIUM INTENSITY DISTRICT;” PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Miami Beach has the authority to enact laws which promote the public health, safety and general welfare of its citizens; and

WHEREAS, Section 142-456 of the City’s Land development regulations, entitled “Rezoning of HD district” requires that the rezoning of an existing HD zoned property meet the following criteria:

- (a) If an application is filed pursuant to section 118-162 to rezone all or part of an HD district, the rezoning shall be to a district or combination of districts with a floor area ratio no greater than the abutting land (sharing lot line).
- (b) Properties rezoned under this section that exceed 15 acres may be rezoned to allow for a mix of districts, uses and intensities compatible with zoning districts of abutting properties, and may exceed the limitation provided for in subsection (a) above, if adequate buffers are provided to protect less intense abutting and nearby uses, as submitted to and approved by the planning board and city commission.
- (c) Any building existing on the property may be adaptively reused consistent with the underlying zoning regulations retaining existing nonconforming height, setbacks, floor area ratio and off-street parking, regardless whether the rehabilitation exceeds 50 percent of the value determination, provided that the repaired or rehabilitated building shall be subject to the regulations in subsection 118-395(b)(1)a.—d.

WHEREAS, the change of zoning classification of the subject parcel is consistent with the requirements of Section 142-456, of the Land Development Code; and

WHEREAS, changing the zoning classification of the subject parcel as provided herein is necessary to ensure the development of the sites will be compatible with development in adjacent and surrounding areas, and will contribute to the general health and welfare of the City; and

WHEREAS, the City of Miami Beach has determined that changing the zoning classification of the subject parcel as provided herein will ensure that new development is compatible and in scale with the built environment, and is in the best interest of the City; and

WHEREAS, the change of zoning classification of the subject parcel will not result in an increase in floor area permitted on the parcel; and

WHEREAS, the zoning district map of the City of Miami Beach, referenced at section 142-72, of the Land Development Regulations of the City of Miami Beach, Florida, shall be amended to reflect a change of zoning classification from HD, Hospital District to RM-2, Residential Multi-Family Medium Intensity; and

WHEREAS, the amendment set forth below is necessary to accomplish all of the above objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. ZONING MAP AMENDMENT The following amendment to the City's zoning map designation for the property described herein is hereby approved and adopted and the Planning Director is hereby directed to make the appropriate change to the zoning district map of the City:

A parcel of land generally located at 550 9th Street (Miami-Dade County Folio 02-4203-009-0100), of approximately 20,870 square feet (0.479 acres), as depicted in Exhibit "A," from the current HD, "Hospital District" zoning classification to the proposed zoning classification of RM-2, "Residential Multifamily, Medium Intensity".

SECTION 2. REPEALER

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. SEVERABILITY

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 4. CODIFICATION

It is the intention of the City Commission that the Official Zoning District Map, referenced in Section 142-72 of the Code of the City of Miami Beach, Florida be amended in accordance with the provisions of this Ordinance.

SECTION 5. EFFECTIVE DATE

This ordinance shall take effect 10 days after adoption.

PASSED AND ADOPTED this _____ day of _____, 2018.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO FORM
AND LANGUAGE
AND FOR EXECUTION

City Attorney

Date

First Reading: _____, 2018

Second Reading: _____, 2018

Verified by: _____
Thomas R. Mooney, AICP
Planning Director

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MIAMI BEACH

LAND USE BOARDS

PROPERTY:

500-700 Alton Road

FILE NO.

PB 18-0231

APPLICANT:

MEETING DATE:

9/25/2018

IN RE:

SEEKING A RECOMMENDATION OF THE PLANNING BOARD, BY A 4/7 VOTE, PURSUANT TO CITY CHARTER SECTION 1.03(b)(4), AND SECTION 118-51(11) OF THE CITY'S LAND DEVELOPMENT REGULATIONS, OF THE PROPOSED SALE, EXCHANGE, CONVEYANCE OR LEASE OF TEN YEARS OR LONGER OF CERTAIN CITY-OWNED PROPERTY; TO WIT: THAT PORTION OF 6TH STREET BETWEEN THE EASTERLY RIGHT-OF-WAY (ROW) LINE OF WEST AVENUE AND THE WESTERLY ROW LINE OF ALTON ROAD WHICH IS PROPOSED TO BE VACATED AND WHICH CONSISTS OF A 50 FOOT RIGHT-OF-WAY (ROW) CONTAINING APPROXIMATELY 13,902 SQUARE FEET IN TOTAL LOT AREA, AS SHOWN ON (A) THE AMENDED PLAT OF THE FLEETWOOD SUBDIVISION, RECORDED IN PLAT BOOK 28, PAGE 34 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY (THE "FLEETWOOD PLAT") AND (B) THE AMENDED PLAT OF AQUARIUM SITE, RECORDED IN PLAT BOOK 21, PAGE 83 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, IN FAVOR OF SOUTH BEACH HEIGHTS I, LLC, 500 ALTON ROAD VENTURES, LLC, 1220 SIXTH, LLC AND KGM EQUITIES, LLC (COLLECTIVELY, THE "APPLICANT"); SUBJECT TO AND CONDITIONED UPON APPLICANT'S EXECUTION OF A DEVELOPMENT AGREEMENT THAT AMONGST OTHER THINGS (1) GRANTS TO THE CITY OF A 50 FOOT WIDE PERPETUAL UTILITY, ROADWAY AND PEDESTRIAN ACCESS EASEMENT ACROSS THE VACATED CITY ROW; AND (2) ENSURES APPLICANT'S TRANSFER TO THE CITY OF A 3+ ACRE PARK, CONSTRUCTED BY THE APPLICANT WITHIN THE 6 & 7TH STREET BLOCK BETWEEN WEST AVENUE AND ALTON ROAD.[Note: This has been re-advertised for October 23, 2018. – No action required.]

PRIOR ORDER NUMBER:

ATTACHMENTS:

Description

Type

No Attachments Available

MIAMI BEACH

LAND USE BOARDS

PROPERTY:

500-700 Alton Road

FILE NO.

PB 18-0227

APPLICANT:

MEETING DATE:

9/25/2018

IN RE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE CATEGORY PURSUANT TO SECTION 118-166 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA AND SECTION 163.3187, FLORIDA STATUTES, BY CHANGING THE FUTURE LAND USE DESIGNATION FOR LOTS 8 THROUGH 14, OF THE AMENDED FLEETWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FROM THE CURRENT DESIGNATION OF "MEDIUM DENSITY MULTI FAMILY RESIDENTIAL CATEGORY (RM-2)," TO THE FUTURE LAND USE CATEGORY OF "MEDIUM INTENSITY COMMERCIAL CATEGORY (CD-2);" AND FOR THE PROPERTIES BOUNDED BY 6TH STREET ON THE NORTH, ALTON ROAD ON THE EAST, 5TH STREET/MAC ARTHUR CAUSEWAY/STATE ROAD A1A ON THE SOUTH, AND WEST AVENUE ON THE WEST, FROM THE CURRENT DESIGNATION OF "GENERAL MIXED USE COMMERCIAL "PERFORMANCE STANDARD" CATEGORY (C-PS2)," TO THE FUTURE LAND USE CATEGORY OF "MEDIUM INTENSITY COMMERCIAL CATEGORY (CD-2);" PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE. [Note: This has been re-advertised for October 23, 2018. – No action required.]

PRIOR ORDER NUMBER:

ATTACHMENTS:

Description

Ordinance

Type

Memo

Comprehensive Plan Amendment – 500-700 Alton Road

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE CATEGORY PURSUANT TO FLORIDA STATUTES SECTION 163.3187, AND SECTION 118-166 OF THE CITY'S LAND DEVELOPMENT REGULATIONS, AND BY CHANGING THE FUTURE LAND USE DESIGNATION FOR LOTS 8 THROUGH 14, OF THE AMENDED FLEETWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FROM THE CURRENT DESIGNATION OF "MEDIUM DENSITY MULTI FAMILY RESIDENTIAL CATEGORY (RM-2)," TO THE FUTURE LAND USE CATEGORY OF "MEDIUM INTENSITY COMMERCIAL CATEGORY (CD-2);" AND FOR THE PROPERTIES BOUNDED BY 6TH STREET ON THE NORTH, ALTON ROAD ON THE EAST, 5TH STREET/MAC ARTHUR CAUSEWAY/STATE ROAD A1A ON THE SOUTH, AND WEST AVENUE ON THE WEST, FROM THE CURRENT DESIGNATION OF "GENERAL MIXED USE COMMERCIAL "PERFORMANCE STANDARD" CATEGORY (C-PS2)," TO THE FUTURE LAND USE CATEGORY OF "MEDIUM INTENSITY COMMERCIAL CATEGORY (CD-2);" PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, changing the comprehensive plan designations of the subject parcel as provided herein is necessary to ensure the development of the sites will be compatible with development in adjacent and surrounding areas, and will contribute to the general health and welfare of the City; and

WHEREAS, the City of Miami Beach has determined that changing the designation of the subject parcel as provided herein will ensure that new development is compatible and in scale with the built environment, and is in the best interest of the City; and

WHEREAS, changing the comprehensive plan designations of the subject parcel, as provided herein, is necessary to ensure the development of the site will be compatible with development in adjacent and surrounding areas and will contribute to the general health and welfare of the City; and

WHEREAS, the City of Miami Beach has determined that the rezoning of the property as provided herein will ensure that new redevelopment and renovation of existing structures are compatible and in scale with the built environment and is in the best interest of the City; and

WHEREAS, the amendment set forth below is necessary to accomplish all of the above objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY

COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

The following amendment to the City's Future Land Use Map designation for the property described herein is hereby approved and adopted and the Planning Director is hereby directed to make the appropriate changes to the City's Future Land Use Map:

1. Lots 8 through 14, of the Fleetwood Subdivision, according to the plat thereof recorded in Plat Book 28, page 34, of the public records of Miami-Dade County, Florida, consisting of approximately 49,000 Square Feet (0.125 Acres), as depicted in Exhibit "A," from the current designation of "Medium Density Multi Family Residential Category (RM-2)," to the future land use category of "Medium Intensity Commercial Category (CD-2)," and
2. For the properties bounded by 6th Street on the north, Alton Road the east, 5th Street/Mac Arthur Causeway/SR A1A on the south, and West Avenue on the west, consisting of approximately 87,140 Square Feet (2.0 Acres), as depicted in Exhibit "A," from the current designation of "General Mixed Use Commercial "Performance Standard" Category (C-PS2)," to the future land use category of "Medium Intensity Commercial Category (CD-2)."

SECTION 2. REPEALER

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. SEVERABILITY

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 4. INCLUSION IN COMPREHENSIVE PLAN

It is the intention of the City Commission that the Comprehensive Plan's Future Land Use Map be amended in accordance with the provisions of this Ordinance.

SECTION 5. TRANSMITTAL

The Planning Director is hereby directed to transmit this ordinance to the appropriate state, regional and county agencies as required by applicable law.

SECTION 6. EFFECTIVE DATE

This ordinance shall take effect 10 days after adoption.

PASSED AND ADOPTED this _____ day of _____, 2018.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO FORM
AND LANGUAGE
AND FOR EXECUTION

First Reading: _____, 2018

Second Reading: _____, 2018

City Attorney

Date _____

Verified by: _____
Thomas R. Mooney, AICP
Planning Director

F:\PLAN\PLB\2018\9-25-18\PB 18-0227 - ORD - 500-700 Alton Road FLUM Amendment\PB18-0227 - 500-700 Alton Road FLUM Amendment - Ord 9-25-18.docx

MIAMI BEACH

LAND USE BOARDS

PROPERTY:

500-700 Alton Road

FILE NO.

PB 18-0226

APPLICANT:

MEETING DATE:

9/25/2018

IN RE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS", ARTICLE II "DISTRICT REGULATIONS," DIVISION 5, "CD-2 COMMERCIAL, MEDIUM INTENSITY," SECTION 142-311, TO BE ENTITLED "ALTON ROAD GATEWAY AREA DEVELOPMENT REGULATIONS," IS HEREBY AMENDED TO ESTABLISH THE "ALTON ROAD GATEWAY AREA," INCORPORATING THE PROPERTIES BOUNDED BY 8TH STREET ON THE NORTH, ALTON ROAD THE EAST, 5TH STREET/MAC ARTHUR CAUSEWAY/SR A1A ON THE SOUTH, AND WEST AVENUE ON THE WEST, EXCLUDING LOTS 15, 16, AND 17 OF THE AMENDED FLEETWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; EXPANDING THE LIST OF PROHIBITED USES, MODIFY THE APPLICABLE SETBACKS, PROVIDE FOR CLEAR PEDESTRIAN PATHS, INCREASE THE ALLOWABLE HEIGHT LIMIT FOR MAIN USE RESIDENTIAL BUILDINGS, TO LIMIT THE MAXIMUM FLOOR PLATE SIZE OF THE TOWER PORTION OF NEW BUILDINGS, ESTABLISH MINIMUM REQUIREMENTS FOR GREEN SPACE AND GREEN ROOFS, AND MODIFY DESIGN REQUIREMENTS WITHIN THE ALTON ROAD GATEWAY AREA, INCLUDING BUT NOT LIMITED TO, DESIGN REQUIREMENTS APPLICABLE TO BUILDING FLOORS CONTAINING PARKING SPACES; AMENDING CHAPTER 130, "OFF-STREET PARKING," SECTION 130-31, "PARKING DISTRICTS ESTABLISHED," TO MODIFY THE BOUNDARIES OF PARKING DISTRICT NUMBER 6 TO INCORPORATE THE ENTIRE ALTON ROAD GATEWAY AREA; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE. [Note: This has been re-advertised for October 23, 2018. – No action required.]

PRIOR ORDER NUMBER:

ATTACHMENTS:

Description		Type
	Ordinance	Memo

ALTON ROAD GATEWAY AREA DEVELOPMENT REGULATIONS – LDR AMENDMENTS

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS", ARTICLE II "DISTRICT REGULATIONS," DIVISION 5, "CD-2 COMMERCIAL, MEDIUM INTENSITY," SECTION 142-311, TO BE ENTITLED "ALTON ROAD GATEWAY AREA DEVELOPMENT REGULATIONS," IS HEREBY AMENDED TO ESTABLISH THE "ALTON ROAD GATEWAY AREA," INCORPORATING THE PROPERTIES BOUNDED BY 8TH STREET ON THE NORTH, ALTON ROAD THE EAST, 5TH STREET/MAC ARTHUR CAUSEWAY/SR A1A ON THE SOUTH, AND WEST AVENUE ON THE WEST, EXCLUDING LOTS 15, 16, AND 17 OF THE AMENDED FLEETWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; EXPANDING THE LIST OF PROHIBITED USES, MODIFY THE APPLICABLE SETBACKS, PROVIDE FOR CLEAR PEDESTRIAN PATHS, INCREASE THE ALLOWABLE HEIGHT LIMIT FOR MAIN USE RESIDENTIAL BUILDINGS, TO LIMIT THE MAXIMUM FLOOR PLATE SIZE OF THE TOWER PORTION OF NEW BUILDINGS, ESTABLISH MINIMUM REQUIREMENTS FOR GREEN SPACE AND GREEN ROOFS, AND MODIFY DESIGN REQUIREMENTS WITHIN THE ALTON ROAD GATEWAY AREA, INCLUDING BUT NOT LIMITED TO, DESIGN REQUIREMENTS APPLICABLE TO BUILDING FLOORS CONTAINING PARKING SPACES; AMENDING CHAPTER 130, "OFF-STREET PARKING," SECTION 130-31, "PARKING DISTRICTS ESTABLISHED," TO MODIFY THE BOUNDARIES OF PARKING DISTRICT NUMBER 6 TO INCORPORATE THE ENTIRE ALTON ROAD GATEWAY AREA; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

WHEREAS, the entrance to the South Beach neighborhood of the City of Miami Beach via the Mac Arthur Causeway provides an important first impression to residents, guests, and workers; and

WHEREAS, the City intends to create an attractive entrance into the City of Miami Beach adjacent to the Mac Arthur Causeway; and

WHEREAS, Objective 4, entitled "Open Space," of the Recreation and Open Space Element of the City of Miami Beach 2025 Comprehensive Plan is "To require open space in conjunction with every new public and private sector development project..." and

WHEREAS, Policy 4.2, of the Recreation and Open Space Element of the City of Miami Beach 2025 Comprehensive Plan provides that "The Land Development Regulations of the City Code shall continue to provide some open space in conjunction with all new commercial development projects through setbacks or other requirements;" and

WHEREAS, the City seeks to encourage development of significant public green spaces for the South Beach neighborhood; and

WHEREAS, Policy 5.2, entitled “Pedestrian Safety,” of the Transportation Element of the City of Miami Beach 2025 Comprehensive Plan provides that “The City shall provide curb cuts and barrier free walkways enabling all pedestrians, specific the elderly and handicapped, to cross intersections, safely and easily;” and

WHEREAS, Policy 5.8, entitled “Beachwalk and Baywalk Projects,” of the Transportation Element of the City of Miami Beach 2025 Comprehensive Plan provides that “The City shall continue the implementation of the...Baywalk Projects in order to further the City’s vision of having a continuous on grade recreational path...;” and

WHEREAS, Objective 10, entitled “Public Shoreline Access,” of the Transportation Element of the City of Miami Beach 2025 Comprehensive Plan provides that “Increase the amount of public access to the beach or shoreline consistent with the estimated public need;” and

WHEREAS, the City seeks to find creative ways to improve the pedestrian environment of the South Beach Neighborhood; and

WHEREAS, the City seeks to Enhance public access to Biscayne Bay; and

WHEREAS, there are existing non-conforming structures adjacent to the Mac Arthur Causeway and its ramps which create blight and negatively impact surrounding areas; and

WHEREAS, the City seeks to encourage the removal of existing non-conforming structures within the boundaries of the Alton Road Gateway area; and

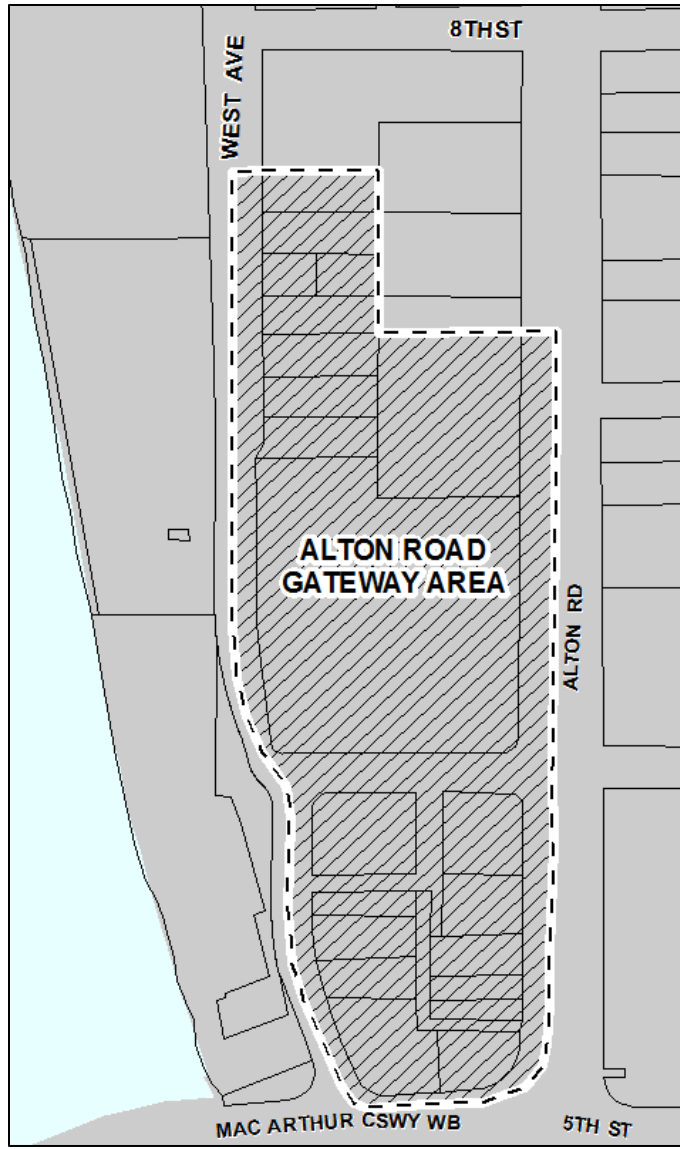
WHEREAS, the amendments set forth below are necessary to accomplish all of the above objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. That Chapter 142, Article II, Chapter 142, "Zoning Districts And Regulations", Article II "District Regulations," Division 5, “CD-2 Commercial, Medium Intensity,” Section 142-311, is hereby amended as follows:

Sec. 142-311 – Alton Road Gateway Area Development Regulations.

- (a) The Alton Road Gateway Area incorporates the parcels bound by 8th Street on the north, Alton Road the east, 5th Street/Mac Arthur Causeway/SR A1A on the south, and West Avenue on the west; excluding lots 15 through 22 of the Fleetwood Subdivision, according to the plat thereof recorded in Plat Book 28, page 34, of the public records of Miami-Dade County, Florida; as depicted in the map below:



- (b) The following regulations shall apply to the properties located within the Alton Road Gateway Area; where there is conflict within this division, the regulations below shall apply:
- (1) **Prohibited uses.** In addition to the prohibited uses identified in section 142-305, the following uses shall also be prohibited: pawnshops, secondhand dealers of precious metals/precious metals dealers, check cashing stores, convenience stores, occult science establishments, souvenir and t-shirt shops, and tattoo studios.
 - (2) **Setbacks.** The setbacks established in section 142-307 are modified as follows:
 - a. Minimum setback from Alton Road: 10 feet for residential and non-residential buildings.
 - b. Minimum setback from West Avenue: 35 feet.

c. Minimum setback from 5th Street/Mac Arthur Causeway: 20 feet.

(3) **Clear Pedestrian Path.** A minimum 10 foot wide “clear pedestrian path,” free from obstructions, including but not limited to outdoor cafes, sidewalk cafes, landscaping, signage, utilities, and lighting, shall be maintained along all frontages as follows:

a. The “Clear Pedestrian Path” may only utilize public sidewalk and setback areas.

b. Pedestrians shall have 24-hour access to “Clear Pedestrian Paths.”

c. Clear Pedestrian Paths shall be well lit and consistent with the City’s lighting policies.

d. Clear Pedestrian Paths shall be designed as an extension of the adjacent public sidewalk.

e. Clear Pedestrian Paths shall be delineated by in-ground markers that are flush with the Path, differing pavement tones, pavement type, or other method to be approved by the Planning Director or designee.

f. An easement to the city providing for perpetual public access shall be provided for portions of Clear Pedestrian Paths that fall within the setback area.

(4) **Height.** The maximum height for main use residential buildings: 560 feet.

(5) **Floor plate.** The maximum floor plate size for the tower portion of a building is 17,500 square feet, including balconies, per floor.

(6) **Residential Buildings Containing Parking South of 6th Street.** Main use residential buildings containing parking, located south of 6th Street are not required to provide residential or commercial uses at the first level along every façade facing a street or sidewalk as required in section 142-308(a); however, the first level shall be architecturally treated to conceal parking, loading, and all internal elements, such as plumbing pipes, fans, ducts, and lighting from public view.

(7) **Green space.** A minimum of 40 percent of the lot area shall remain as green space. Green space shall mean open areas that are free from buildings, parking, or underground structures. Such areas shall consist primarily of landscaped open areas, pedestrian and bicycle pathways, plazas, playgrounds, and other recreational amenities. Such green space shall be open to the public at a minimum between the hours of 7 AM and 9 PM.

(8) **Green roofs.** Green roofs shall be required on non-residential buildings and over surface parking lots. Such green roofs shall be open to the public at a minimum between the hours of 7 AM and 9 PM and accessible from the required “green space.”

SECTION 3. That Chapter 130, "Off-Street Parking," Article II, "Districts; Requirements," Section 130-31, "Parking districts established" is hereby amended as follows:

Sec. 130-31. - Parking districts established.

- (a) For the purposes of establishing off-street parking requirements, the city shall be divided into the following parking districts:

* * *

- (1) *Parking district no. 6.* Parking district no. 6 includes those properties between Alton Court (alley) and Lenox Court (alley) or with a lot line on Alton Road, where an alley does not exist, from 5 Street on the south to Dade Boulevard on the north, with the exception of properties included in parking district no. 2, as depicted in the map below:



SECTION 4. CODIFICATION.

It is the intention of the Mayor and City Commission of the City of Miami Beach, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code of the City of Miami Beach, Florida. The sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and, the word "ordinance" may be changed to "section", "article", or other appropriate word.

SECTION 5. REPEALER.

All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 6. SEVERABILITY.

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect ten days following adoption.

PASSED and ADOPTED this ____ day of _____, 2018.

ATTEST:

Dan Gelber, Mayor

Rafael E. Granado City Clerk

First Reading: _____, 2018

Second Reading: _____, 2018

(Sponsor: Mayor Dan Gelber)

Verified By: _____
Thomas R. Mooney, AICP
Planning Director

Underscore denotes new language
~~Strikethrough~~ denotes removed language

MIAMI BEACH

LAND USE BOARDS

PROPERTY:

500-700 Alton Road

FILE NO.

PB 18-0228

APPLICANT:

MEETING DATE:

9/25/2018

IN RE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 142-72, "DISTRICT MAP," OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, PURSUANT TO SECTION 118-162, "PETITIONS FOR CHANGES AND AMENDMENTS," BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR LOTS 8 THROUGH 14, OF THE AMENDED FLEETWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FROM THE CURRENT DESIGNATION OF "RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY," TO "CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT;" AND FOR THE PROPERTIES BOUNDED BY 6TH STREET ON THE NORTH, ALTON ROAD ON THE EAST, 5TH STREET/MAC ARTHUR CAUSEWAY/STATE ROAD A1A ON THE SOUTH, AND WEST AVENUE ON THE WEST, FROM THE CURRENT DESIGNATION OF "C-PS2 GENERAL MIXED USE COMMERCIAL PERFORMANCE STANDARD DISTRICT," TO "CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT;" PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE. [Note: This has been re-advertised for October 23, 2018. – No action required.]

PRIOR ORDER NUMBER:

ATTACHMENTS:

Description	Type
 Ordinance	Memo

REZONING – 500-700 Alton Road

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 142-72, “DISTRICT MAP,” OF THE CITY’S LAND DEVELOPMENT REGULATIONS, PURSUANT TO SECTION 118-162, “PETITIONS FOR CHANGES AND AMENDMENTS,” BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR LOTS 8 THROUGH 14, OF THE AMENDED FLEETWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FROM THE CURRENT DESIGNATION OF “RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY,” TO “CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT;” AND FOR THE PROPERTIES BOUNDED BY 6TH STREET ON THE NORTH, ALTON ROAD ON THE EAST, 5TH STREET/MAC ARTHUR CAUSEWAY/STATE ROAD A1A ON THE SOUTH, AND WEST AVENUE ON THE WEST, FROM THE CURRENT DESIGNATION OF “C-PS2 GENERAL MIXED USE COMMERCIAL PERFORMANCE STANDARD DISTRICT,” TO “CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT;” PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Miami Beach has the authority to enact laws which promote the public health, safety and general welfare of its citizens; and

WHEREAS, changing the zoning classification of the subject parcel as provided herein is necessary to ensure the development of the sites will be compatible with development in adjacent and surrounding areas, and will contribute to the general health and welfare of the City; and

WHEREAS, the City of Miami Beach has determined that changing the zoning classification of the subject parcel as provided herein will ensure that new development is compatible and in scale with the built environment, and is in the best interest of the City; and

WHEREAS, the change of zoning classification of the subject parcel will not result in an increase in floor area permitted on the parcel; and

WHEREAS, the amendment set forth below is necessary to accomplish all of the above objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. ZONING MAP AMENDMENT The following amendment to the City’s zoning map designation for the property described herein is hereby approved and adopted and the Planning Director is hereby directed to make the appropriate change to the zoning district map of the City:

1. For lots 8 through 14, of the Fleetwood Subdivision, according to the plat thereof recorded in Plat Book 28, page 34, of the public records of Miami-Dade County, Florida, consisting of approximately 49,000 square feet (0.125 acres), as depicted in Exhibit "A," from the current designation of "RM-2 Residential Multifamily, Medium Intensity," to "CD-2 Commercial, Medium Intensity District," and
2. For the properties bounded by 6th Street on the north, Alton Road on the east, 5th Street/Mac Arthur Causeway/State Road A1A on the south, and West Avenue on the west, consisting of approximately 87,140 square feet (2.0 acres), as depicted in Exhibit "A," from the current designation of "C-PS2 General Mixed Use Commercial Performance Standard District," to "CD-2 Commercial, Medium Intensity District."

SECTION 2. REPEALER

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. SEVERABILITY

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 4. CODIFICATION

It is the intention of the City Commission that the Official Zoning District Map, referenced in Section 142-72 of the Code of the City of Miami Beach, Florida be amended in accordance with the provisions of this Ordinance.

SECTION 5. EFFECTIVE DATE

This ordinance shall take effect 10 days after adoption.

PASSED AND ADOPTED this ____ day of _____, 2018.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO FORM
AND LANGUAGE

AND FOR EXECUTION

First Reading: _____, 2018

City Attorney

Date

Second Reading: _____, 2018

Verified by: _____
Thomas R. Mooney, AICP
Planning Director

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- 500-700 Alton Road - Zoning Map Amendment - ORD.docx

MIAMI BEACH

LAND USE BOARDS

PROPERTY:

1615 Lenox Avenue

FILE NO.

PB 18-0203 fka File No. 2216

APPLICANT:

Asta Parking, Inc

MEETING DATE:

9/25/2018

LEGAL DESCRIPTION:

LINCOLN SUB

PB 9-69

LOT 15 BLK 47

LOT SIZE 50.000 X 160

F/A/U 02 3234 002 0120

COC 24225-2728 01 2006 6

IN RE:

The applicant, Asta Parking, Inc, is requesting modifications to a previously issued conditional use approval for a surface parking lot in a residential zoning district pursuant to Chapter 118, Article VII. Specifically, the applicant is requesting the use of the parking lot after midnight

PRIOR ORDER NUMBER:**ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Application Documents	Memo
<input type="checkbox"/> Building Permit Plans	Memo
<input type="checkbox"/> Supplemental Documents	Memo
<input type="checkbox"/> Staff Report 9-25-18	Memo
<input type="checkbox"/> Recorded Order	Memo

MIAMI BEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER PB 18-0203			
<input type="radio"/> Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<input type="radio"/> Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<input checked="" type="radio"/> Planning Board <input checked="" type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		<input type="radio"/> Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1615 Lenox Avenue, Miami Beach, Florida 33139			
FOLIO NUMBER(S) 02-3234-002-0125			
Property Owner Information			
PROPERTY OWNER NAME Real Properties Lenox, LLC			
ADDRESS 2700 N. Miami Avenue, #401	CITY Miami	STATE FL	ZIPCODE 33139
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Applicant Information (if different than owner)			
APPLICANT NAME Asta Parking, Inc.			
ADDRESS 725 NE 26 Avenue	CITY Fort Lauderdale	STATE FL	ZIPCODE 33304
BUSINESS PHONE (954) 654-1750	CELL PHONE	EMAIL ADDRESS info@astaparking.com	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Amendment of Conditional Use Permit to allow twenty-four (24) hour use of a surface parking lot.			

Project Information			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
Party responsible for project design			
NAME Marshal Bellin		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 285 Sevilla Avenue		CITY Coral Gables	STATE FL ZIPCODE 33134
BUSINESS PHONE (305) 274-6000	CELL PHONE	EMAIL ADDRESS mrbarchitect@aol.com	
Authorized Representative(s) Information (if applicable)			
NAME Mickey Marrero		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS MMarerro@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☐ Owner of the subject property ☒ Authorized representative

Richard K. Haestier
SIGNATURE

Richard K. Haestier
PRINT NAME

July 25, 2018
DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

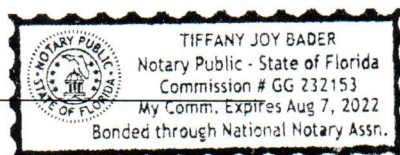
I, Richard Haestier, being first duly sworn, depose and certify as follows: (1) I am the Authorized Representative (print title) of Asta Parking, Inc. (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 25 day of July, 2018. The foregoing instrument was acknowledged before me by Richard Haestier, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: _____



NOTARY PUBLIC

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Richard Haestier, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Mickey Marrero, Esq. to be my representative before the Planning Board. (3) 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. (4) I am responsible for remove this notice after the date of the hearing.

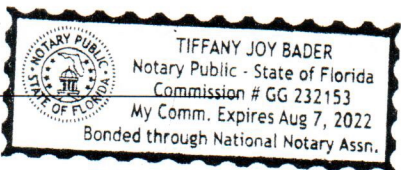
Richard Haestier, Director
PRINT NAME (and Title, if applicable)

Richard Haestier
SIGNATURE

Sworn to and subscribed before me this 25 day of July, 2018. The foregoing instrument was acknowledged before me by Richard Haestier, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires:



Tiffany Bader
NOTARY PUBLIC
TIFFANY BADER
PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

N/A
NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

<hr/>	
TRUST NAME	
NAME AND ADDRESS	% INTEREST
<hr/>	<hr/>
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COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
Mickey Marrero	200 S. Biscayne Boulevard, Suite 850	(305) 374-5300

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

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

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Richard Haestier, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

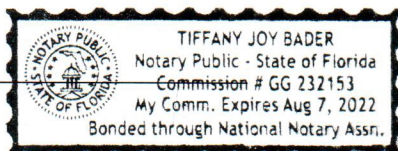
Richard K. Haestier

SIGNATURE

Sworn to and subscribed before me this 25 day of July, 2018. The foregoing instrument was acknowledged before me by Richard Haestier, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: _____



Tiffany Bader

NOTARY PUBLIC

TIFFANY BADER

PRINT NAME

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF
COUNTY OF

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY
(Circle one)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

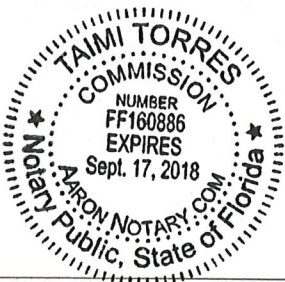
I, DAVID BROWN, being duly sworn, depose and certify as follows: (1) I am the Controller (print title) of Real Properties Lenox, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 1st day of March, 2018. The foregoing instrument was acknowledged before me by David Brown, Controller of Real Properties Lenox, LLC, on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

My Commission Expires:



NOTARY PUBLIC

Taimi Torres
PRINT NAME

FILE NO. _____

Exhibit A

Lot 15, Block 47, LINCOLN SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 9, Page 69, of the Public Records of Miami-Dade County, Florida.



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

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

VIA HAND-DELIVERY

July 25, 2018

Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Request for Amendment of Conditional Use Permit for Surface Parking
Lot located at 1615 Lenox Avenue

Dear Mr. Mooney:

This law firm represents Asta Parking, Inc. (the "Applicant"), the operator of property located at 1615 Lenox Ave, Miami Beach, Florida (the "Property"). Please consider this letter the Applicant's letter of intent supporting its request to amend the previously approved Conditional Use Permit to allow twenty-four (24) hour use of its self-service parking lot. See Exhibit A, Planning Board Order File No. 2216, recorded in the Public Records of Miami-Dade County, Florida on April 17, 2015.

Property Description. The Property is approximately 8,000 square feet in size and zoned RM-1, Residential Multifamily District. It is located just south of Lincoln Road and north of 16 Street on Lenox Avenue.

Proposal. Parking continues to be difficult to find for most of the day and evening in the Lincoln Road neighborhood. The Applicant seeks continue to serve the area, which includes both residents, their visitors and visitors to the Lincoln Road Mall by extending its hours of operation. In 2015, Planning Board made the following finding of fact: the hours of operation for the parking lot shall be from 7:00 AM to Midnight. See Exhibit A, Page 4, No. 6. However, the limited hours has proved to be problematic to monitor and enforce, and a twenty-four (24) hour self-service parking lot would be more beneficial to the community.

Satisfaction of Review Criteria. The Applicant's request satisfies the review criteria and guidelines enumerated in Section 118-192(a) of the Code of the City of Miami Beach (the "Code") as follows:

(1) The use is consistent with the comprehensive plan or neighborhood plan if one exists for the area in which the property is located.

CONSISTENT - The Comprehensive Plan and the Code permit surface parking lots with the conditional use approval.

(2) The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the comprehensive plan.

CONSISTENT - The proposed use will not further exceed the levels of service already vested for the Property. In fact, it will serve to alleviate parking congestion in the neighborhood.

(3) Structures and uses associated with the request are consistent with these land development regulations.

CONSISTENT - As noted above, the land development regulations permit a parking lot pursuant to a conditional use approval.

(4) The public health, safety, morals, and general welfare will not be adversely affected.

CONSISTENT - The Applicant hopes to improve the quality of life in the immediate area by providing more parking for the residents and visitors, where it is sorely needed.

(5) Adequate off-street parking facilities will be provided.

NOT APPLICABLE - The use itself is solely to provide off-street parking.

(6) Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

CONSISTENT - The Applicant has provided landscaping, which serves as a buffer to the surrounding neighborhood from noise and impacts. Additional

lighting has also been provided, as required by Miami-Dade County Code, to address safety concerns.

(7) The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.

CONSISTENT – While there are several other parking lots in the Lincoln Road neighborhood, twenty-four (24) hour parking is needed to address the high demand in the area. As a result, this use should not be discouraged and will not provide a negative impact on the surrounding area.

Sea Level Rise and Resiliency Criteria. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

(1) A recycling or salvage plan for partial or total demolition shall be provided.

Not applicable.

(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

Not applicable.

(3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

Not applicable.

(4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

The Applicant's existing landscape is resilient, as is comprised of native and Florida-friendly plants that are appropriate for the area.

(5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

The Applicant operates a surface parking lot.

- (6) **The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.**

Noted.

- (7) **Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.**

All critical mechanical and electrical systems are located above BFE.

- (8) **Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.**

Not applicable as Applicant operates a surface parking lot.

- (9) **When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.**

No habitable space is located below BFE.

- (10) **Where feasible and appropriate, water retention systems shall be provided.**

The Applicant provides appropriate drainage and water retention system for the Property.

Conclusion. The granting of the requested amendment to the Conditional Use Permit will be in harmony with the intent and purpose of the Code, and will not be injurious to the area involved or otherwise detrimental to the public welfare. The granting of the requested amendment will provide the Applicant with a more reasonable use of the Property and better serve the surrounding community.

Mr. Thomas Mooney
July 25, 2018
Page 5 of 5

Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6238.

Sincerely,



Michael J. Marrero

Enclosures

cc: Emily K. Balter



CFN 2015R0248658
OR Bk 29582 Pgs 2321 - 2324; (4pgs)
RECORDED 04/17/2015 14:54:49
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 1615 Lenox Avenue

FILE NO. 2216

IN RE: The application for Conditional Use approval to operate a surface parking lot 24 hours a day, pursuant to Section 130, Article III.

LEGAL DESCRIPTION: Lot 15, Block 47, Lincoln Subdivision, According to the Plat Thereof, as Recorded in Plat Book 9, Page 69, of the Public Records of Miami-Dade County, Florida

MEETING DATE: February 24, 2015

CONDITIONAL USE PERMIT

The applicant, Asta Parking, requested Conditional Use approval to operate a surface parking lot 24 hours a day, pursuant to Section 130, Article III. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the CD-1, Commercial Low Intensity District zoning district; and

That the use is consistent with the Comprehensive Plan for the area in which the property is located; and

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan; and

That structures and uses associated with the request are consistent with the Land Development Regulations; and

That the public health, safety, morals, and general welfare will not be adversely affected; and

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

mb

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, as approved by the Planning Board, and accepted by the applicant, that a Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions:

1. This conditional Use Permit is issued to Asta Parking. Subsequent owners and/or operators shall be required to appear before the Board within 90 days of the change of ownership or operator to affirm their understanding of the conditions listed herein and to obtain a Modification to this Conditional Use Permit.
2. The Planning Board shall maintain jurisdiction on this Conditional Use Permit. If deemed necessary, at the request of the Planning Director or a Board member, the applicant shall present a progress report to the Board. The Board reserves the right to modify the Conditional Use approval at the time of the progress report in a non-substantive manner, to impose additional conditions to address possible problems, and to determine the timing and need for future progress reports. This Conditional Use Permit is also subject to modification or revocation under City Code Sec. 118-194 (c).
3. Within 90 days of the commencement of operation, the owner and/or operator shall be required to appear before the Board for a progress report.
4. The Planning Board shall retain the right to call the applicant or operator back before them and make modifications to this Conditional Use Permit should there be valid complaints about loud, excessive, unnecessary, or unusual noise, or if code violations have been issued to the property. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the applicant or operator for other reasons and for other modifications of this Conditional Use Permit.
5. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest or equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board, in advance, to affirm their understanding of the conditions listed herein.
6. The hours of operation for the parking lot shall be from 7:00 AM to Midnight.
7. A revised site and landscape plan shall be submitted to and approved by staff, in accordance to the following:
 - a. All existing and proposed lighting shall be noted on the site plan, subject to the review and approval of staff.
 - b. The applicant shall provide a revised landscape plan that includes irrigation.
 - c. The applicant shall obtain an approved building permit for resurfacing, striping and landscaping, and complete all work on site associated with such permit prior to the issuance of the Certificate of Use/Business Tax Receipt for the extended hours.



- d. All vehicles shall be parked in marked spaces, and there shall not be any tandem parking.
 - e. The applicant shall be responsible for operating this facility in an orderly, clean and quiet manner so that neighboring residents are not disturbed during the hours of operation. This shall include removing all trash from the lot not less than twice daily. The sounding of car alarms, automobile horns, playing of radios or any kind of audio system and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns, shall be posted on the site so they are plainly visible by, and legible to, users of the facility.
 - f. The applicant shall install a sign indicating the name and phone number of the operator to report complaints, as well as the phone number for Code Compliance. The design, material and location of such sign shall be part of the revised site plan, and shall be subject to the review and approval of staff. The maximum size of such sign shall not exceed that permitted by the City Code.
- 8. The applicant shall obtain a full building permit within 18 months from the date of the meeting at which the original Conditional Use permit was issued and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.
 - 9. The applicant shall resolve all outstanding code violations and fines for the subject property prior to the issuance of a Business Tax Receipt/Certificate of Use for this parking facility.
 - 10. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
 - 11. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
 - 12. Compliance with the aforesaid conditions shall be a prerequisite to obtaining a Certificate of Use/Business Tax Receipt.
 - 13. A Conditional Use Permit which lists the aforementioned conditions shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a Business Tax Receipt /Certificate of Use, or Certificate of Occupancy, whichever may occur first.
 - 14. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.



15. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.
16. Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit, certificate of occupancy, or certificate of completion shall be issued until this requirement has been satisfied.
17. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 14th day of APRIL, 2015.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, Planning and Zoning Manager
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 14th day of April, 2015, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[NOTARIAL SEAL]

Notary: [Signature]
Print Name
Notary Public, State of Florida
My Commission Expires:
Commission Number:

Approved As To Form:
Legal Department

Filed with the Clerk of the Planning Board on 04/14/15 ([Signature])

mb

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: ASTA PARKING INC

DBA:

IN CARE OF:

ADDRESS: 1615 Lenox Ave
MIAMI BEACH, FL -331390000

LICENSE NUMBER: BTR001902-01-2017

Beginning: 12/04/2017

Expires: 09/30/2018

Parcel No: 0232340020125

TRADE ADDRESS: 1615 Lenox Ave

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Additional Information

Storage Locations

Code	Business Type
95014500	PARKING LOT

--	--

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525

ASTA PARKING INC
1615 Lenox Ave
MIAMI BEACH, FL -331390000

3313900001



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

July 25, 2018

City of Miami Beach
Planning Department
1700 Convention Center Dr.
Miami Beach, FL 33139

Re: Property Owners List within 375 feet of:

SUBJECT: 1615 Lenox Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-002-0125

LEGAL DESCRIPTION: LINCOLN SUB PB 9-69 LOT 15 BLK 47

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

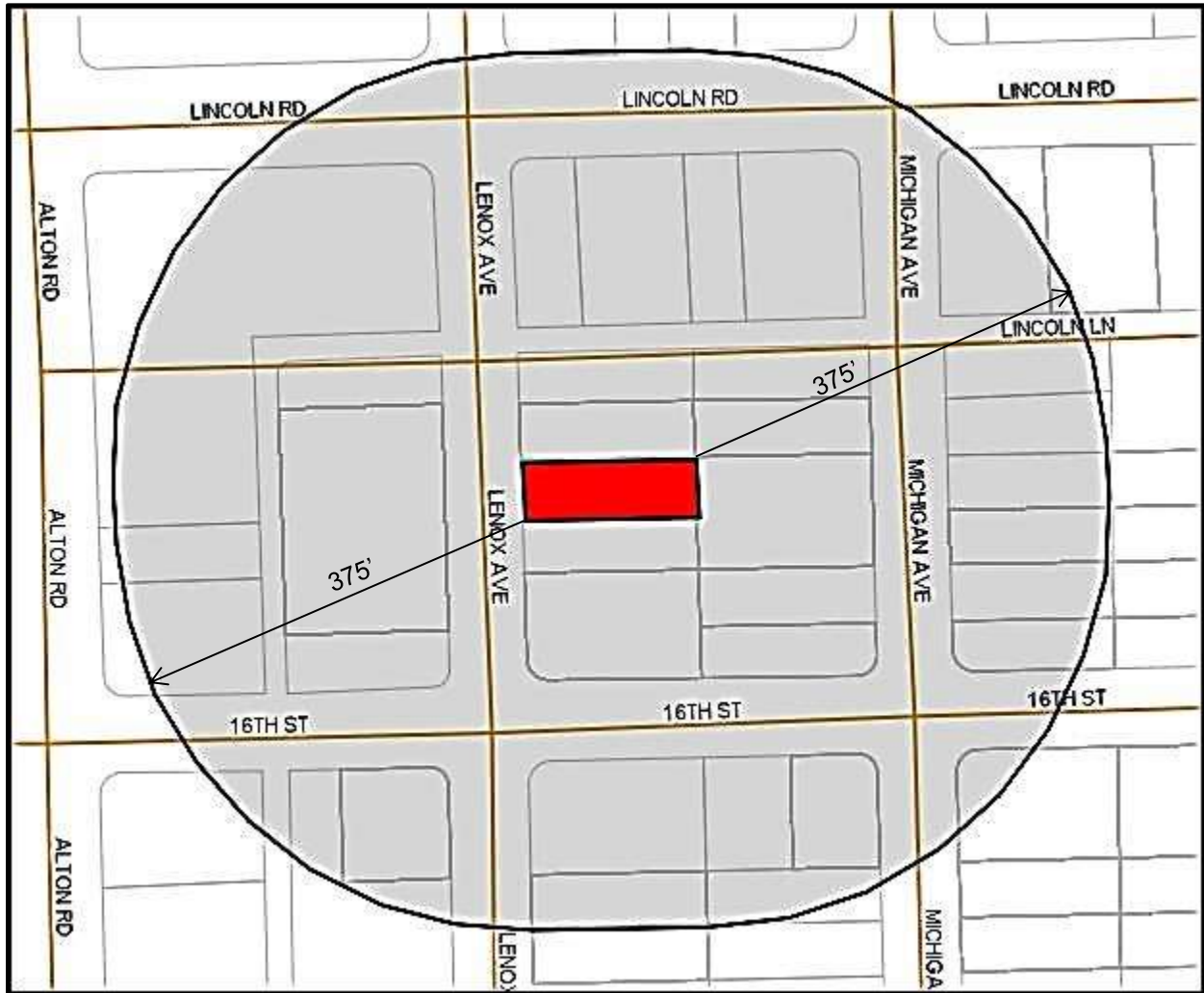
Total number of property owners without repetition: **292, including 8 international**



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 1615 Lenox Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-002-0125

LEGAL DESCRIPTION: LINCOLN SUB PB 9-69 LOT 15 BLK 47

9288 3990 QUEBEC INC
200 7250 BOUL TASCHEREAU
BROSSARD QC J4W 1M9
CANADA

DAMIEN TAYMANS
ISABELLE DELANDE
CHAUSEE DE LOUVAIN 151
WATERLOO 1410
BELGIUM

ENRICO CAMURATI
VIA ISERNIA 13 10151
TORINO
ITALY

ISABELLE ZU HOHENLOHE
JAGSTBERG TINO SCHUSTER JTRS
WITTELSBACHERSTRASSE 6
MUNICH 80469
GERMANY

MONICA ECHEVERRIA
PORTON DE LAS LOMAS
GUAYAQUIL
ECUADOR

REDROSES MIAMI INC
VIA DE QUARTO 58D
BAGNO A RIPOLI FLORENCE 50012
ITALY

SAMEER MERCHANT
18 HARBOUR ST #1110
TORONTO ONT M5J 2Z6
CANADA

VICTOR KALYUZHNY
TATIANA MISCHENKO
7 ORDZHENIKIDZE ST #120
MOSCOW 115419
RUSSIA

1000 LINCOLN ROAD LLC
1000 LINCOLN RD STE 210
MIAMI BEACH, FL 33139

1020 LINCOLN ROAD LLC
1000 LINCOLN ROAD SUITE 210
MIAMI BEACH, FL 33139

1024 LINCOLN ROAD LLC
1407 BROADWAY 41ST FLOOR
NEW YORK, NY 10018

1550 MICHIGAN LLC
300 ALTON RD #303
MIAMI BEACH, FL 33139-8913

1560 LENOX AVE LLC
1 PENN PLAZA 2615
NEW YORK, NY 10019

1560 LENOX LLC
1000 LINCOLN RD #210
MIAMI BEACH, FL 33139-2500

1600 LENOX LLC
7350 BISCAYNE BLVD
MIAMI, FL 33138

1609 ALTON OWNER LLC
C/O SUTTON EQUITY LLC
150 BROADWAY 2205
NEW YORK, NY 10038

1611 MICHIGAN AVE 2 LLC
1611 MICHIGAN AVE 2
MIAMI BEACH, FL 33139

1619 LENOX AVENUE UNIT 22 LLC
1020 NW 105 AVE # B 119
PLANTATION, FL 33322

918 STAR LLC C/O TRISTAR CAPITAL
510 LINCOLN RD
MIAMI BEACH, FL 33139

918 STAR LLC C/O TRISTAR CAPITAL
924 LINCOLN RD 205
MIAMI BEACH, FL 33139

940 LINCOLN RD ENTERPRISES INC
940 LINCOLN RD STE 301
MIAMI BEACH, FL 33139-2627

ABBA LENA LLC
1611 MICHIGAN AVE 19
MIAMI BEACH, FL 33139-2546

ABEL H ESPINOSA JENKIN JTRS
TODD B BOMAN JTRS
934 16TH ST APT 4
MIAMI BEACH, FL 33139

ABEL SOSA &W
SUSANA C ALEJANDRO A SOSA
327 NE 59 TER
MIAMI, FL 33137

AF MIDBLOCK 917
702 13 ST 109
MIAMI BEACH, FL 33139

ALBERT E BLAIR &W VIKTORIA BLAIR
17840 SW 70 PL
FT LAUDERDALE, FL 33371

ALCIDES BETANCOURT
21 E 3 ST #505
HIALEAH, FL 33010-4988

ALEA JACTA EST HOLDING CORP
15807 BISCAYNE BLVD #101
NORTH MIAMI BEACH, FL 33160

ALEKSEI STALNOV
1618 MICHIGAN AVE #26
MIAMI BEACH, FL 33139

ALEKSEI STALNOV
1618 MICHIGAN AVE #27
MIAMI BEACH, FL 33139

ALESSANDRA NGUYEN MANORY PRES
1618 MICHIGAN AVE #38
MIAMI BEACH, FL 33139

ALESSANDRO PAZZAGLIA
1508 MICHIGAN AVE 3
MIAMI BEACH, FL 33139

ALLAN YEAMAN
1610 LENOX AVE #208
MIAMI BEACH, FL 33139-2468

ALMA PROP INC
2650 BISCAYNE BLVD
MIAMI, FL 33137-4531

AMIN PAIN RELIEF NAUTICAL LLC
101 SOUTH FORT LAUDERDALE BEACH BLVD
#1906
FORT LAUDERDALE, FL 33316

ANDREA BRAME
1612 MICHIGAN AVE #11
MIAMI BEACH, FL 33139-2533

ANDREUS KAVALOS
1610 LENOX AVE 313
MIAMI BEACH, FL 33139

ANDREW HALLORAN & W MEGAN
804 NW 7 ST RD
MIAMI, FL 33136-3025

ANGELA V BENOIT
2580 SW 25 AVE
MIAMI, FL 33133

ANTHONY DVORAK
FADWA SAHLY
1551 LENOX AVE #5
MIAMI BEACH, FL 33139

ARLENE KAPLAN
PO BOX 840938
PEMBROKE PINES, FL 33084

ARMANDO Riestra EST OF
1590 MICHIGAN AVE #7
MIAMI BEACH, FL 33139-3354

ARRP MIAMI IV LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

ARY2001 INC
13499 BISCAYNE BLVD - TS1
MIAMI, FL 33181

ASHLEY FOCHTMAN
1600 MICHIGAN AVE 5
MIAMI BEACH, FL 33139-2543

BANKUNITED NA
7815 NW 148 ST
MIAMI LAKES, FL 33016

BARRY GOLLOP
1605 MICHIGAN AVE
MIAMI BEACH, FL 33139

BART DE MEIRSMAN
1551 LENOX AVE #8
MIAMI BEACH, FL 33139-3379

BE MIAMI INC
C/O FINLEY & BOLOGNA INTERNATIONAL
150 SE 2 AVE #1010
MIAMI, FL 33131

BELY TATIANA ALLEMANT
DOMINIK BOSSART
1896 TIGERTAIL AVE
MIAMI, FL 33133-3350

BOON HOLDINGS LLC
1000 LINCOLN RD 250
MIAMI BEACH, FL 33139

BRIAN SULLIVAN
1 HARBOR POINT RD APT 254
STAMFORD, CT 06902-7318

BUSINESS & INVEST S BEACH MIA LLC
2631 NE 165 ST
NORTH MIAMI BEACH, FL 33160

C & A 1560 LLC
7301 SW 57 CT STE 565
S MIAMI, FL 33143

CAMILLA INVESTMENT MIAMI LLC
8004 NW 154 ST 342
MIAMI LAKES, FL 33016

CAMILLE PUJOS
C/O BARNES INTER PROP CONSULTAN
1150 SW 22 ST
MIAMI, FL 33129

CAREL WORLDWIDE HOLDING CO
9316 BAY DR
SURFSIDE, FL 33154

CARFAMA MIAMI INC
450 ALTON RD UNIT 3205
MIAMI BEACH, FL 33139

CARLOS A ZEVALLOS JR
1618 MICHIGAN AVE #36
MIAMI BEACH, FL 33139-2537

CARLOS ARREDONDO
AGOSTINA PECHI
275 GREENWICH ST 60
NEW YORK, NY 10007

CARLOS CHACIN &W ANA MARIA
8888 COLLINS AVE AVE #115
SURFSIDE, FL 33154-3542

CAROLYN TORRES KELLEY TRS
CAROLYN TORRES KELLEY LIVING TR
1561 LENOX AVE #6
MIAMI BEACH, FL 33139

CHRISTINA STARR BONACOSSA
PIETRO BONACOSSA
1610 LENOX AVE 211
MIAMI BEACH, FL 33139

CHRISTINA STARR BONACOSSA
RAIMONDO BONACOSSA
1610 LENOX AVE 211
MIAMI BEACH, FL 33139

CHRISTOPHE DURAND JTRS
STEPHANE LE BECHEC JTRS
1605 LENOX AVE UNIT 1605-9
MIAMI BEACH, FL 33139

CHRISTOPHER D RENSHAW
1560 LENOX AVE #303
MIAMI BEACH, FL 33139

CIRCLE BENEFIT CORP
1611 MICHIGAN AVE APT 5
MIAMI BEACH, FL 33139

CITY OF MIAMI BEACH
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

COCO GROVE HOLDINGS INC
601 BRICKELL KEY DR STE 705
MIAMI, FL 33131-2649

CURRENT PROPERTY OWNER
1610 LENOX AVE UNIT 515
MIAMI BEACH, FL 33139

CURRENT PROPERTY OWNER
1611 MICHIGAN AVE UNIT 12
MIAMI BEACH, FL 33139

CURRENT PROPERTY OWNER
1612 MICHIGAN AVE UNIT 9 BLDG 2
MIAMI BEACH, FL 33139

CURRENT PROPERTY OWNER
1616 MICHIGAN AVE UNIT 3 BLDG 3
MIAMI BEACH, FL 33139

DAFNE INVESTMENTS INC
1330 15 ST #1
MIAMI BEACH, FL 33139

DAMIAN GLIATIS
1616 MICHIGAN AVE #5
MIAMI BEACH, FL 33139-2528

DARA KITTANI
1560 LENOX AVE #202
MIAMI BEACH, FL 33139

DAVID A DESORBO
1610 LENOX AVE #507
MIAMI BEACH, FL 33139-2475

DAVID SKOKNA
9 PIERREPONT ST
BROOKLYN, NY 11201

DAVID SZEKELY
2 INTERNATIONAL PLACE
BOSTON, MA 02110

DAVID VANNSON
EMMANUELLE VANNSON
1611 MICHIGAN AVE 24
MIAMI BEACH, FL 33139

DHARLIN LLC
1610 LENOX AVE 215
MIAMI BEACH, FL 33139

DODI INVESTMENT INC
C/O MANAL OLIVER AND ASSOCIATES
301 W 41 ST 501
MIAMI BEACH, FL 33140

DONALD BAKERT
1579 MONROE DR NE #F307
ATLANTA, GA 30324

DOUGLAS CHOO
328 MT MERINO RD
HUDSON, NY 12534

DUCKLAND INC
3250 GRAND AVE 201
COCONUT GROVE, FL 33133

EDEN SET LLC
20201 EAST COUNTRY CL DR #2507
MIAMI, FL 33180

EDGAR SARLI
TAMAR LOEB
1601 LENOX AVE #1601-1
MIAMI BEACH, FL 33139

EDGARDO MARIN
1618 MICHIGAN AVE #8
MIAMI BEACH, FL 33139

EDUARDO ZATYRKO % KARIM AMIM
1830 JEFFERSON AVE
MIAMI BEACH, FL 33139-2446

ELIDA I BRAGADO & ANA F AQUIRRE
1601 LENOX AVE UNIT 8
MIAMI BEACH, FL 33139-2400

ELITE BEACH ASSOCIATES LTD
% HARVEY K MATTEL
PO BOX 14723
FT LAUDERDALE, FL 33302-4723

ELIZABETH RODRIGUEZ
1605 LENOX AVE #1605-1
MIAMI BEACH, FL 33139-2487

ERIC WILLIAM DICKHAUS
1605 LENOX AVE 5
MIAMI BEACH, FL 33139

ESCAPE VELOCITY LLC
1560 LENOX AVE 205
MIAMI BEACH, FL 33139

ETIENNE PATTE BENEDICTE PATTE
1551 LENOX AVE # 6
MIAMI BEACH, FL 33139

EUGEKA LLC
950 BRICKELL BAY DR STE 5505
MIAMI, FL 33131

EVA LUISI
20 PINECREST RD
JERSEY CITY, NJ 07305

EVELYN F CARRERO
1610 LENOX AVE #316
MIAMI BEACH, FL 33139-2479

FABIO PARATICI
115 VENETIAN WAY DILIDO ISLAND
MIAMI BEACH, FL 33139

FAMLPRO INC
442 S TAMiami TR
OSPREY, FL 34229

FELOS ASSOCIATES LLC
7928 EAST DR APT 1008
NORTH BAY VILLAGE, FL 33141-5683

FILOMINA K GARCIA
1590 MICHIGAN AVE #6
MIAMI BEACH, FL 33139-3325

FIRST JERI CO ON MIAMI REAL ESTATE LLC
130 3 ST UNT 105
MIAMI BEACH, FL 33139

FIRST MTG EQUITIES INC
1605 BAY RD #401
MIAMI, FL 33139-2144

FIRST ON LINCOLN 103 LLC
130 3RD STREET UNIT #105
MIAMI BEACH, FL 33139

FIRST ON LINCOLN 106 LLC
130 3RD STREET #105
MIAMI BEACH, FL 33139

FIRST ON LINCOLN 203 LLC
130 3 ST #105
MIAMI BEACH, FL 33139

FIRST ON LINCOLN 207 LLC
130 3 ST UNIT 105
MIAMI BEACH, FL 33139

FIRST ON LINCOLN 302 LLC
130 3 ST UNIT 105
MIAMI BEACH, FL 33139

FIRST ON LINCOLN 304
130 3 ST #105
MIAMI BEACH, FL 33139

FIVE POINTS METROPOLITAN LLC
730 12 ST #11
MIAMI BEACH, FL 33139

FLORE CAPITAL MANAGEMENT LLC
435 21 ST # CU 4
MIAMI BEACH, FL 33139

FLORE LE NENAON
900 MERIDIAN AVE APT 208
MIAMI BEACH, FL 33139

FRANCES DORESTE
10 MIRO PLACE
PORT WASHINGTON NORTH, NY 11050

FRANCY AND VICTORY INC
235 LINCOLN RD STE 310
MIAMI BEACH, FL 33139

FRANK OLAECHEA
1601 LENOX AVE UNIT 3
MIAMI BEACH, FL 33139-2400

FRANK VECCHIO TRS
ALEXANDER W KNOWLTON TRS
80 METROPOLITAN AVE #5V
BROOKLYN, NY 11211

FRANKLIN CARDONA &W FANNY
1590 MICHIGAN AVE UNIT 5
MIAMI BEACH, FL 33139-3325

FRONTIER INTERNATIONAL LLC
1852 NE 144 ST
NORTH MIAMI, FL 33181

GALLERY ART 901 LLC
PO BOX 191095
MIAMI BEACH, FL 33119

GENIS SANCHEZ
1561 LENOX AVE #4
MIAMI BEACH, FL 33139-3338

GERALD SAMMARTANO
HONEY SAMMARTANO
222 LAWNTOWN RD
REDDING, CT 06896

GERALDINE S GHERON
1610 LENOX AVE #401
MIAMI BEACH, FL 33139

GERMARTI LLC
1600 MICHIGAN AVE #8
MIAMI BEACH, FL 33139

GIANLUCA GROSSI
1611 MICHIGAN AVE APT 23
MIAMI BEACH, FL 33139

GILBERT BOCH
ROLAND FELDER
1610 LENOX AVE 201
MIAMI BEACH, FL 33139

GIUSEPPE DI MURO LE
REM JAMES R QUINN
945 16 ST
MIAMI BEACH, FL 33139-2603

GMJ GROUP LLC
3360 NE 170 ST
NORTH MIAMI BEACH, FL 33160

GNES LLC
130 3 ST #105
MIAMI BEACH, FL 33139

GREAT MOUNTAIN INC
C/O FINLEY & BOLOGNA INTERNATIONAL
150 SE 2 AVE #1010
MIAMI, FL 33131

GREG CLARK
1610 MICHIGAN AVE UNIT 4
MIAMI BEACH, FL 33139-2516

GREGORY JOHN DYER II
555 10TH AVE APT 250
NEW YORK, NY 10018-0295

GREGORY ULTO
1481 EAST 45 ST
BROOKLYN, NY 11234

GROWING CAPITAL OF FLORIDA INC
762 SW 18 AVE
MIAMI, FL 33135

GUILLERMO MATTA & W LUDY &
MONICA MEJIA
1610 MICHIGAN AVE #8
MIAMI BEACH, FL 33139-2532

GUMA RE INC
1200 BRICKELL AVE 800
MIAMI, FL 33131

GUSTAVO PACHECO
1610 LENOX AVE 205
MIAMI BEACH, FL 33139

HENRY PERSOON JTRS
VALERI LANDI JTRS
1611 MICHIGAN AVE #27
MIAMI BEACH, FL 33139

HLF LLC
1618 MICHIGAN AVE 33
MIAMI BEACH, FL 33139

HOLALIAM LLC
6050 LA GORCE DR
MIAMI BEACH, FL 33140

HOPE BUILDINGS LLC
705 NE 94 ST
MIAMI SHORES, FL 33138

HORACIO AUGUSTO GENOLET
CATALINA FLAVIA ALVAREZ WATSON
1610 LENOX AVE 306
MIAMI BEACH, FL 33139

HUNTER G CHRISTOPH
300 ALTON RD #303
MIAMI BEACH, FL 33139-8913

IL SASSO LLC
235 LINCOLN RD 310
MIAMI BEACH, FL 33139

ILLIOSCO CORP
200 SUNNY ISLES BLVD #1606
SUNNY ISLES BEACH, FL 33160

IMMOBILIARE CVD USA LLC
520 WEST AVE 2104
MIAMI BEACH, FL 33139

ISAAC RODRIGUEZ & W ELIZABETH
1605 LENOX AVE #2
MIAMI BEACH, FL 33139-2443

ISABELLA RIZZA
5101 COLLINS AVE UNIT 11R
MIAMI BEACH, FL 33140

IVAN J IRIZARRY QUINTANA EST OF
372 CENTRAL PARK WEST # 2-T
NEW YORK, NY 10025

JACQUELINE GARCELL
WILLIAM A ZOFFINGER
1611 MICHIGAN AVE #14
MIAMI BEACH, FL 33139-2526

JAMES HARE &W TAMMY BEAULIEU
9132 KNOX AVE S
BLOOMINGTON, MN 55431

JAMES T POWELL
1601 LENOX AVE #1601-9
MIAMI BEACH, FL 33139-2485

JAMIE L GOFF
810 NE 16TH CT
FORT LAUDERDALE, FL 33305-3038

JAMMIN FOUR LLC
16508 NE 27 AVE
NORTH MIAMI BEACH, FL 33160

JAVIER & JULIAN ARIAS(JTRS)
1610 LENOX AVE 304
MIAMI BEACH, FL 33139

JEANINE MASSALOUPE CANCEL
1255 PENNSYLVANIA AVE # 308
MIAMI BEACH, FL 33139

JEFFREY E SAADEH TRS
JEFFREY & MICHAEL S PUIG LIV TR
MICHAEL S PUIG TRS
100 SOUTH LAUREL AVE
LOS ANGELES, CA 90048

JENNIE L THOMPSON
ROBERT J LEVY
1854 KALORAMA RD NW
WASHINGTON, DC 20009

JENNIFER FEIL
1610 LENOX AVE #508
MIAMI BEACH, FL 33139-2475

JOAN Z MOHAMMED
1000 VENETIAN WAY #1202
MIAMI BEACH, FL 33139

JOHANSON PROPERTIES IX LLC
1446 LENOX AVE 2
MIAMI BEACH, FL 33139

JOHN D SCHOEMANN
960 NE 99TH ST
MIAMI SHORES, FL 33138-2567

JOHN P WOODWARD
8898 SW 62 TER #7F
MIAMI, FL 33173

JOHN ROBERT FERRIS
934 16 ST 2
MIAMI BEACH, FL 33139

JORGE LEISECA
1610 LENOX AVE #504
MIAMI BEACH, FL 33139-2475

JOSE A MOCEGA
1610 MICHIGAN AVE #6
MIAMI BEACH, FL 33139-2532

JOSE A MOCEGA
325 MERIDIAN AVE #9
MIAMI BEACH, FL 33139-8713

JOSE ANTONIO RODRIGUEZ
PO BOX 190353
MIAMI BEACH, FL 33119

JOSEPH FRANTIN
5100 SW 72ND AVE
MIAMI, FL 33155

JOSEPH OLIVADOTI &W ANNA M & ETAL
251 BEECHWOOD DR
SHREWSBURY, NJ 07702

JUAN LUIS GEARA
1610 LENOX AVE # 312
MIAMI BEACH, FL 33139

JUAN MARCELO FRIAS JTRS
ANDREW ROSS COHAN JTRS
PO BOX 402767
MIAMI BEACH, FL 33140

JUDITH DEUTSCH
1610 LENOX AVE #314
MIAMI BEACH, FL 33139-2479

JULIAN A HADDAD
AGNES L HADDAD
1610 LENOX AVE APT 303
MIAMI BEACH, FL 33139-2472

KATHLEEN CATTIE
1616 MICHIGAN AVE #8
MIAMI BEACH, FL 33139-2528

KATHLEEN M VIVAS
1618 MICHIGAN AVE 34
MIAMI BEACH, FL 33139

KEITH C RIDLER
534 CADIEUX RD
GROSSE PTE, MI 48230-1509

KIMBERLY VAN HORN
2151 SW 112TH AVE
DAVIE, FL 33325-4809

KNICKERBOCKER 102 LLC
1500 BAY RD 1078 SOUTH
MIAMI BEACH, FL 33139

KRISTEN M ARIAS
1610 LENOX AVE 404
MIAMI BEACH, FL 33139

LANCELOTTI PROPERTIES LLC
1900 GLADES RD #102
BOCA RATON, FL 33431

LAND & SEA ENTERPRISE LLC
450 ALTON RD STE 1804
MIAMI BEACH, FL 33139

LEAH M DEVON
1610 LENOX AVE #202
MIAMI BEACH, FL 33139-2432

LENNPUL LLC
2721 EXECUTIVE PARK DR 4
WESTON, FL 33331

LENOX 102 LLC
930 JEFFERSON ST
HOLLYWOOD, FL 33019

LEO KINGSTON
1610 LENOX AVE APT 311
MIAMI BEACH, FL 33139

LEOPOLD DOMINIGUEZ
ELOY DOMINIGUEZ
1590 MICHIGAN AVE # 9
MIAMI BEACH, FL 33139-3354

LILIANA ROJAS
1610 LENOX AVE #403
MIAMI BEACH, FL 33139-2433

LONGOBARDA INC
478 E ALTAMONTE DR STE 108 420
ALTAMONTE SPRINGS, FL 32701

LORA ECKLER
ANDREA BRAME
1612 MICHIGAN AVE #12
MIAMI BEACH, FL 33139-2533

LUISA ALE LLC
1172 S DIXIE HWY #275
CORAL GABLES, FL 33146

LUISA KELESCIAN
1611 MICHIGAN AVE UNIT 21
MIAMI BEACH, FL 33139

LUZ NELLY NOGUEROLES TRS
THE NOGUEROLES FAMILY TRUST
PO BOX 863656
RIDGEWOOD, NY 11386

MANUEL ARTIME
16 W 16 ST #9-LS
NEW YORK, NY 10011

MANUELA D APOLLO
1561 LENOX AVE #10
MIAMI BEACH, FL 33139

MARCELLO BALDI
2242 SOUTH HALIFAX DRIVE
DAYTONA BEACH, FL 32118

MARCUS ROWAN
3510 TURTLECREEK BLVD #8F
DALLAS, TX 75219

MARGO E ARMSTRONG
8904 LOST VALLEY DR
MARS, PA 16046-4246

MARK B LEIDER TRS
MARK B LEIDER EXEMPT TRUST
112 WEST 72 ST 5G
NEW YORK, NY 10023

MAURIZIO ACQUAVELLA PESANTES
1610 LENOX AVE #204
MIAMI BEACH, FL 33139

MB SUNNY DAY LLC
1619 LENOX AVE 7
MIAMI BEACH, FL 33139

MCDONALD'S CORPORATION
% E C MANAGEMENT CORP
PO BOX 432720
SO MIAMI, FL 33243-2720

MCQUEEN PROPERTIES CORP
PO BOX 190026
MIAMI BEACH, FL 33139

MEISL USA LLC
1618 MICHIGAN AVE #21
MIAMI BEACH, FL 33139-2535

MELISSA SIGLER
1610 LENOX AVE 510
MIAMI BEACH, FL 33139

MICHAEL J PLUTINO
1551 LENNOX AVE #3
MIAMI BEACH, FL 33139

MICHAEL P KANAMINE
1618 MICHIGAN AVE #7
MIAMI BEACH, FL 33139

MICHELE GELSI
BARBARA AMORETTI
1619 LENOX AVE # 12
MIAMI BEACH, FL 33139

MICHELLE T O NEILL
1610 LENOX AVE #516
MIAMI BEACH, FL 33139-2476

MICHIGAN 7 LLC
4770 BISCAYNE BLVD STE 1430
MIAMI, FL 33137

MIGUEL R CARDENAS &W ELIZABETH R
1610 LENOX AVE UNIT 511
MIAMI BEACH, FL 33139-2476

MYRIAM MEDEROS LE
REM RAUL G MEDEROS
REM MYRIAM MEDEROS
1601 LENOX AVE 5
MIAMI BEACH, FL 33139

MYSHANNON LLC
2355 N BAY RD
MIAMI BEACH, FL 33140

NAHLA APARTMENTS LLC
1500 BAY RD UNIT 1464S
MIAMI BEACH, FL 33139

NAHLA USA PROPERTIES LLC
1500 BAY RD 1464S
MIAMI BEACH, FL 33139

NANCY DE LERA
LILIANA M CUELLO
7150 SW 17 TER
MIAMI, FL 33155

NEW HOUSE FLORIDA INC
1521 ALTON ROAD APT #732
MIAMI BEACH, FL 33139

NICHOLE RUSSELL
358 COMMONWEALTH AVE 14
BOSTON, MA 02115

NICOLAS LAGOMARSINO
DANIEL COBAUGH
1530 E STREET SE
WASHINGTON, DC 20003

NICOLAS PITSILOS
13 BLACK WALNUT
PALOS PARK, IL 60464

NICOLAS PITSILOS &W ELAINE PITSILOS
13 BLACK WALNUT
PALOS PARK, IL 60464

NIKOLAS G PITSILOS
ELENI PITSILOS
13 BLACK WALNUT TRAIL
PALOS PARK, IL 60464

NORMAN CELOTTO
EILEEN LYNCH
110 WEST 26 ST 7B
NEW YORK, NY 10001-6820

NUMBER 1 INVESTMENTS LLC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

OLGA ULLOA
1612 MICHIGAN AVE #10
MIAMI BEACH, FL 33139-2533

PATRICIA FERREIRA
1610 LENOX AVE 501
MIAMI BEACH, FL 33139

PATRICIA FERREIRA
JENNIFER FEIL
1610 LENOX AVE #517
MIAMI BEACH, FL 33139

PATRICIA FERREIRA JTRS
JENNIFER FEIL JTRS
1610 LENOX AVE #517
MIAMI BEACH, FL 33139

PAUL C KULINSKI &W BARBARA FAGA
147 THE PRADO NE
ATLANTA, GA 30309

PAUL KAWATA
1601 LENOX AVE #1601-10
MIAMI BEACH, FL 33139

PAUL M WHITE
DAVID P SCHRADER
130 W 30 ST APT 2C
NEW YORK, NY 10001

PAUL R CRAMER (JR)
925 16 ST
MIAMI BEACH, FL 33139-2603

PEDRO MAS
800 NORTH MIAMI AVE APT E1205
MIAMI, FL 33136

PESCIOLINO LLC
2378 SW 26 LN
MIAMI, FL 33133

PETER G KOUKIOS
2736 SW 23 ST
MIAMI, FL 33145-3308

PHILIPPE BARDON
1561 LENOX AVE #14
MIAMI BEACH, FL 33139-3360

PIERRE DUY
CARLA DUY
3238 DUCK POND CT
OAK HILL, VA 20171

PIETRO BONACOSSA
1610 LENOX AVE UNIT 211
MIAMI BEACH, FL 33139

PLAYA RETAIL INVESTMENTS LLC
270 BISCAYNE BLVD WAY STE 201
MIAMI, FL 33131

R DAVID NEW
1616 MICHIGAN AVE #1
MIAMI BEACH, FL 33139

REAL PROPERTIES LENOX LLC
2700 NORTH MIAMI AVE #401
MIAMI, FL 33127-4468

RELOISE LLC
1610 MICHIGAN AVE 3
MIAMI BEACH, FL 33139

RICHARD C HABBERLEY
16 ST MARKS PL #8
NEW YORK, NY 10003

RICHARD SEAVEY
1551 LENOX AVE #1
MIAMI BEACH, FL 33139-3339

ROBERT G MOURRY
1610 LENOX AVE 506
MIAMI BEACH, FL 33139

ROBERT P QUINN
MICHAEL J RILEY
1450 LINCOLN RD #905
MIAMI BEACH, FL 33139

ROBERTO PARIENTE LE
REM ALEXANDER PARIENTE
REM JEAN MARCH PARIENTE WALLENTIN
1560 LENOX AVE 302
MIAMI BEACH, FL 33139

RODRIGO SALEM
5640 COLLINS AVE #5C
MIAMI BEACH, FL 33140

RONALD RODRIGUEZ
1616 MICHIGAN AVE #6
MIAMI BEACH, FL 33139-2528

ROSSELLA ANSALDI JTRS
DINA SCATIGNO JTRS
1000 VENETIAN WAY #401
MIAMI BEACH, FL 33139

RUBEM ROBIERB DE FREITAS BEZERRA
450 ALTON RD 2706
MIAMI BEACH, FL 33139

SAMA5 LLC
9 ISLAND AVE 2409
MIAMI BEACH, FL 33139

SANBER CITY LLC
1610 LENOX AVE #203
MIAMI BEACH, FL 33139

SANBER CITY LLC
1610 LENOX AVE #408
MIAMI BEACH, FL 33139

SANBER CITY LLC
19707 TURNBERRY WAY #6-L
MIAMI, FL 33180

SANDRA A MARROQUIN
1610 LENOX AVE 411
MIAMI BEACH, FL 33139

SARA DARDER JTRS
ALAN LOUIS DARDER JTRS
4319 TYLER ST
HOLLYWOOD, FL 33021

SCHAAN PRAHA LLC
1611 MICHIGAN AVE APT 15
MIAMI BEACH, FL 33139

SOGA LLC
130 3 ST #105
MIAMI BEACH, FL 33139

SOL 1 LLC
2080 SOUTH OCEAN DR #1711
HALLANDALE, FL 33009

SONJA BOGENSPERGER
1610 LENOX AVE #302
MIAMI BEACH, FL 33139-2471

SOUTH FLORIDA ART CENTER INC
924 LINCOLN RD
MIAMI BEACH, FL 33139-2602

SOUTH FLORIDA ART CENTER INC
924 LINCOLN RD 205
MIAMI BEACH, FL 33139-2602

SOUTH FLORIDA ART CENTER INC
924 LINCOLN RD UNIT 1B
MIAMI BEACH, FL 33139-2602

SOUTH FLORIDA ART CENTER INC
924 LINCOLN RD UNIT 3B
MIAMI BEACH, FL 33139-2602

SOUTHERN BELL TEL & TEL CO
TAX ADM OFFICE
PO BOX 7207
BEDMINSTER, NJ 07921

SOUTHERN SHORE PROPERTIES INC
PO BOX 2150
VENTNOR, NJ 08406

STEFANO RACCIATTI &W CARMEN BARLETTA
1619 LENOX AVE #23
MIAMI BEACH, FL 33139

STEPHEN DICARMINE
1600 MICHIGAN AVE #9
MIAMI BEACH, FL 33139

STEVEN B HOPPING &W JULIA S
5704 BENT BRANCH RD
BETHESDA, MD 20816

STW REAL ESTATE LLC
1560 LENOX AVE # 304
MIAMI BEACH, FL 33139

SUNITA M DARYANANI &
SUNIL DARYANANI JTRS
1655 WASHINGTON AVE
MIAMI BEACH, FL 33139-3106

T BLAKE DANNER
1601 LENOX AVE #4
MIAMI BEACH, FL 33139-2400

TAMIR HARDOF
981 CUMBERLAND CT
FOSTER CITY, CA 94404-3519

THE ALLAN & MILDRED BERK FAMILY LIMITED
PARTNERSHIP
8905 SW 61 CT
MIAMI, FL 33156-1944

THERESA KIERNAN
1301 LEGACY LN
WILMINGTON, NC 28411

THOMAS THINGELSTAD
MARY THINGELSTAD
1008 16 ST
MIAMI BEACH, FL 33139

THOMAS A STAFFORD &W ANNE M
8227 LAKEVIEW DR
WEST PALM BEACH, FL 33412

THOMAS H PALOMBO JTRS &
BRANKO BUCAR JTRS
3034 KINGSTON CIR
SILVER LAKE, OH 44224

TIMOTHY E FOUNTAIN
1605 LENOX AVE #10
MIAMI BEACH, FL 33139-2443

TOPI LLC
1619 LENOX AVE # 2
MIAMI BEACH, FL 33139

TREA INVESTMENT INC
1616 MICHIGAN AVE # 17
MIAMI BEACH, FL 33139

TREA INVESTMENT INC
6415 LAKE WORTH RD 205
GREEN ACRES, FL 33463

URRACAS HOLDINGS LLC
6422 COLLINS AVE # 1610
MIAMI BEACH, FL 33144

VALERIA LANDI HENRY PERSON
1611 MICHIGAN AVE 10
MIAMI BEACH, FL 33139

VALEVALE LLC
1401 BAY RD 403
MIAMI BEACH, FL 33139

VCP LINCOLN ROAD LLC
C/O VORNADO REALTY TRUST
888 SEVENTH AVE
NEW YORK, NY 10106

VICTOR DELGADO
941 16TH ST
MIAMI BEACH, FL 33139

WATERCUP INVESTMENTS LLC
5901 NW 151 ST 126
MIAMI LAKES, FL 33014

WILKA INC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

WILMINGTON SAVING FUND
C/O STOREY LAW GROUP P A SOCIETY TRS
3670 MAGUIRE BLVD STE 200
ORLANDO, FL 32803

ZUDY OFFICE LLC
303 E DILIDO DR
MIAMI BEACH, FL 33139

Name	Address	City	State	Zip	Country
9288 3990 QUEBEC INC	200 7250 BOUL TASCHEREAU	BROSSARD QC J4W 1M9			CANADA
DAMIEN TAYMANS ISABELLE DELANDE	CHAUSEE DE LOUVAIN 151	WATERLOO 1410			BELGIUM
ENRICO CAMURATI	VIA ISERNIA 13 10151	TORINO			ITALY
ISABELLE ZU HOHENLOHE JAGSTBERG TINO SCHUSTER JTRS	WITTELSBACHERSTRASSE 6	MUNICH 80469			GERMANY
MONICA ECHEVERRIA	PORTON DE LAS LOMAS	GUAYAQUIL			ECUADOR
REDROSES MIAMI INC	VIA DE QUARTO 58D	BAGNO A RIPOLI FLORENCE 50012			ITALY
SAMEER MERCHANT	18 HARBOUR ST #1110	TORONTO ONT M5J 2Z6			CANADA
VICTOR KALYUZHNNY TATIANA MISCHENKO	7 ORDZHENIKIDZE ST #120	MOSCOW 115419			RUSSIA
1000 LINCOLN ROAD LLC	1000 LINCOLN RD STE 210	MIAMI BEACH	FL	33139	USA
1020 LINCOLN ROAD LLC	1000 LINCOLN ROAD SUITE 210	MIAMI BEACH	FL	33139	USA
1024 LINCOLN ROAD LLC	1407 BROADWAY 41ST FLOOR	NEW YORK	NY	10018	USA
1550 MICHIGAN LLC	300 ALTON RD #303	MIAMI BEACH	FL	33139-8913	USA
1560 LENOX AVE LLC	1 PENN PLAZA 2615	NEW YORK	NY	10019	USA
1560 LENOX LLC	1000 LINCOLN RD #210	MIAMI BEACH	FL	33139-2500	USA
1600 LENOX LLC	7350 BISCAYNE BLVD	MIAMI	FL	33138	USA
1609 ALTON OWNER LLC C/O SUTTON EQUITY LLC	150 BROADWAY 2205	NEW YORK	NY	10038	USA
1611 MICHIGAN AVE 2 LLC	1611 MICHIGAN AVE 2	MIAMI BEACH	FL	33139	USA
1619 LENOX AVENUE UNIT 22 LLC	1020 NW 105 AVE # B 119	PLANTATION	FL	33322	USA
918 STAR LLC C/O TRISTAR CAPITAL	510 LINCOLN RD	MIAMI BEACH	FL	33139	USA
918 STAR LLC C/O TRISTAR CAPITAL	924 LINCOLN RD 205	MIAMI BEACH	FL	33139	USA
940 LINCOLN RD ENTERPRISES INC	940 LINCOLN RD STE 301	MIAMI BEACH	FL	33139-2627	USA
ABBA LENA LLC	1611 MICHIGAN AVE 19	MIAMI BEACH	FL	33139-2546	USA
ABEL H ESPINOSA JENKIN JTRS TODD B BOMAN JTRS	934 16TH ST APT 4	MIAMI BEACH	FL	33139	USA
ABEL SOSA &W SUSANA C ALEJANDRO A SOSA	327 NE 59 TER	MIAMI	FL	33137	USA
AF MIDBLOCK 917	702 13 ST 109	MIAMI BEACH	FL	33139	USA
ALBERT E BLAIR &W VIKTORIA BLAIR	17840 SW 70 PL	FT LAUDERDALE	FL	33371	USA
ALCIDES BETANCOURT	21 E 3 ST #505	HIALEAH	FL	33010-4988	USA
ALEA JACTA EST HOLDING CORP	15807 BISCAYNE BLVD #101	NORTH MIAMI BEACH	FL	33160	USA
ALEKSEI STALNOV	1618 MICHIGAN AVE #26	MIAMI BEACH	FL	33139	USA
ALEKSEI STALNOV	1618 MICHIGAN AVE #27	MIAMI BEACH	FL	33139	USA
ALESSANDRA NGUYEN MANORY PRES	1618 MICHIGAN AVE #38	MIAMI BEACH	FL	33139	USA
ALESSANDRO PAZZAGLIA	1508 MICHIGAN AVE 3	MIAMI BEACH	FL	33139	USA
ALLAN YEAMAN	1610 LENOX AVE #208	MIAMI BEACH	FL	33139-2468	USA
ALMA PROP INC	2650 BISCAYNE BLVD	MIAMI	FL	33137-4531	USA
AMIN PAIN RELIEF NAUTICAL LLC	101 SOUTH FORT LAUDERDALE BEACH BLVD #1906	FORT LAUDERDALE	FL	33316	USA
ANDREA BRAME	1612 MICHIGAN AVE #11	MIAMI BEACH	FL	33139-2533	USA
ANDREUS KAVALOS	1610 LENOX AVE 313	MIAMI BEACH	FL	33139	USA
ANDREW HALLORAN &W MEGAN	804 NW 7 ST RD	MIAMI	FL	33136-3025	USA
ANGELA V BENOIT	2580 SW 25 AVE	MIAMI	FL	33133	USA
ANTHONY DVORAK FADWA SAHLY	1551 LENOX AVE #5	MIAMI BEACH	FL	33139	USA
ARLENE KAPLAN	PO BOX 840938	PEMBROKE PINES	FL	33084	USA
ARMANDO Riestra EST OF	1590 MICHIGAN AVE #7	MIAMI BEACH	FL	33139-3354	USA
ARRP MIAMI IV LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARY2001 INC	13499 BISCAYNE BLVD - TS1	MIAMI	FL	33181	USA
ASHLEY FOCHTMAN	1600 MICHIGAN AVE 5	MIAMI BEACH	FL	33139-2543	USA
BANKUNITED NA	7815 NW 148 ST	MIAMI LAKES	FL	33016	USA
BARRY GOLLOP	1605 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
BART DE MEIRSMAN	1551 LENOX AVE #8	MIAMI BEACH	FL	33139-3379	USA
BE MIAMI INC C/O FINLEY & BOLOGNA INTERNATIONAL	150 SE 2 AVE #1010	MIAMI	FL	33131	USA

BELY TATIANA ALLEMANT DOMINIK BOSSART	1896 TIGERTAIL AVE	MIAMI	FL	33133-3350	USA
BOON HOLDINGS LLC	1000 LINCOLN RD 250	MIAMI BEACH	FL	33139	USA
BRIAN SULLIVAN	1 HARBOR POINT RD APT 254	STAMFORD	CT	06902-7318	USA
BUSINESS & INVEST S BEACH MIA LLC	2631 NE 165 ST	NORTH MIAMI BEACH	FL	33160	USA
C & A 1560 LLC	7301 SW 57 CT STE 565	S MIAMI	FL	33143	USA
CAMILLA INVESTMENT MIAMI LLC	8004 NW 154 ST 342	MIAMI LAKES	FL	33016	USA
CAMILLE PUJOS C/O BARNES INTER PROP CONSULTAN	1150 SW 22 ST	MIAMI	FL	33129	USA
CAREL WORLDWIDE HOLDING CO	9316 BAY DR	SURFSIDE	FL	33154	USA
CARFAMA MIAMI INC	450 ALTON RD UNIT 3205	MIAMI BEACH	FL	33139	USA
CARLOS A ZEVALLOS JR	1618 MICHIGAN AVE #36	MIAMI BEACH	FL	33139-2537	USA
CARLOS ARREDONDO AGOSTINA PECHI	275 GREENWICH ST 60	NEW YORK	NY	10007	USA
CARLOS CHACIN & W ANA MARIA	8888 COLLINS AVE AVE #115	SURFSIDE	FL	33154-3542	USA
CAROLYN TORRES KELLEY TRS CAROLYN TORRES KELLEY LIVING TR	1561 LENOX AVE #6	MIAMI BEACH	FL	33139	USA
CHRISTINA STARR BONACOSSA PIETRO BONACOSSA	1610 LENOX AVE 211	MIAMI BEACH	FL	33139	USA
CHRISTINA STARR BONACOSSA RAIMONDO BONACOSSA	1610 LENOX AVE 211	MIAMI BEACH	FL	33139	USA
CHRISTOPHE DURAND JTRS STEPHANE LE BECHEC JTRS	1605 LENOX AVE UNIT 1605-9	MIAMI BEACH	FL	33139	USA
CHRISTOPHER D RENSHAW	1560 LENOX AVE #303	MIAMI BEACH	FL	33139	USA
CIRCLE BENEFIT CORP	1611 MICHIGAN AVE APT 5	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
COCO GROVE HOLDINGS INC	601 BRICKELL KEY DR STE 705	MIAMI	FL	33131-2649	USA
CURRENT PROPERTY OWNER	1610 LENOX AVE UNIT 515	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1611 MICHIGAN AVE UNIT 12	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1612 MICHIGAN AVE UNIT 9 BLDG 2	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1616 MICHIGAN AVE UNIT 3 BLDG 3	MIAMI BEACH	FL	33139	USA
DAFNE INVESTMENTS INC	1330 15 ST #1	MIAMI BEACH	FL	33139	USA
DAMIAN GLIATIS	1616 MICHIGAN AVE #5	MIAMI BEACH	FL	33139-2528	USA
DARA KITTANI	1560 LENOX AVE #202	MIAMI BEACH	FL	33139	USA
DAVID A DESORBO	1610 LENOX AVE #507	MIAMI BEACH	FL	33139-2475	USA
DAVID SKOKNA	9 PIERREPONT ST	BROOKLYN	NY	11201	USA
DAVID SZEKELY	2 INTERNATIONAL PLACE	BOSTON	MA	02110	USA
DAVID VANNSON EMMANUELLE VANNSON	1611 MICHIGAN AVE 24	MIAMI BEACH	FL	33139	USA
DHARLIN LLC	1610 LENOX AVE 215	MIAMI BEACH	FL	33139	USA
DODI INVESTMENT INC C/O MANAL OLIVER AND ASSOCIATES	301 W 41 ST 501	MIAMI BEACH	FL	33140	USA
DONALD BAKERT	1579 MONROE DR NE #F307	ATLANTA	GA	30324	USA
DOUGLAS CHOO	328 MT MERINO RD	HUDSON	NY	12534	USA
DUCKLAND INC	3250 GRAND AVE 201	COCONUT GROVE	FL	33133	USA
EDEN SET LLC	20201 EAST COUNTRY CL DR #2507	MIAMI	FL	33180	USA
EDGAR SARLI TAMAR LOEB	1601 LENOX AVE #1601-1	MIAMI BEACH	FL	33139	USA
EDGARDO MARIN	1618 MICHIGAN AVE #8	MIAMI BEACH	FL	33139	USA
EDUARDO ZATYRKO % KARIM AMIM	1830 JEFFERSON AVE	MIAMI BEACH	FL	33139-2446	USA
ELIDA I BRAGADO & ANA F AQUIRRE	1601 LENOX AVE UNIT 8	MIAMI BEACH	FL	33139-2400	USA
ELITE BEACH ASSOCIATES LTD % HARVEY K MATTEL	PO BOX 14723	FT LAUDERDALE	FL	33302-4723	USA
ELIZABETH RODRIGUEZ	1605 LENOX AVE #1605-1	MIAMI BEACH	FL	33139-2487	USA
ERIC WILLIAM DICKHAUS	1605 LENOX AVE 5	MIAMI BEACH	FL	33139	USA
ESCAPE VELOCITY LLC	1560 LENOX AVE 205	MIAMI BEACH	FL	33139	USA
ETIENNE PATTE BENEDICTE PATTE	1551 LENOX AVE # 6	MIAMI BEACH	FL	33139	USA
EUGEKA LLC	950 BRICKELL BAY DR STE 5505	MIAMI	FL	33131	USA
EVA LUISI	20 PINECREST RD	JERSEY CITY	NJ	07305	USA
EVELYN F CARRERO	1610 LENOX AVE #316	MIAMI BEACH	FL	33139-2479	USA
FABIO PARATICI	115 VENETIAN WAY DILIDO ISLAND	MIAMI BEACH	FL	33139	USA

FAMLPRO INC	442 S TAMiami TR	OSPREY	FL	34229	USA
FELOS ASSOCIATES LLC	7928 EAST DR APT 1008	NORTH BAY VILLAGE	FL	33141-5683	USA
FILOMINA K GARCIA	1590 MICHIGAN AVE #6	MIAMI BEACH	FL	33139-3325	USA
FIRST JERI CO ON MIAMI REAL ESTATE LLC	130 3 ST UNT 105	MIAMI BEACH	FL	33139	USA
FIRST MTG EQUITIES INC	1605 BAY RD #401	MIAMI	FL	33139-2144	USA
FIRST ON LINCOLN 103 LLC	130 3RD STREET UNIT #105	MIAMI BEACH	FL	33139	USA
FIRST ON LINCOLN 106 LLC	130 3RD STREET #105	MIAMI BEACH	FL	33139	USA
FIRST ON LINCOLN 203 LLC	130 3 ST #105	MIAMI BEACH	FL	33139	USA
FIRST ON LINCOLN 207 LLC	130 3 ST UNIT 105	MIAMI BEACH	FL	33139	USA
FIRST ON LINCOLN 302 LLC	130 3 ST UNIT 105	MIAMI BEACH	FL	33139	USA
FIRST ON LINCOLN 304	130 3 ST #105	MIAMI BEACH	FL	33139	USA
FIVE POINTS METROPOLITAN LLC	730 12 ST #11	MIAMI BEACH	FL	33139	USA
FLORE CAPITAL MANAGEMENT LLC	435 21 ST # CU 4	MIAMI BEACH	FL	33139	USA
FLORE LE NENAON	900 MERIDIAN AVE APT 208	MIAMI BEACH	FL	33139	USA
FRANCES DORESTE	10 MIRO PLACE	PORT WASHINGTON NORTH	NY	11050	USA
FRANCY AND VICTORY INC	235 LINCOLN RD STE 310	MIAMI BEACH	FL	33139	USA
FRANK OLAECHEA	1601 LENOX AVE UNIT 3	MIAMI BEACH	FL	33139-2400	USA
FRANK VECCHIO TRS ALEXANDER W KNOWLTON TRS	80 METROPOLITAN AVE #5V	BROOKLYN	NY	11211	USA
FRANKLIN CARDONA &W FANNY	1590 MICHIGAN AVE UNIT 5	MIAMI BEACH	FL	33139-3325	USA
FRONTIER INTERNATIONAL LLC	1852 NE 144 ST	NORTH MIAMI	FL	33181	USA
GALLERY ART 901 LLC	PO BOX 191095	MIAMI BEACH	FL	33119	USA
GENIS SANCHEZ	1561 LENOX AVE #4	MIAMI BEACH	FL	33139-3338	USA
GERALD SAMMARTANO HONEY SAMMARTANO	222 LAWNTOWN RD	REDDING	CT	06896	USA
GERALDINE S GHERON	1610 LENOX AVE #401	MIAMI BEACH	FL	33139	USA
GERMARTI LLC	1600 MICHIGAN AVE #8	MIAMI BEACH	FL	33139	USA
GIANLUCA GROSSI	1611 MICHIGAN AVE APT 23	MIAMI BEACH	FL	33139	USA
GILBERT BOCH ROLAND FELDER	1610 LENOX AVE 201	MIAMI BEACH	FL	33139	USA
GIUSEPPE DI MURO LE REM JAMES R QUINN	945 16 ST	MIAMI BEACH	FL	33139-2603	USA
GMJ GROUP LLC	3360 NE 170 ST	NORTH MIAMI BEACH	FL	33160	USA
GNES LLC	130 3 ST #105	MIAMI BEACH	FL	33139	USA
GREAT MOUNTAIN INC C/O FINLEY & BOLOGNA INTERNATIONAL	150 SE 2 AVE #1010	MIAMI	FL	33131	USA
GREG CLARK	1610 MICHIGAN AVE UNIT 4	MIAMI BEACH	FL	33139-2516	USA
GREGORY JOHN DYER II	555 10TH AVE APT 250	NEW YORK	NY	10018-0295	USA
GREGORY ULTO	1481 EAST 45 ST	BROOKLYN	NY	11234	USA
GROWING CAPITAL OF FLORIDA INC	762 SW 18 AVE	MIAMI	FL	33135	USA
GUILLERMO MATTA &W LUDY & MONICA MEJIA	1610 MICHIGAN AVE #8	MIAMI BEACH	FL	33139-2532	USA
GUMA RE INC	1200 BRICKELL AVE 800	MIAMI	FL	33131	USA
GUSTAVO PACHECO	1610 LENOX AVE 205	MIAMI BEACH	FL	33139	USA
HENRY PERSOON JTRS VALERI LANDI JTRS	1611 MICHIGAN AVE #27	MIAMI BEACH	FL	33139	USA
HLF LLC	1618 MICHIGAN AVE 33	MIAMI BEACH	FL	33139	USA
HOLALIAM LLC	6050 LA GORCE DR	MIAMI BEACH	FL	33140	USA
HOPE BUILDINGS LLC	705 NE 94 ST	MIAMI SHORES	FL	33138	USA
HORACIO AUGUSTO GENOLET CATALINA FLAVIA ALVAREZ WATSON	1610 LENOX AVE 306	MIAMI BEACH	FL	33139	USA
HUNTER G CHRISTOPH	300 ALTON RD #303	MIAMI BEACH	FL	33139-8913	USA
IL SASSO LLC	235 LINCOLN RD 310	MIAMI BEACH	FL	33139	USA
ILLIOSCO CORP	200 SUNNY ISLES BLVD #1606	SUNNY ISLES BEACH	FL	33160	USA
IMMOBILIARE CVD USA LLC	520 WEST AVE 2104	MIAMI BEACH	FL	33139	USA
ISAAC RODRIGUEZ &W ELIZABETH	1605 LENOX AVE #2	MIAMI BEACH	FL	33139-2443	USA
ISABELLA RIZZA	5101 COLLINS AVE UNIT 11R	MIAMI BEACH	FL	33140	USA
IVAN J IRIZARRY QUINTANA EST OF	372 CENTRAL PARK WEST # 2-T	NEW YORK	NY	10025	USA

JACQUELINE GARCELL WILLIAM A ZOFFINGER	1611 MICHIGAN AVE #14	MIAMI BEACH	FL	33139-2526	USA
JAMES HARE &W TAMMY BEAULIEU	9132 KNOX AVE S	BLOOMINGTON	MN	55431	USA
JAMES T POWELL	1601 LENOX AVE #1601-9	MIAMI BEACH	FL	33139-2485	USA
JAMIE L GOFF	810 NE 16TH CT	FORT LAUDERDALE	FL	33305-3038	USA
JAMMIN FOUR LLC	16508 NE 27 AVE	NORTH MIAMI BEACH	FL	33160	USA
JAVIER & JULIAN ARIAS(JTRS)	1610 LENOX AVE 304	MIAMI BEACH	FL	33139	USA
JEANINE MASSALOUP CANCEL	1255 PENNSYLVANIA AVE # 308	MIAMI BEACH	FL	33139	USA
JEFFREY E SAADEH TRS JEFFREY & MICHAEL S PUIG LIV TR MICHAEL S PUIG TRS	100 SOUTH LAUREL AVE	LOS ANGELES	CA	90048	USA
JENNIE L THOMPSON ROBERT J LEVY	1854 KALORAMA RD NW	WASHINGTON	DC	20009	USA
JENNIFER FEIL	1610 LENOX AVE #508	MIAMI BEACH	FL	33139-2475	USA
JOAN Z MOHAMMED	1000 VENETIAN WAY #1202	MIAMI BEACH	FL	33139	USA
JOHANSON PROPERTIES IX LLC	1446 LENOX AVE 2	MIAMI BEACH	FL	33139	USA
JOHN D SCHOEMANN	960 NE 99TH ST	MIAMI SHORES	FL	33138-2567	USA
JOHN P WOODWARD	8898 SW 62 TER #7F	MIAMI	FL	33173	USA
JOHN ROBERT FERRIS	934 16 ST 2	MIAMI BEACH	FL	33139	USA
JORGE LEISECA	1610 LENOX AVE #504	MIAMI BEACH	FL	33139-2475	USA
JOSE A MOCEGA	1610 MICHIGAN AVE #6	MIAMI BEACH	FL	33139-2532	USA
JOSE A MOCEGA	325 MERIDIAN AVE #9	MIAMI BEACH	FL	33139-8713	USA
JOSE ANTONIO RODRIGUEZ	PO BOX 190353	MIAMI BEACH	FL	33119	USA
JOSEPH FRANTIN	5100 SW 72ND AVE	MIAMI	FL	33155	USA
JOSEPH OLIVADOTI &W ANNA M & ETAL	251 BEECHWOOD DR	SHREWSBURY	NJ	07702	USA
JUAN LUIS GEARA	1610 LENOX AVE # 312	MIAMI BEACH	FL	33139	USA
JUAN MARCELO FRIAS JTRS ANDREW ROSS COHAN JTRS	PO BOX 402767	MIAMI BEACH	FL	33140	USA
JUDITH DEUTSCH	1610 LENOX AVE #314	MIAMI BEACH	FL	33139-2479	USA
JULIAN A HADDAD AGNES L HADDAD	1610 LENOX AVE APT 303	MIAMI BEACH	FL	33139-2472	USA
KATHLEEN CATTIE	1616 MICHIGAN AVE #8	MIAMI BEACH	FL	33139-2528	USA
KATHLEEN M VIVAS	1618 MICHIGAN AVE 34	MIAMI BEACH	FL	33139	USA
KEITH C RIDLER	534 CADIEUX RD	GROSSE PTE	MI	48230-1509	USA
KIMBERLY VAN HORN	2151 SW 112TH AVE	DAVIE	FL	33325-4809	USA
KNICKERBOCKER 102 LLC	1500 BAY RD 1078 SOUTH	MIAMI BEACH	FL	33139	USA
KRISTEN M ARIAS	1610 LENOX AVE 404	MIAMI BEACH	FL	33139	USA
LANCELLOTTI PROPERTIES LLC	1900 GLADES RD #102	BOCA RATON	FL	33431	USA
LAND & SEA ENTERPRISE LLC	450 ALTON RD STE 1804	MIAMI BEACH	FL	33139	USA
LEAH M DEVON	1610 LENOX AVE #202	MIAMI BEACH	FL	33139-2432	USA
LENNPUL LLC	2721 EXECUTIVE PARK DR 4	WESTON	FL	33331	USA
LENOX 102 LLC	930 JEFFERSON ST	HOLLYWOOD	FL	33019	USA
LEO KINGSTON	1610 LENOX AVE APT 311	MIAMI BEACH	FL	33139	USA
LEOPOLD DOMINIGUEZ ELOY DOMINIGUEZ	1590 MICHIGAN AVE # 9	MIAMI BEACH	FL	33139-3354	USA
LILIANA ROJAS	1610 LENOX AVE #403	MIAMI BEACH	FL	33139-2433	USA
LONGOBARDA INC	478 E ALTAMONTE DR STE 108 420	ALTAMONTE SPRINGS	FL	32701	USA
LORA ECKLER ANDREA BRAME	1612 MICHIGAN AVE #12	MIAMI BEACH	FL	33139-2533	USA
LUISA ALE LLC	1172 S DIXIE HWY #275	CORAL GABLES	FL	33146	USA
LUISA KELESCIAN	1611 MICHIGAN AVE UNIT 21	MIAMI BEACH	FL	33139	USA
LUZ NELLY NOGUEROLES TRS THE NOGUEROLES FAMILY TRUST	PO BOX 863656	RIDGEWOOD	NY	11386	USA
MANUEL ARTIME	16 W 16 ST #9-LS	NEW YORK	NY	10011	USA
MANUELA D APOLLO	1561 LENOX AVE #10	MIAMI BEACH	FL	33139	USA
MARCELLO BALDI	2242 SOUTH HALIFAX DRIVE	DAYTONA BEACH	FL	32118	USA
MARCUS ROWAN	3510 TURTLECREEK BLVD #8F	DALLAS	TX	75219	USA
MARGO E ARMSTRONG	8904 LOST VALLEY DR	MARS	PA	16046-4246	USA
MARK B LEIDER TRS MARK B LEIDER EXEMPT TRUST	112 WEST 72 ST 5G	NEW YORK	NY	10023	USA

MAURIZIO ACQUAVELLA PESANTES	1610 LENOX AVE #204	MIAMI BEACH	FL	33139	USA
MB SUNNY DAY LLC	1619 LENOX AVE 7	MIAMI BEACH	FL	33139	USA
MCDONALD'S CORPORATION % E C MANAGEMENT CORP	PO BOX 432720	SO MIAMI	FL	33243-2720	USA
MCQUEEN PROPERTIES CORP	PO BOX 190026	MIAMI BEACH	FL	33139	USA
MEISL USA LLC	1618 MICHIGAN AVE #21	MIAMI BEACH	FL	33139-2535	USA
MELISSA SIGLER	1610 LENOX AVE 510	MIAMI BEACH	FL	33139	USA
MICHAEL J PLUTINO	1551 LENNOX AVE #3	MIAMI BEACH	FL	33139	USA
MICHAEL P KANAMINE	1618 MICHIGAN AVE #7	MIAMI BEACH	FL	33139	USA
MICHELE GELSI BARBARA AMORETTI	1619 LENOX AVE # 12	MIAMI BEACH	FL	33139	USA
MICHELLE T O NEILL	1610 LENOX AVE #516	MIAMI BEACH	FL	33139-2476	USA
MICHIGAN 7 LLC	4770 BISCAYNE BLVD STE 1430	MIAMI	FL	33137	USA
MIGUEL R CARDENAS &W ELIZABETH R	1610 LENOX AVE UNIT 511	MIAMI BEACH	FL	33139-2476	USA
MYRIAM MEDEROS LE REM RAUL G MEDEROS REM MYRIAM MEDEROS	1601 LENOX AVE 5	MIAMI BEACH	FL	33139	USA
MYSHANNON LLC	2355 N BAY RD	MIAMI BEACH	FL	33140	USA
NAHLA APARTMENTS LLC	1500 BAY RD UNIT 1464S	MIAMI BEACH	FL	33139	USA
NAHLA USA PROPERTIES LLC	1500 BAY RD 1464S	MIAMI BEACH	FL	33139	USA
NANCY DE LERA LILIANA M CUELLO	7150 SW 17 TER	MIAMI	FL	33155	USA
NEW HOUSE FLORIDA INC	1521 ALTON ROAD APT #732	MIAMI BEACH	FL	33139	USA
NICHOLE RUSSELL	358 COMMONWEALTH AVE 14	BOSTON	MA	02115	USA
NICOLAS LAGOMARSINO DANIEL COBAUGH	1530 E STREET SE	WASHINGTON	DC	20003	USA
NICOLAS PITSILOS	13 BLACK WALNUT	PALOS PARK	IL	60464	USA
NICOLAS PITSILOS &W ELAINE PITSILOS	13 BLACK WALNUT	PALOS PARK	IL	60464	USA
NIKOLAS G PITSILOS ELENI PITSILOS	13 BLACK WALNUT TRAIL	PALOS PARK	IL	60464	USA
NORMAN CELOTTO EILEEN LYNCH	110 WEST 26 ST 7B	NEW YORK	NY	10001-6820	USA
NUMBER 1 INVESTMENTS LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
OLGA ULLOA	1612 MICHIGAN AVE #10	MIAMI BEACH	FL	33139-2533	USA
PATRICIA FERREIRA	1610 LENOX AVE 501	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA JENNIFER FEIL	1610 LENOX AVE #517	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA JTRS JENNIFER FEIL JTRS	1610 LENOX AVE #517	MIAMI BEACH	FL	33139	USA
PAUL C KULINSKI &W BARBARA FAGA	147 THE PRADO NE	ATLANTA	GA	30309	USA
PAUL KAWATA	1601 LENOX AVE #1601-10	MIAMI BEACH	FL	33139	USA
PAUL M WHITE DAVID P SCHRADER	130 W 30 ST APT 2C	NEW YORK	NY	10001	USA
PAUL R CRAMER (JR)	925 16 ST	MIAMI BEACH	FL	33139-2603	USA
PEDRO MAS	800 NORTH MIAMI AVE APT E1205	MIAMI	FL	33136	USA
PESCIOLINO LLC	2378 SW 26 LN	MIAMI	FL	33133	USA
PETER G KOUKIOS	2736 SW 23 ST	MIAMI	FL	33145-3308	USA
PHILIPPE BARDO	1561 LENOX AVE #14	MIAMI BEACH	FL	33139-3360	USA
PIERRE DUY CARLA DUY	3238 DUCK POND CT	OAK HILL	VA	20171	USA
PIETRO BONACOSSA	1610 LENOX AVE UNIT 211	MIAMI BEACH	FL	33139	USA
PLAYA RETAIL INVESTMENTS LLC	270 BISCAYNE BLVD WAY STE 201	MIAMI	FL	33131	USA
R DAVID NEW	1616 MICHIGAN AVE #1	MIAMI BEACH	FL	33139	USA
REAL PROPERTIES LENOX LLC	2700 NORTH MIAMI AVE #401	MIAMI	FL	33127-4468	USA
RELOISE LLC	1610 MICHIGAN AVE 3	MIAMI BEACH	FL	33139	USA
RICHARD C HABBERLEY	16 ST MARKS PL #8	NEW YORK	NY	10003	USA
RICHARD SEAVEY	1551 LENOX AVE #1	MIAMI BEACH	FL	33139-3339	USA
ROBERT G MOURRY	1610 LENOX AVE 506	MIAMI BEACH	FL	33139	USA
ROBERT P QUINN MICHAEL J RILEY	1450 LINCOLN RD #905	MIAMI BEACH	FL	33139	USA
ROBERTO PARIENTE LE REM ALEXANDER PARIENTE REM JEAN MARCH PARIENTE WALLENTIN	1560 LENOX AVE 302	MIAMI BEACH	FL	33139	USA
RODRIGO SALEM	5640 COLLINS AVE #5C	MIAMI BEACH	FL	33140	USA
RONALD RODRIGUEZ	1616 MICHIGAN AVE #6	MIAMI BEACH	FL	33139-2528	USA

ROSSELLA ANSALDI JTRS DINA SCATIGNO JTRS	1000 VENETIAN WAY #401	MIAMI BEACH	FL	33139	USA
RUBEM ROBIERB DE FREITAS BEZERRA	450 ALTON RD 2706	MIAMI BEACH	FL	33139	USA
SAMAS LLC	9 ISLAND AVE 2409	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	1610 LENOX AVE #203	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	1610 LENOX AVE #408	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	19707 TURNBERRY WAY #6-L	MIAMI	FL	33180	USA
SANDRA A MARROQUIN	1610 LENOX AVE 411	MIAMI BEACH	FL	33139	USA
SARA DARDER JTRS ALAN LOUIS DARDER JTRS	4319 TYLER ST	HOLLYWOOD	FL	33021	USA
SCHAAN PRAHA LLC	1611 MICHIGAN AVE APT 15	MIAMI BEACH	FL	33139	USA
SOGA LLC	130 3 ST #105	MIAMI BEACH	FL	33139	USA
SOL 1 LLC	2080 SOUTH OCEAN DR #1711	HALLANDALE	FL	33009	USA
SONJA BOGENSPERGER	1610 LENOX AVE #302	MIAMI BEACH	FL	33139-2471	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD	MIAMI BEACH	FL	33139-2602	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD 205	MIAMI BEACH	FL	33139-2602	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD UNIT 1B	MIAMI BEACH	FL	33139-2602	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD UNIT 3B	MIAMI BEACH	FL	33139-2602	USA
SOUTHERN BELL TEL & TEL CO TAX ADM OFFICE	PO BOX 7207	BEDMINSTER	NJ	07921	USA
SOUTHERN SHORE PROPERTIES INC	PO BOX 2150	VENTNOR	NJ	08406	USA
STEFANO RACCIATTI & W CARMEN BARLETTA	1619 LENOX AVE #23	MIAMI BEACH	FL	33139	USA
STEPHEN DICARMINE	1600 MICHIGAN AVE #9	MIAMI BEACH	FL	33139	USA
STEVEN B HOPPING & W JULIA S	5704 BENT BRANCH RD	BETHESDA	MD	20816	USA
STW REAL ESTATE LLC	1560 LENOX AVE # 304	MIAMI BEACH	FL	33139	USA
SUNITA M DARYANANI & SUNIL DARYANANI JTRS	1655 WASHINGTON AVE	MIAMI BEACH	FL	33139-3106	USA
T BLAKE DANNER	1601 LENOX AVE #4	MIAMI BEACH	FL	33139-2400	USA
TAMIR HARDOF	981 CUMBERLAND CT	FOSTER CITY	CA	94404-3519	USA
THE ALLAN & MILDRED BERK FAMILY LIMITED PARTNERSHIP	8905 SW 61 CT	MIAMI	FL	33156-1944	USA
THERESA KIERNAN	1301 LEGACY LN	WILMINGTON	NC	28411	USA
THOMAS THINGELSTAD MARY THINGELSTAD	1008 16 ST	MIAMI BEACH	FL	33139	USA
THOMAS A STAFFORD & W ANNE M	8227 LAKEVIEW DR	WEST PALM BEACH	FL	33412	USA
THOMAS H PALOMBO JTRS & BRANKO BUCAR JTRS	3034 KINGSTON CIR	SILVER LAKE	OH	44224	USA
TIMOTHY E FOUNTAIN	1605 LENOX AVE #10	MIAMI BEACH	FL	33139-2443	USA
TOPI LLC	1619 LENOX AVE # 2	MIAMI BEACH	FL	33139	USA
TREA INVESTMENT INC	1616 MICHIGAN AVE # 17	MIAMI BEACH	FL	33139	USA
TREA INVESTMENT INC	6415 LAKE WORTH RD 205	GREEN ACRES	FL	33463	USA
URRACAS HOLDINGS LLC	6422 COLLINS AVE # 1610	MIAMI BEACH	FL	33144	USA
VALERIA LANDI HENRY PERSOON	1611 MIGHIGAN AVE 10	MIAMI BEACH	FL	33139	USA
VALEVALE LLC	1401 BAY RD 403	MIAMI BEACH	FL	33139	USA
VCP LINCOLN ROAD LLC C/O VORNADO REALTY TRUST	888 SEVENTH AVE	NEW YORK	NY	10106	USA
VICTOR DELGADO	941 16TH ST	MIAMI BEACH	FL	33139	USA
WATERCUP INVESTMENTS LLC	5901 NW 151 ST 126	MIAMI LAKES	FL	33014	USA
WILKA INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
WILMINGTON SAVING FUND C/O STOREY LAW GROUP P A SOCIETY TRS	3670 MAGUIRE BLVD STE 200	ORLANDO	FL	32803	USA
ZUDY OFFICE LLC	303 E DILIDO DR	MIAMI BEACH	FL	33139	USA

Name	Address	City	State	Zip	Country
9288 3990 QUEBEC INC	200 7250 BOUL TASCHEREAU	BROSSARD QC J4W 1M9			CANADA
DAMIEN TAYMANS ISABELLE DELANDE	CHAUSEE DE LOUVAIN 151	WATERLOO 1410			BELGIUM
ENRICO CAMURATI	VIA ISERNIA 13 10151	TORINO			ITALY
ISABELLE ZU HOHENLOHE JAGSTBERG TINO SCHUSTER JTRS	WITTELSBACHERSTRASSE 6	MUNICH 80469			GERMANY
MONICA ECHEVERRIA	PORTON DE LAS LOMAS	GUAYAQUIL			ECUADOR
REDROSES MIAMI INC	VIA DE QUARTO 58D	BAGNO A RIPOLI FLORENCE 50012			ITALY
SAMEER MERCHANT	18 HARBOUR ST #1110	TORONTO ONT M5J 2Z6			CANADA
VICTOR KALYUZHNNY TATIANA MISCHENKO	7 ORDZHENIKIDZE ST #120	MOSCOW 115419			RUSSIA
1000 LINCOLN ROAD LLC	1000 LINCOLN RD STE 210	MIAMI BEACH	FL	33139	USA
1020 LINCOLN ROAD LLC	1000 LINCOLN ROAD SUITE 210	MIAMI BEACH	FL	33139	USA
1024 LINCOLN ROAD LLC	1407 BROADWAY 41ST FLOOR	NEW YORK	NY	10018	USA
1550 MICHIGAN LLC	300 ALTON RD #303	MIAMI BEACH	FL	33139-8913	USA
1560 LENOX AVE LLC	1 PENN PLAZA 2615	NEW YORK	NY	10019	USA
1560 LENOX LLC	1000 LINCOLN RD #210	MIAMI BEACH	FL	33139-2500	USA
1600 LENOX LLC	7350 BISCAYNE BLVD	MIAMI	FL	33138	USA
1609 ALTON OWNER LLC C/O SUTTON EQUITY LLC	150 BROADWAY 2205	NEW YORK	NY	10038	USA
1611 MICHIGAN AVE 2 LLC	1611 MICHIGAN AVE 2	MIAMI BEACH	FL	33139	USA
1619 LENOX AVENUE UNIT 22 LLC	1020 NW 105 AVE # B 119	PLANTATION	FL	33322	USA
918 STAR LLC C/O TRISTAR CAPITAL	510 LINCOLN RD	MIAMI BEACH	FL	33139	USA
918 STAR LLC C/O TRISTAR CAPITAL	924 LINCOLN RD 205	MIAMI BEACH	FL	33139	USA
940 LINCOLN RD ENTERPRISES INC	940 LINCOLN RD STE 301	MIAMI BEACH	FL	33139-2627	USA
ABBA LENA LLC	1611 MICHIGAN AVE 19	MIAMI BEACH	FL	33139-2546	USA
ABEL H ESPINOSA JENKIN JTRS TODD B BOMAN JTRS	934 16TH ST APT 4	MIAMI BEACH	FL	33139	USA
ABEL SOSA &W SUSANA C ALEJANDRO A SOSA	327 NE 59 TER	MIAMI	FL	33137	USA
AF MIDBLOCK 917	702 13 ST 109	MIAMI BEACH	FL	33139	USA
ALBERT E BLAIR &W VIKTORIA BLAIR	17840 SW 70 PL	FT LAUDERDALE	FL	33371	USA
ALCIDES BETANCOURT	21 E 3 ST #505	HIALEAH	FL	33010-4988	USA
ALEA JACTA EST HOLDING CORP	15807 BISCAYNE BLVD #101	NORTH MIAMI BEACH	FL	33160	USA
ALEKSEI STALNOV	1618 MICHIGAN AVE #26	MIAMI BEACH	FL	33139	USA
ALEKSEI STALNOV	1618 MICHIGAN AVE #27	MIAMI BEACH	FL	33139	USA
ALESSANDRA NGUYEN MANORY PRES	1618 MICHIGAN AVE #38	MIAMI BEACH	FL	33139	USA
ALESSANDRO PAZZAGLIA	1508 MICHIGAN AVE 3	MIAMI BEACH	FL	33139	USA
ALLAN YEAMAN	1610 LENOX AVE #208	MIAMI BEACH	FL	33139-2468	USA
ALMA PROP INC	2650 BISCAYNE BLVD	MIAMI	FL	33137-4531	USA
AMIN PAIN RELIEF NAUTICAL LLC	101 SOUTH FORT LAUDERDALE BEACH BLVD #1906	FORT LAUDERDALE	FL	33316	USA
ANDREA BRAME	1612 MICHIGAN AVE #11	MIAMI BEACH	FL	33139-2533	USA
ANDREUS KAVALOS	1610 LENOX AVE 313	MIAMI BEACH	FL	33139	USA
ANDREW HALLORAN &W MEGAN	804 NW 7 ST RD	MIAMI	FL	33136-3025	USA
ANGELA V BENOIT	2580 SW 25 AVE	MIAMI	FL	33133	USA
ANTHONY DVORAK FADWA SAHLY	1551 LENOX AVE #5	MIAMI BEACH	FL	33139	USA
ARLENE KAPLAN	PO BOX 840938	PEMBROKE PINES	FL	33084	USA
ARMANDO RIESTRA EST OF	1590 MICHIGAN AVE #7	MIAMI BEACH	FL	33139-3354	USA
ARRP MIAMI IV LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARY2001 INC	13499 BISCAYNE BLVD - TS1	MIAMI	FL	33181	USA
ASHLEY FOCHTMAN	1600 MICHIGAN AVE 5	MIAMI BEACH	FL	33139-2543	USA
BANKUNITED NA	7815 NW 148 ST	MIAMI LAKES	FL	33016	USA
BARRY GOLLOP	1605 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
BART DE MEIRSMAN	1551 LENOX AVE #8	MIAMI BEACH	FL	33139-3379	USA
BE MIAMI INC C/O FINLEY & BOLOGNA INTERNATIONAL	150 SE 2 AVE #1010	MIAMI	FL	33131	USA
BELY TATIANA ALLEMANT DOMINIK BOSSART	1896 TIGERTAIL AVE	MIAMI	FL	33133-3350	USA

BOON HOLDINGS LLC	1000 LINCOLN RD 250	MIAMI BEACH	FL	33139	USA
BRIAN SULLIVAN	1 HARBOR POINT RD APT 254	STAMFORD	CT	06902-7318	USA
BUSINESS & INVEST S BEACH MIA LLC	2631 NE 165 ST	NORTH MIAMI BEACH	FL	33160	USA
C & A 1560 LLC	7301 SW 57 CT STE 565	S MIAMI	FL	33143	USA
CAMILLA INVESTMENT MIAMI LLC	8004 NW 154 ST 342	MIAMI LAKES	FL	33016	USA
CAMILLE PUJOS C/O BARNES INTER PROP CONSULTAN	1150 SW 22 ST	MIAMI	FL	33129	USA
CAREL WORLDWIDE HOLDING CO	9316 BAY DR	SURFSIDE	FL	33154	USA
CARFAMA MIAMI INC	450 ALTON RD UNIT 3205	MIAMI BEACH	FL	33139	USA
CARLOS A ZEVALLOS JR	1618 MICHIGAN AVE #36	MIAMI BEACH	FL	33139-2537	USA
CARLOS ARREDONDO AGOSTINA PECHI	275 GREENWICH ST 60	NEW YORK	NY	10007	USA
CARLOS CHACIN &W ANA MARIA	8888 COLLINS AVE AVE #115	SURFSIDE	FL	33154-3542	USA
CAROLYN TORRES KELLEY TRS CAROLYN TORRES KELLEY LIVING TR	1561 LENOX AVE #6	MIAMI BEACH	FL	33139	USA
CHRISTINA STARR BONACOSSA PIETRO BONACOSSA	1610 LENOX AVE 211	MIAMI BEACH	FL	33139	USA
CHRISTINA STARR BONACOSSA RAIMONDO BONACOSSA	1610 LENOX AVE 211	MIAMI BEACH	FL	33139	USA
CHRISTOPHE DURAND JTRS STEPHANE LE BECHEC JTRS	1605 LENOX AVE UNIT 1605-9	MIAMI BEACH	FL	33139	USA
CHRISTOPHER D RENSHAW	1560 LENOX AVE #303	MIAMI BEACH	FL	33139	USA
CIRCLE BENEFIT CORP	1611 MICHIGAN AVE APT 5	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
COCO GROVE HOLDINGS INC	601 BRICKELL KEY DR STE 705	MIAMI	FL	33131-2649	USA
CURRENT PROPERTY OWNER	1610 LENOX AVE UNIT 515	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1611 MICHIGAN AVE UNIT 12	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1612 MICHIGAN AVE UNIT 9 BLDG 2	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1616 MICHIGAN AVE UNIT 3 BLDG 3	MIAMI BEACH	FL	33139	USA
DAFNE INVESTMENTS INC	1330 15 ST #1	MIAMI BEACH	FL	33139	USA
DAMIAN GLIATIS	1616 MICHIGAN AVE #5	MIAMI BEACH	FL	33139-2528	USA
DARA KITTANI	1560 LENOX AVE #202	MIAMI BEACH	FL	33139	USA
DAVID A DESORBO	1610 LENOX AVE #507	MIAMI BEACH	FL	33139-2475	USA
DAVID SKOKNA	9 PIERREPONT ST	BROOKLYN	NY	11201	USA
DAVID SZEKELY	2 INTERNATIONAL PLACE	BOSTON	MA	02110	USA
DAVID VANNNON EMMANUELLE VANNNON	1611 MICHIGAN AVE 24	MIAMI BEACH	FL	33139	USA
DHARLIN LLC	1610 LENOX AVE 215	MIAMI BEACH	FL	33139	USA
DODI INVESTMENT INC C/O MANAL OLIVER AND ASSOCIATES	301 W 41 ST 501	MIAMI BEACH	FL	33140	USA
DONALD BAKERT	1579 MONROE DR NE #F307	ATLANTA	GA	30324	USA
DOUGLAS CHOO	328 MT MERINO RD	HUDSON	NY	12534	USA
DUCKLAND INC	3250 GRAND AVE 201	COCONUT GROVE	FL	33133	USA
EDEN SET LLC	20201 EAST COUNTRY CL DR #2507	MIAMI	FL	33180	USA
EDGAR SARLI TAMAR LOEB	1601 LENOX AVE #1601-1	MIAMI BEACH	FL	33139	USA
EDGARD MARIN	1618 MICHIGAN AVE #8	MIAMI BEACH	FL	33139	USA
EDUARDO ZATYRKO % KARIM AMIM	1830 JEFFERSON AVE	MIAMI BEACH	FL	33139-2446	USA
ELIDA I BRAGADO & ANA F AQUIRRE	1601 LENOX AVE UNIT 8	MIAMI BEACH	FL	33139-2400	USA
ELITE BEACH ASSOCIATES LTD % HARVEY K MATTEL	PO BOX 14723	FT LAUDERDALE	FL	33302-4723	USA
ELIZABETH RODRIGUEZ	1605 LENOX AVE #1605-1	MIAMI BEACH	FL	33139-2487	USA
ERIC WILLIAM DICKHAUS	1605 LENOX AVE 5	MIAMI BEACH	FL	33139	USA
ESCAPE VELOCITY LLC	1560 LENOX AVE 205	MIAMI BEACH	FL	33139	USA
ETIENNE PATTE BENEDICTE PATTE	1551 LENOX AVE # 6	MIAMI BEACH	FL	33139	USA
EUGEKA LLC	950 BRICKELL BAY DR STE 5505	MIAMI	FL	33131	USA
EVA LUISI	20 PINECREST RD	JERSEY CITY	NJ	07305	USA
EVELYN F CARRERO	1610 LENOX AVE #316	MIAMI BEACH	FL	33139-2479	USA
FABIO PARATICI	115 VENETIAN WAY DILIDO ISLAND	MIAMI BEACH	FL	33139	USA
FAMLPRO INC	442 S TAMIAMI TR	OSPREY	FL	34229	USA
FELOS ASSOCIATES LLC	7928 EAST DR APT 1008	NORTH BAY VILLAGE	FL	33141-5683	USA

FILOMINA K GARCIA	1590 MICHIGAN AVE #6	MIAMI BEACH	FL	33139-3325	USA
FIRST JERI CO ON MIAMI REAL ESTATE LLC	130 3 ST UNT 105	MIAMI BEACH	FL	33139	USA
FIRST MTG EQUITIES INC	1605 BAY RD #401	MIAMI	FL	33139-2144	USA
FIRST ON LINCOLN 103 LLC	130 3RD STREET UNIT #105	MIAMI BEACH	FL	33139	USA
FIRST ON LINCOLN 106 LLC	130 3RD STREET #105	MIAMI BEACH	FL	33139	USA
FIRST ON LINCOLN 203 LLC	130 3 ST #105	MIAMI BEACH	FL	33139	USA
FIRST ON LINCOLN 207 LLC	130 3 ST UNIT 105	MIAMI BEACH	FL	33139	USA
FIRST ON LINCOLN 302 LLC	130 3 ST UNIT 105	MIAMI BEACH	FL	33139	USA
FIRST ON LINCOLN 304	130 3 ST #105	MIAMI BEACH	FL	33139	USA
FIVE POINTS METROPOLITAN LLC	730 12 ST #11	MIAMI BEACH	FL	33139	USA
FLORE CAPITAL MANAGEMENT LLC	435 21 ST # CU 4	MIAMI BEACH	FL	33139	USA
FLORE LE NENAON	900 MERIDIAN AVE APT 208	MIAMI BEACH	FL	33139	USA
FRANCES DORESTE	10 MIRO PLACE	PORT WASHINGTON NORTH	NY	11050	USA
FRANCY AND VICTORY INC	235 LINCOLN RD STE 310	MIAMI BEACH	FL	33139	USA
FRANK OLAECHEA	1601 LENOX AVE UNIT 3	MIAMI BEACH	FL	33139-2400	USA
FRANK VECCHIO TRS ALEXANDER W KNOWLTON TRS	80 METROPOLITAN AVE #5V	BROOKLYN	NY	11211	USA
FRANKLIN CARDONA &W FANNY	1590 MICHIGAN AVE UNIT 5	MIAMI BEACH	FL	33139-3325	USA
FRONTIER INTERNATIONAL LLC	1852 NE 144 ST	NORTH MIAMI	FL	33181	USA
GALLERY ART 901 LLC	PO BOX 191095	MIAMI BEACH	FL	33119	USA
GENIS SANCHEZ	1561 LENOX AVE #4	MIAMI BEACH	FL	33139-3338	USA
GERALD SAMMARTANO HONEY SAMMARTANO	222 LAWNTOWN RD	REDDING	CT	06896	USA
GERALDINE S GHERON	1610 LENOX AVE #401	MIAMI BEACH	FL	33139	USA
GERMARTI LLC	1600 MICHIGAN AVE #8	MIAMI BEACH	FL	33139	USA
GIANLUCA GROSSI	1611 MICHIGAN AVE APT 23	MIAMI BEACH	FL	33139	USA
GILBERT BOCH ROLAND FELDER	1610 LENOX AVE 201	MIAMI BEACH	FL	33139	USA
GIUSEPPE DI MURO LE REM JAMES R QUINN	945 16 ST	MIAMI BEACH	FL	33139-2603	USA
GMJ GROUP LLC	3360 NE 170 ST	NORTH MIAMI BEACH	FL	33160	USA
GNES LLC	130 3 ST #105	MIAMI BEACH	FL	33139	USA
GREAT MOUNTAIN INC C/O FINLEY & BOLOGNA INTERNATIONAL	150 SE 2 AVE #1010	MIAMI	FL	33131	USA
GREG CLARK	1610 MICHIGAN AVE UNIT 4	MIAMI BEACH	FL	33139-2516	USA
GREGORY JOHN DYER II	555 10TH AVE APT 250	NEW YORK	NY	10018-0295	USA
GREGORY ULTO	1481 EAST 45 ST	BROOKLYN	NY	11234	USA
GROWING CAPITAL OF FLORIDA INC	762 SW 18 AVE	MIAMI	FL	33135	USA
GUILLERMO MATTA &W LUDY & MONICA MEJIA	1610 MICHIGAN AVE #8	MIAMI BEACH	FL	33139-2532	USA
GUMA RE INC	1200 BRICKELL AVE 800	MIAMI	FL	33131	USA
GUSTAVO PACHECO	1610 LENOX AVE 205	MIAMI BEACH	FL	33139	USA
HENRY PERSOON JTRS VALERI LANDI JTRS	1611 MICHIGAN AVE #27	MIAMI BEACH	FL	33139	USA
HLF LLC	1618 MICHIGAN AVE 33	MIAMI BEACH	FL	33139	USA
HOLIAM LLC	6050 LA GORCE DR	MIAMI BEACH	FL	33140	USA
HOPE BUILDINGS LLC	705 NE 94 ST	MIAMI SHORES	FL	33138	USA
HORACIO AUGUSTO GENOLET CATALINA FLAVIA ALVAREZ WATSON	1610 LENOX AVE 306	MIAMI BEACH	FL	33139	USA
HUNTER G CHRISTOPH	300 ALTON RD #303	MIAMI BEACH	FL	33139-8913	USA
IL SASSO LLC	235 LINCOLN RD 310	MIAMI BEACH	FL	33139	USA
ILLIOSCO CORP	200 SUNNY ISLES BLVD #1606	SUNNY ISLES BEACH	FL	33160	USA
IMMOBILIARE CVD USA LLC	520 WEST AVE 2104	MIAMI BEACH	FL	33139	USA
ISAAC RODRIGUEZ &W ELIZABETH	1605 LENOX AVE #2	MIAMI BEACH	FL	33139-2443	USA
ISABELLA RIZZA	5101 COLLINS AVE UNIT 11R	MIAMI BEACH	FL	33140	USA
IVAN J IRIZARRY QUINTANA EST OF	372 CENTRAL PARK WEST # 2-T	NEW YORK	NY	10025	USA
JACQUELINE GARCELL WILLIAM A ZOFFINGER	1611 MICHIGAN AVE #14	MIAMI BEACH	FL	33139-2526	USA
JAMES HARE &W TAMMY BEAULIEU	9132 KNOX AVE S	BLOOMINGTON	MN	55431	USA
JAMES T POWELL	1601 LENOX AVE #1601-9	MIAMI BEACH	FL	33139-2485	USA

JAMIE L GOFF	810 NE 16TH CT	FORT LAUDERDALE	FL	33305-3038	USA
JAMMIN FOUR LLC	16508 NE 27 AVE	NORTH MIAMI BEACH	FL	33160	USA
JAVIER & JULIAN ARIAS(JTRS)	1610 LENOX AVE 304	MIAMI BEACH	FL	33139	USA
JEANINE MASSALOUPE CANCEL	1255 PENNSYLVANIA AVE # 308	MIAMI BEACH	FL	33139	USA
JEFFREY E SAADEH TRS JEFFREY & MICHAEL S PUIG LIV TR MICHAEL S PUIG TRS	100 SOUTH LAUREL AVE	LOS ANGELES	CA	90048	USA
JENNIE L THOMPSON ROBERT J LEVY	1854 KALORAMA RD NW	WASHINGTON	DC	20009	USA
JENNIFER FEIL	1610 LENOX AVE #508	MIAMI BEACH	FL	33139-2475	USA
JOAN Z MOHAMMED	1000 VENETIAN WAY #1202	MIAMI BEACH	FL	33139	USA
JOHANSON PROPERTIES IX LLC	1446 LENOX AVE 2	MIAMI BEACH	FL	33139	USA
JOHN D SCHOEMANN	960 NE 99TH ST	MIAMI SHORES	FL	33138-2567	USA
JOHN P WOODWARD	8898 SW 62 TER #7F	MIAMI	FL	33173	USA
JOHN ROBERT FERRIS	934 16 ST 2	MIAMI BEACH	FL	33139	USA
JORGE LEISECA	1610 LENOX AVE #504	MIAMI BEACH	FL	33139-2475	USA
JOSE A MOCEGA	1610 MICHIGAN AVE #6	MIAMI BEACH	FL	33139-2532	USA
JOSE A MOCEGA	325 MERIDIAN AVE #9	MIAMI BEACH	FL	33139-8713	USA
JOSE ANTONIO RODRIGUEZ	PO BOX 190353	MIAMI BEACH	FL	33119	USA
JOSEPH FRANTIN	5100 SW 72ND AVE	MIAMI	FL	33155	USA
JOSEPH OLIVADOTI &W ANNA M & ETAL	251 BEECHWOOD DR	SHREWSBURY	NJ	07702	USA
JUAN LUIS GEARA	1610 LENOX AVE # 312	MIAMI BEACH	FL	33139	USA
JUAN MARCELO FRIAS JTRS ANDREW ROSS COHAN JTRS	PO BOX 402767	MIAMI BEACH	FL	33140	USA
JUDITH DEUTSCH	1610 LENOX AVE #314	MIAMI BEACH	FL	33139-2479	USA
JULIAN A HADDAD AGNES L HADDAD	1610 LENOX AVE APT 303	MIAMI BEACH	FL	33139-2472	USA
KATHLEEN CATTIE	1616 MICHIGAN AVE #8	MIAMI BEACH	FL	33139-2528	USA
KATHLEEN M VIVAS	1618 MICHIGAN AVE 34	MIAMI BEACH	FL	33139	USA
KEITH C RIDLER	534 CADIEUX RD	GROSSE PTE	MI	48230-1509	USA
KIMBERLY VAN HORN	2151 SW 112TH AVE	DAVIE	FL	33325-4809	USA
KNICKERBOCKER 102 LLC	1500 BAY RD 1078 SOUTH	MIAMI BEACH	FL	33139	USA
KRISTEN M ARIAS	1610 LENOX AVE 404	MIAMI BEACH	FL	33139	USA
LANCELOTTI PROPERTIES LLC	1900 GLADES RD #102	BOCA RATON	FL	33431	USA
LAND & SEA ENTERPRISE LLC	450 ALTON RD STE 1804	MIAMI BEACH	FL	33139	USA
LEAH M DEVON	1610 LENOX AVE #202	MIAMI BEACH	FL	33139-2432	USA
LENNPUL LLC	2721 EXECUTIVE PARK DR 4	WESTON	FL	33331	USA
LENOX 102 LLC	930 JEFFERSON ST	HOLLYWOOD	FL	33019	USA
LEO KINGSTON	1610 LENOX AVE APT 311	MIAMI BEACH	FL	33139	USA
LEOPOLD DOMINIGUEZ ELOY DOMINIGUEZ	1590 MICHIGAN AVE # 9	MIAMI BEACH	FL	33139-3354	USA
LILIANA ROJAS	1610 LENOX AVE #403	MIAMI BEACH	FL	33139-2433	USA
LONGOBARDA INC	478 E ALTAMONTE DR STE 108 420	ALTAMONTE SPRINGS	FL	32701	USA
LORA ECKLER ANDREA BRAME	1612 MICHIGAN AVE #12	MIAMI BEACH	FL	33139-2533	USA
LUISA ALE LLC	1172 S DIXIE HWY #275	CORAL GABLES	FL	33146	USA
LUISA KELESCIAN	1611 MICHIGAN AVE UNIT 21	MIAMI BEACH	FL	33139	USA
LUZ NELLY NOGUEROLES TRS THE NOGUEROLES FAMILY TRUST	PO BOX 863656	RIDGEWOOD	NY	11386	USA
MANUEL ARTIME	16 W 16 ST #9-LS	NEW YORK	NY	10011	USA
MANUELA D APOLLO	1561 LENOX AVE #10	MIAMI BEACH	FL	33139	USA
MARCELLO BALDI	2242 SOUTH HALIFAX DRIVE	DAYTONA BEACH	FL	32118	USA
MARCUS ROWAN	3510 TURTLECREEK BLVD #8F	DALLAS	TX	75219	USA
MARGO E ARMSTRONG	8904 LOST VALLEY DR	MARS	PA	16046-4246	USA
MARK B LEIDER TRS MARK B LEIDER EXEMPT TRUST	112 WEST 72 ST 5G	NEW YORK	NY	10023	USA
MAURIZIO ACQUAVELLA PESANTES	1610 LENOX AVE #204	MIAMI BEACH	FL	33139	USA
MB SUNNY DAY LLC	1619 LENOX AVE 7	MIAMI BEACH	FL	33139	USA
MCDONALD'S CORPORATION % E C MANAGEMENT CORP	PO BOX 432720	SO MIAMI	FL	33243-2720	USA
MCQUEEN PROPERTIES CORP	PO BOX 190026	MIAMI BEACH	FL	33139	USA

MEISL USA LLC	1618 MICHIGAN AVE #21	MIAMI BEACH	FL	33139-2535	USA
MELISSA SIGLER	1610 LENOX AVE 510	MIAMI BEACH	FL	33139	USA
MICHAEL J PLUTINO	1551 LENNOX AVE #3	MIAMI BEACH	FL	33139	USA
MICHAEL P KANAMINE	1618 MICHIGAN AVE #7	MIAMI BEACH	FL	33139	USA
MICHELE GELSI BARBARA AMORETTI	1619 LENOX AVE # 12	MIAMI BEACH	FL	33139	USA
MICHELLE T O NEILL	1610 LENOX AVE #516	MIAMI BEACH	FL	33139-2476	USA
MICHIGAN 7 LLC	4770 BISCAYNE BLVD STE 1430	MIAMI	FL	33137	USA
MIGUEL R CARDENAS &W ELIZABETH R	1610 LENOX AVE UNIT 511	MIAMI BEACH	FL	33139-2476	USA
MYRIAM MEDEROS LE REM RAUL G MEDEROS REM MYRIAM MEDEROS	1601 LENOX AVE 5	MIAMI BEACH	FL	33139	USA
MYSHANNON LLC	2355 N BAY RD	MIAMI BEACH	FL	33140	USA
NAHLA APARTMENTS LLC	1500 BAY RD UNIT 1464S	MIAMI BEACH	FL	33139	USA
NAHLA USA PROPERTIES LLC	1500 BAY RD 1464S	MIAMI BEACH	FL	33139	USA
NANCY DE LERA LILIANA M CUELLO	7150 SW 17 TER	MIAMI	FL	33155	USA
NEW HOUSE FLORIDA INC	1521 ALTON ROAD APT #732	MIAMI BEACH	FL	33139	USA
NICHOLE RUSSELL	358 COMMONWEALTH AVE 14	BOSTON	MA	02115	USA
NICOLAS LAGOMARSINO DANIEL COBAUGH	1530 E STREET SE	WASHINGTON	DC	20003	USA
NICOLAS PITSILOS	13 BLACK WALNUT	PALOS PARK	IL	60464	USA
NICOLAS PITSILOS &W ELAINE PITSILOS	13 BLACK WALNUT	PALOS PARK	IL	60464	USA
NIKOLAS G PITSILOS ELENI PITSILOS	13 BLACK WALNUT TRAIL	PALOS PARK	IL	60464	USA
NORMAN CELOTTO EILEEN LYNCH	110 WEST 26 ST 7B	NEW YORK	NY	10001-6820	USA
NUMBER 1 INVESTMENTS LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
OLGA ULLOA	1612 MICHIGAN AVE #10	MIAMI BEACH	FL	33139-2533	USA
PATRICIA FERREIRA	1610 LENOX AVE 501	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA JENNIFER FEIL	1610 LENOX AVE #517	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA JTRS JENNIFER FEIL JTRS	1610 LENOX AVE #517	MIAMI BEACH	FL	33139	USA
PAUL C KULINSKI &W BARBARA FAGA	147 THE PRADO NE	ATLANTA	GA	30309	USA
PAUL KAWATA	1601 LENOX AVE #1601-10	MIAMI BEACH	FL	33139	USA
PAUL M WHITE DAVID P SCHRADER	130 W 30 ST APT 2C	NEW YORK	NY	10001	USA
PAUL R CRAMER (JR)	925 16 ST	MIAMI BEACH	FL	33139-2603	USA
PEDRO MAS	800 NORTH MIAMI AVE APT E1205	MIAMI	FL	33136	USA
PESCIOLINO LLC	2378 SW 26 LN	MIAMI	FL	33133	USA
PETER G KOUKIOS	2736 SW 23 ST	MIAMI	FL	33145-3308	USA
PHILIPPE BARDO	1561 LENOX AVE #14	MIAMI BEACH	FL	33139-3360	USA
PIERRE DUY CARLA DUY	3238 DUCK POND CT	OAK HILL	VA	20171	USA
PIETRO BONACOSSA	1610 LENOX AVE UNIT 211	MIAMI BEACH	FL	33139	USA
PLAYA RETAIL INVESTMENTS LLC	270 BISCAYNE BLVD WAY STE 201	MIAMI	FL	33131	USA
R DAVID NEW	1616 MICHIGAN AVE #1	MIAMI BEACH	FL	33139	USA
REAL PROPERTIES LENOX LLC	2700 NORTH MIAMI AVE #401	MIAMI	FL	33127-4468	USA
RELOISE LLC	1610 MICHIGAN AVE 3	MIAMI BEACH	FL	33139	USA
RICHARD C HABBERLEY	16 ST MARKS PL #8	NEW YORK	NY	10003	USA
RICHARD SEAVEY	1551 LENOX AVE #1	MIAMI BEACH	FL	33139-3339	USA
ROBERT G MOURRY	1610 LENOX AVE 506	MIAMI BEACH	FL	33139	USA
ROBERT P QUINN MICHAEL J RILEY	1450 LINCOLN RD #905	MIAMI BEACH	FL	33139	USA
ROBERTO PARIENTE LE REM ALEXANDER PARIENTE REM JEAN MARCH PARIENTE WALLENTIN	1560 LENOX AVE 302	MIAMI BEACH	FL	33139	USA
RODRIGO SALEM	5640 COLLINS AVE #5C	MIAMI BEACH	FL	33140	USA
RONALD RODRIGUEZ	1616 MICHIGAN AVE #6	MIAMI BEACH	FL	33139-2528	USA
ROSSELLA ANSALDI JTRS DINA SCATIGNO JTRS	1000 VENETIAN WAY #401	MIAMI BEACH	FL	33139	USA
RUBEM ROBIERB DE FREITAS BEZERRA	450 ALTON RD 2706	MIAMI BEACH	FL	33139	USA
SAMA5 LLC	9 ISLAND AVE 2409	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	1610 LENOX AVE #203	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	1610 LENOX AVE #408	MIAMI BEACH	FL	33139	USA

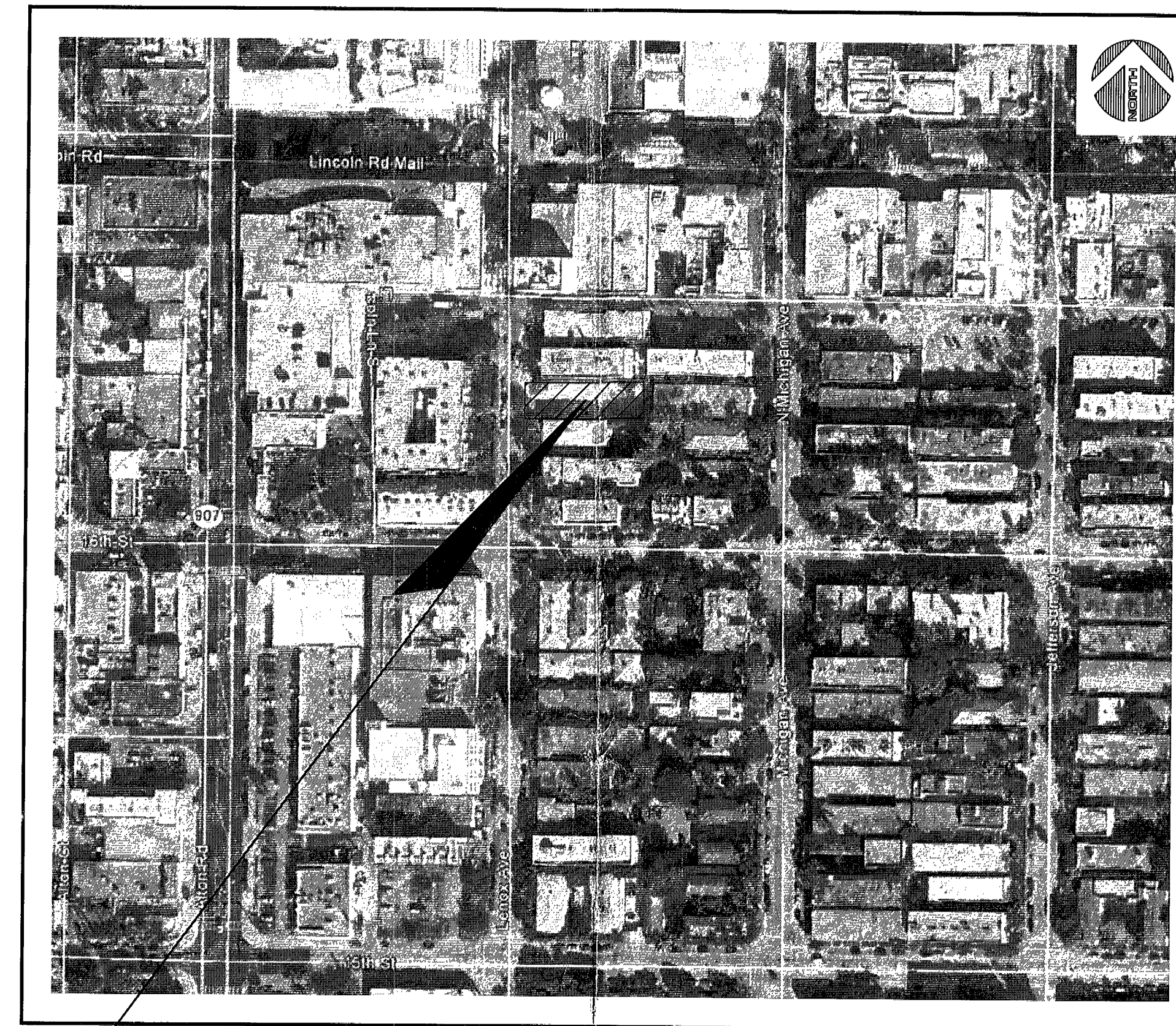
SANBER CITY LLC	19707 TURNBERRY WAY #6-L	MIAMI	FL	33180	USA
SANDRA A MARROQUIN	1610 LENOX AVE 411	MIAMI BEACH	FL	33139	USA
SARA DARDER JTRS ALAN LOUIS DARDER JTRS	4319 TYLER ST	HOLLYWOOD	FL	33021	USA
SCHAAAN PRAHA LLC	1611 MICHIGAN AVE APT 15	MIAMI BEACH	FL	33139	USA
SOGA LLC	130 3 ST #105	MIAMI BEACH	FL	33139	USA
SOL 1 LLC	2080 SOUTH OCEAN DR #1711	HALLANDALE	FL	33009	USA
SONJA BOGENSPERGER	1610 LENOX AVE #302	MIAMI BEACH	FL	33139-2471	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD	MIAMI BEACH	FL	33139-2602	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD 205	MIAMI BEACH	FL	33139-2602	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD UNIT 1B	MIAMI BEACH	FL	33139-2602	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD UNIT 3B	MIAMI BEACH	FL	33139-2602	USA
SOUTHERN BELL TEL & TEL CO TAX ADM OFFICE	PO BOX 7207	BEDMINSTER	NJ	07921	USA
SOUTHERN SHORE PROPERTIES INC	PO BOX 2150	VENTNOR	NJ	08406	USA
STEFANO RACCIATTI & W CARMEN BARLETTA	1619 LENOX AVE #23	MIAMI BEACH	FL	33139	USA
STEPHEN DICARMINE	1600 MICHIGAN AVE #9	MIAMI BEACH	FL	33139	USA
STEVEN B HOPPING & W JULIA S	5704 BENT BRANCH RD	BETHESDA	MD	20816	USA
STW REAL ESTATE LLC	1560 LENOX AVE # 304	MIAMI BEACH	FL	33139	USA
SUNITA M DARYANANI & SUNIL DARYANANI JTRS	1655 WASHINGTON AVE	MIAMI BEACH	FL	33139-3106	USA
T BLAKE DANNER	1601 LENOX AVE #4	MIAMI BEACH	FL	33139-2400	USA
TAMIR HARDOF	981 CUMBERLAND CT	FOSTER CITY	CA	94404-3519	USA
THE ALLAN & MILDRED BERK FAMILY LIMITED PARTNERSHIP	8905 SW 61 CT	MIAMI	FL	33156-1944	USA
THERESA KIERNAN	1301 LEGACY LN	WILMINGTON	NC	28411	USA
THOMAS THINGELSTAD MARY THINGELSTAD	1008 16 ST	MIAMI BEACH	FL	33139	USA
THOMAS A STAFFORD & W ANNE M	8227 LAKEVIEW DR	WEST PALM BEACH	FL	33412	USA
THOMAS H PALOMBO JTRS & BRANKO BUCAR JTRS	3034 KINGSTON CIR	SILVER LAKE	OH	44224	USA
TIMOTHY E FOUNTAIN	1605 LENOX AVE #10	MIAMI BEACH	FL	33139-2443	USA
TOPI LLC	1619 LENOX AVE # 2	MIAMI BEACH	FL	33139	USA
TREA INVESTMENT INC	1616 MICHIGAN AVE # 17	MIAMI BEACH	FL	33139	USA
TREA INVESTMENT INC	6415 LAKE WORTH RD 205	GREEN ACRES	FL	33463	USA
URRACAS HOLDINGS LLC	6422 COLLINS AVE # 1610	MIAMI BEACH	FL	33144	USA
VALERIA LANDI HENRY PERSOON	1611 MIGHIGAN AVE 10	MIAMI BEACH	FL	33139	USA
VALEVALE LLC	1401 BAY RD 403	MIAMI BEACH	FL	33139	USA
VCP LINCOLN ROAD LLC C/O VORNADO REALTY TRUST	888 SEVENTH AVE	NEW YORK	NY	10106	USA
VICTOR DELGADO	941 16TH ST	MIAMI BEACH	FL	33139	USA
WATERCUP INVESTMENTS LLC	5901 NW 151 ST 126	MIAMI LAKES	FL	33014	USA
WILKA INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
WILMINGTON SAVING FUND C/O STOREY LAW GROUP P A SOCIETY TRS	3670 MAGUIRE BLVD STE 200	ORLANDO	FL	32803	USA
ZUDY OFFICE LLC	303 E DILIDO DR	MIAMI BEACH	FL	33139	USA

LENOX AVENUE PARKING LOT B1504126

REAL PROPERTIES LENOX, LLC
MIAMI BEACH, DADE COUNTY, FLORIDA

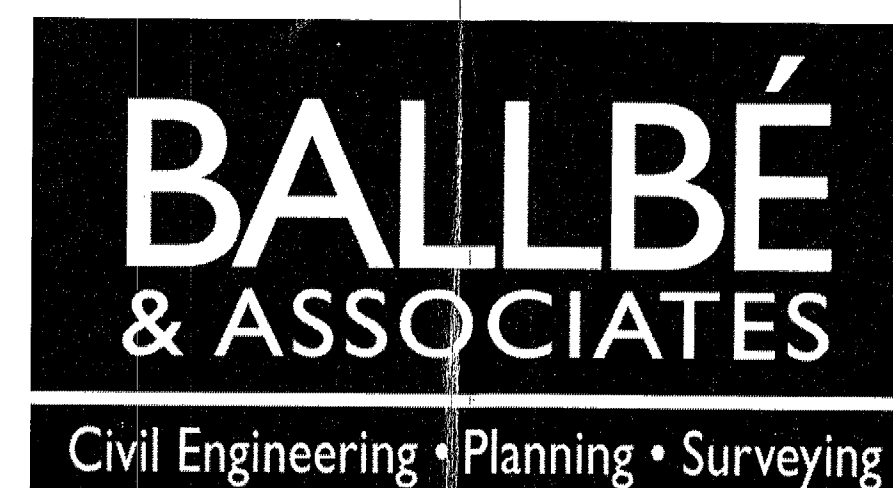
LEGEND

	TYPE "C" INLET
	M.H.
	90' - 15" R.C.P.
	FLOW OR WARP LINE
	1%
	1%
	PAVEMENT SLOPE AND DIRECTION
	DIRECTION OF OVERLAND FLOW
	PROPOSED GRADE
	EXISTING GRADE
	F.F. = 12.00
	CONCRETE SIDEWALK OR PROPOSED PAVEMENT
	EXISTING UTILITIES OR UTILITIES BY OTHERS
	PROPOSED CONCRETE
	EXISTING ASPHALT PAVEMENT
	POLLUTION RETARDANT BAFFLE
	BLUE REFLECTOR
	UTILITY EASEMENT
	D.W.E.
	EXISTING GATE VALVE AND FIRE HYDRANT
	DOUBLE WATER SERVICE
	SINGLE WATER SERVICE
	FIRE HYDRANT AND GATE VALVE
	BACTERIOLOGICAL SAMPLING POINT
	W.M.
	G.V.
	F.H.
	B.R.
	4' DIA. MANHOLE
	R.E.
	I.E.
	I.E.
	DOUBLE SEWER SERVICE
	SINGLE SEWER SERVICE
	DIRECTION OF SANITARY SEWER FLOW
	R/W LINE
	SECTION LINE
	CENTERLINE C/L
	EXISTING ELEVATION
	EXISTING CONCRETE POWER POLE
	EXISTING WOOD POLE



PROJECT LOCATION

LOCATION MAP
N.T.S.



2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

Always call 811 two full business days before you dig



SITE IMPROVEMENTS PLAN

CITY OF MIAMI BEACH

Landscape Plan Review

Date Received 5/10/15

100 % Complete

Approved as Submitted

Approved With Notes

Rejected

Date Reviewed 7/14/15

By [Signature]

They Reviewed Landscape From Right of Way Pedro Fuentes

INDEX OF SHEETS:

DESCRIPTION:	SHEET NO.:
COVER SHEET	1
GENERAL NOTES AND SPECIFICATIONS	2
SITE PLAN	SP-1
PAVING AND DRAINAGE SYSTEM - PLAN, SECTION AND NOTES	3
PAVING AND DRAINAGE SYSTEM - DETAILS	4
PAVING AND DRAINAGE SYSTEM - DETAILS	5
PAVEMENT MARKINGS AND SIGNAGE - PLAN AND DETAILS	6
PROPOSED PARKING LAYOUT	LA-1
IRRIGATION PLAN	IR-1
ELECTRICAL PLAN	E-1
STORMWATER POLLUTION PREVENTION - PLAN	7
STORMWATER POLLUTION PREVENTION - DETAILS	8

LEGAL DESCRIPTION:

LOT 15, BLOCK 47, LINCOLN SUBDIVISION, ACCORDING TO PLAT THEREOF IN PLAT BOOK 9, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

OFFICE COPY CITY OF MIAMI BEACH APPROVED FOR PERMIT BY THE FOLLOWING:	
BUILDING:	7/14/15
ZONING:	7/14/15
PLUMBING:	7/14/15
ELECTRICAL:	7/14/15
MECHANICAL:	7/14/15
FIRE PREVENTION:	7/14/15
FLOOD:	7/14/15
PUBLIC WORKS:	7/14/15
STRUCTURAL:	7/14/15
ELEVATOR:	7/14/15
ROOFING:	7/14/15

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to the proposed use, which may be found in the Public Records of this County and there may be additional permits required from other government entities such as water management, fire, and other agencies. The City of Miami Beach, through its Department of Public Works, is responsible for the review and approval of this plan, and the City of Miami Beach, through its Department of Public Works, is responsible for the review and approval of this plan, and the City of Miami Beach, through its Department of Public Works, is responsible for the review and approval of this plan.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



THIS PLAN WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

Engineer of Record: CARLOS J. BALLBÉ	Project Number: 201511
Date: 6/12/2015	Sheet Number: 1
Registered Engineer Number: 41811	
State of Florida	

PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA

PROPERTY:	1615 Lenox Avenue
FILE NO.	2216
IN RE:	The application for Conditional Use approval to operate a surface parking lot 24 hours a day, pursuant to Section 130, Article III.
LEGAL DESCRIPTION:	Lot 15, Block 47, Lincoln Subdivision, According to the Plat Thereof, as Recorded in Plat Book 3, Page 68, of the Public Records of Miami-Dade County, Florida
MEETING DATE:	February 24, 2015

CONDITIONAL USE PERMIT

The applicant, Asta Parking, requested Conditional Use approval to operate a surface parking lot 24 hours a day, pursuant to Section 130, Article III. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the CD-1, Commercial Low Intensity District zoning district; and

That the use is consistent with the Comprehensive Plan for the area in which the property is located; and

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan; and

That structures and uses associated with the request are consistent with the Land Development Regulations; and

That the public health, safety, morals, and general welfare will not be adversely affected; and

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, as approved by the Planning Board, and accepted by the applicant, that a Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions:

1. This Conditional Use Permit is issued to Asta Parking. Subsequent owners and/or operators shall be required to appear before the Board within 90 days of the change of ownership or operator to affirm their understanding of the conditions listed herein and to obtain a Modification to this Conditional Use Permit.
2. The Planning Board shall maintain jurisdiction on this Conditional Use Permit. If deemed necessary, at the request of the Planning Director or a Board member, the applicant shall present a progress report to the Board. The Board reserves the right to modify the Conditional Use approval at the time of the progress report in a non-substantive manner, to impose additional conditions to address possible problems, and to determine the timing and need for future progress reports. This Conditional Use Permit is also subject to modification or revocation under City Code Sec. 118-134 (c).
3. Within 90 days of the commencement of operation, the owner and/or operator shall be required to appear before the Board for a progress report.
4. The Planning Board shall retain the right to call the applicant or operator back before them and make modifications to this Conditional Use Permit should there be valid complaints about loud, excessive, unnecessary, or unusual noise, or if code violations have been issued to the property. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the applicant or operator for other reasons and for other modifications of this Conditional Use Permit.
5. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest or equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board, in advance, to affirm their understanding of the conditions listed herein.
6. The hours of operation for the parking lot shall be from 7:00 AM to Midnight.
7. A revised site and landscape plan shall be submitted to and approved by staff, in accordance to the following:
 - a. All existing and proposed lighting shall be noted on the site plan, subject to the review and approval of staff.
 - b. The applicant shall provide a revised landscape plan that includes irrigation.
8. The applicant shall obtain an approved building permit for resurfacing, stippling and landscaping, and complete all work on site associated with such permit prior to the issuance of the Certificate of Use/Business Tax Receipt for the extended hours.

- d. All vehicles shall be parked in marked spaces, and there shall not be any tandem parking.
- e. The applicant shall be responsible for operating this facility in an orderly, clean and quiet manner so that neighboring residents are not disturbed during the hours of operation. This shall include removing all trash from the lot not less than twice daily. The sounding of car alarms, automobile horns, playing of radios or any kind of audio system and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns, shall be posted on the site so they are plainly visible by, and legible to, users of the facility.
- f. The applicant shall install a sign indicating the name and phone number of the operator to report complaints, as well as the phone number for Code Compliance. The design, material and location of such sign shall be part of the revised site plan, and shall be subject to the review and approval of staff. The maximum size of such sign shall not exceed that permitted by the City Code.
8. The applicant shall obtain a full building permit within 18 months from the date of the meeting at which the original Conditional Use permit was issued and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.
9. The applicant shall resolve all outstanding code violations and fines for the subject property prior to the issuance of a Business Tax Receipt/Certificate of Use for this parking facility.
10. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
11. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
12. Compliance with the aforesaid conditions shall be a prerequisite to obtaining a Certificate of Use/Business Tax Receipt.
13. A Conditional Use Permit which lists the aforementioned conditions shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a Business Tax Receipt /Certificate of Use, or Certificate of Occupancy, whichever may occur first.
14. This order is not severable, and if any provision or condition hereof is found void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

15. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-4 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.

16. Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit, certificate of occupancy, or certificate of completion shall be issued until this requirement has been satisfied.

17. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 14th day of April, 2015.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, Planning and Zoning Manager
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 14th day of April, 2015, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



Notary:
Print Name
Notary Public, State of Florida
My Commission Expires:
Commission Number:

[NOTARIAL SEAL]


Approved As To Form
Legal Department

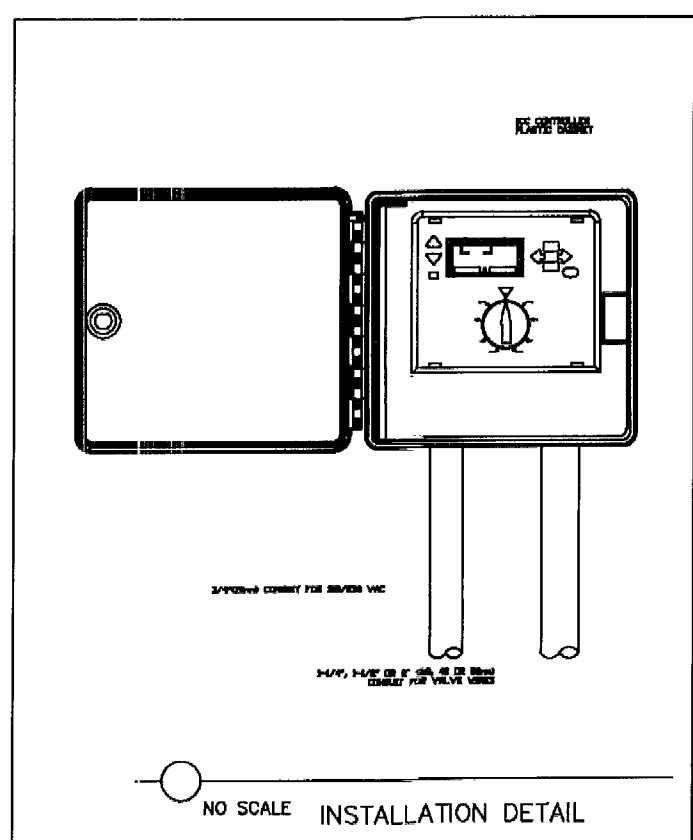
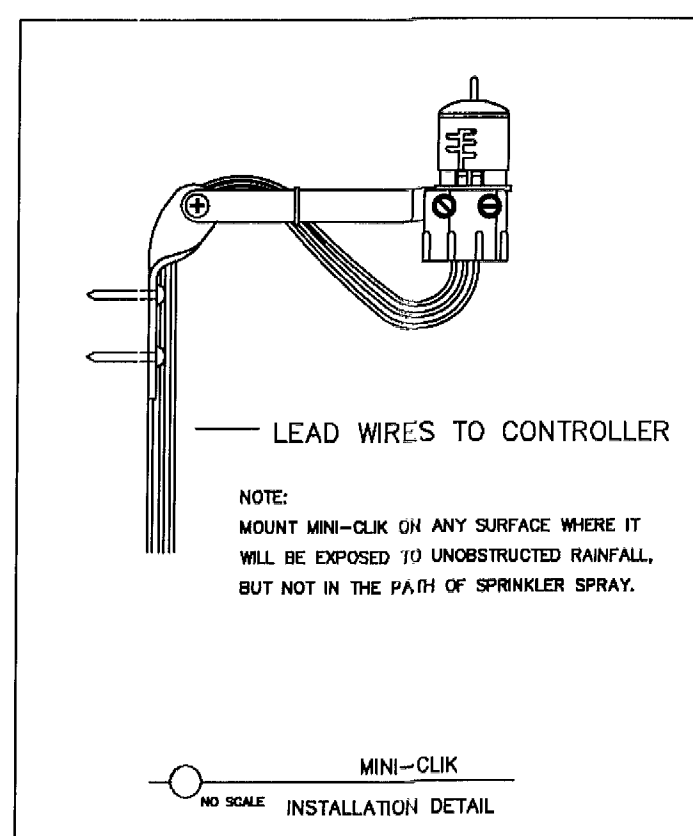
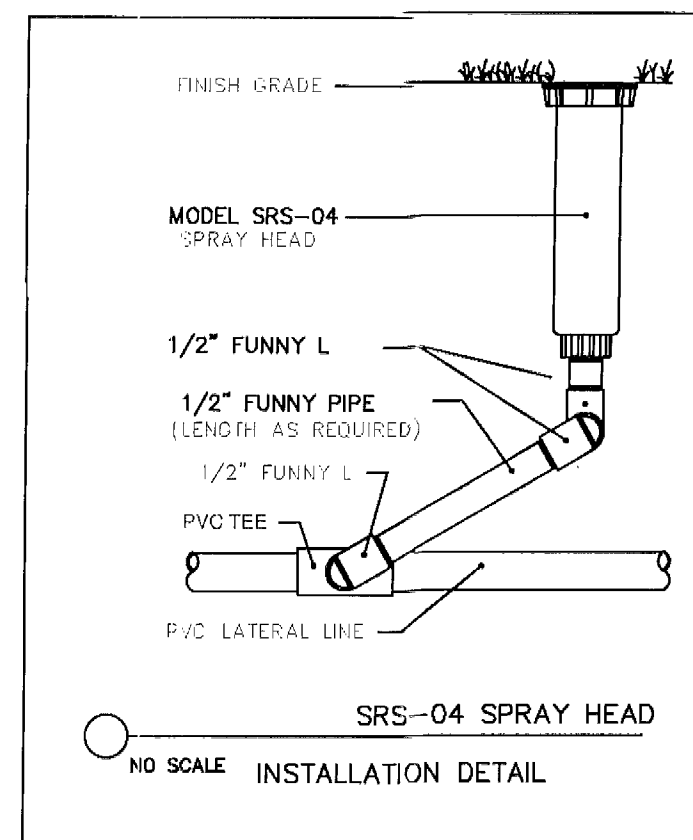
Filed with the Clerk

F:\PLAN\SPLB\2015\2-24-15\2216 - 1615 Lenox Ave\2216 - CUP.docx

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



								Designed by: <u>A.D.M.</u> Date: <u>4/2015</u>					CONDITIONAL USE PERMIT LENOX AVENUE PARKING LOT REAL PROPERTIES LENOX, LLC				Project Number: 2015II		
								Drawn by: <u>A.D.M.</u> Date: <u>4/2015</u>									Sheet Number: 9		
								Checked by: <u>C.J.B.</u> Date: <u>4/2015</u>											
NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION	BALLBÉ & ASSOCIATES Civil Engineering • Planning • Surveying				2737 Northeast 30th Place Fort Lauderdale, Florida 33306 Phone: (954) 491-7811 Authorization No. EB-26343							



LAYOUT

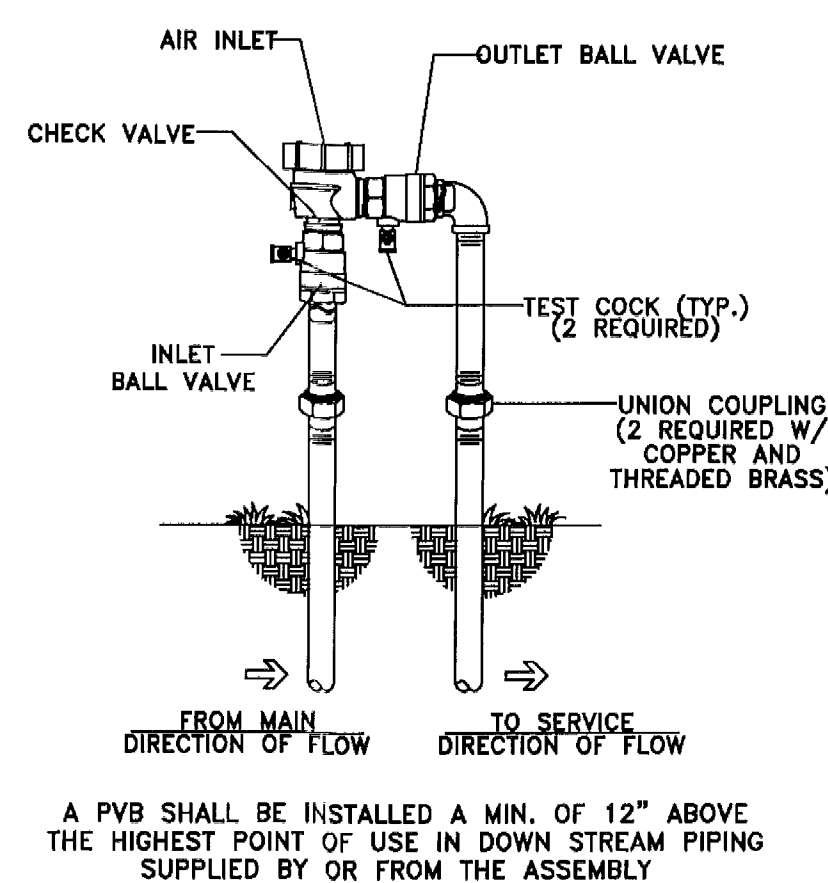
LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. REQUIRED TO INSURE 100% COVERAGE.

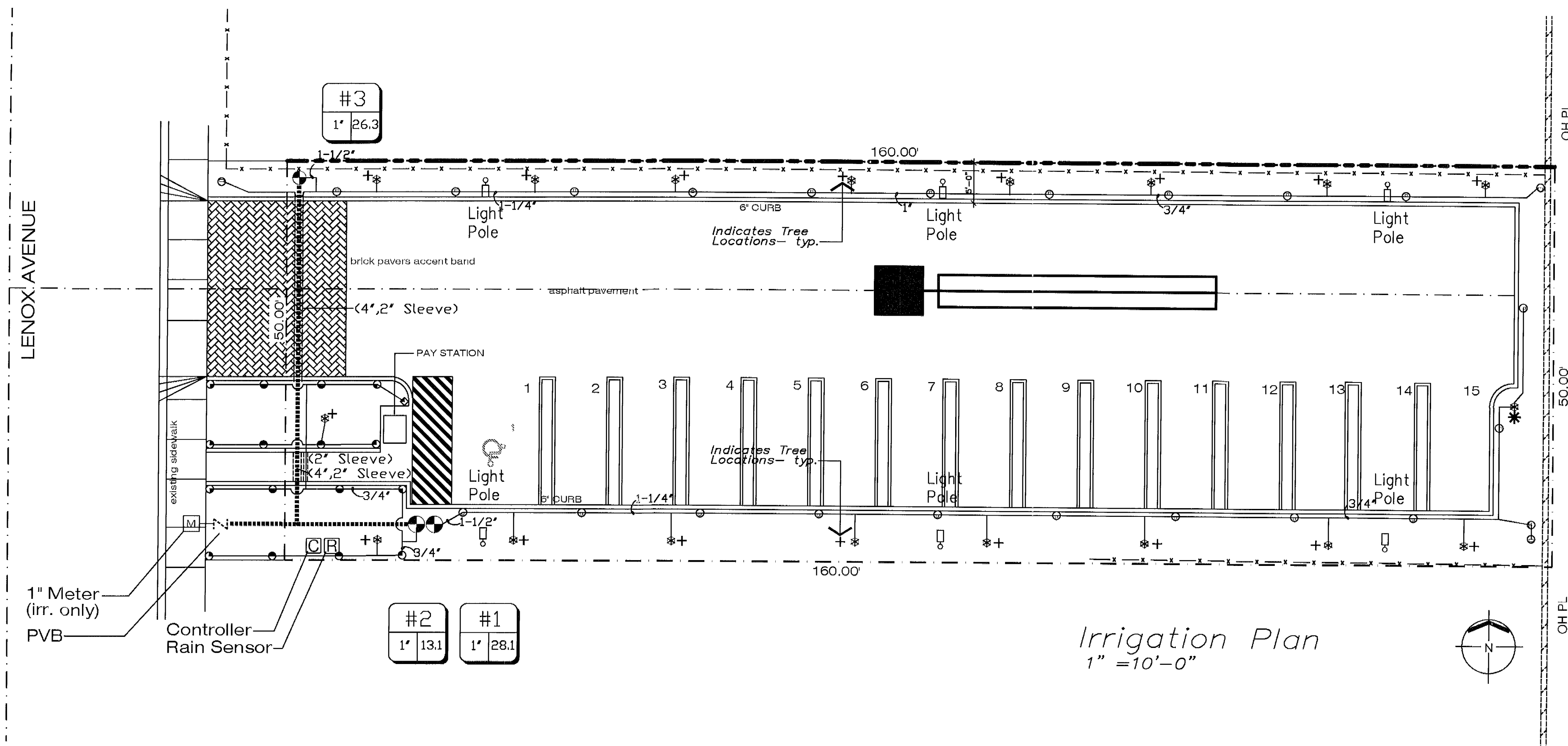
PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATRALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHENEVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS. PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

1/2" - 2" ASSEMBLY PRESSURE VACUUM BREAKER (PVB) BACKFLOW PREVENTER (BFP)



*INSTALL RAIN SENSOR AS PER LOCAL CODE
FLUSHING
PRIOR TO PLACEMENT OF FLUSH
ALL LINES UNTIL LINES ARE
COMPLETELY CLEAN OF DEBRIS.



IRRIGATION PLAN EQUIPMENT TABLE

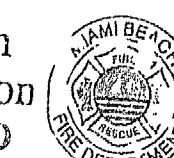
◇	6' Spray Head Rainbird 1800 Series w/ MPR Nozzle, 8' qtr.
○	6' Spray Head Rainbird 1800 Series w/ MPR Nozzle, 10' qtr.
●	6' Spray Head Rainbird 1800 Series w/ MPR Nozzle, 10' qtr.
◇	6' Spray Head Rainbird 1800 Series w/ MPR Nozzle, 12' qtr.
○	6' Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' Strip Series-End.
○	6' Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' Strip Series-Center.
*	Bubbler, 1300 AF by Rainbird
●	1" Valves by Rainbird. DVF Series In Rainbird VB Series Valve Box.
—	2" Mainline, Schedule 40 PVC
—	Sleeves, Schedule 40 PVC
—	Lateral Lines, Schedule 160 pvc
[C]	Controller, ESP Modular Series 3 Stations, mtd on a mtl. station.
[R]	Rain Sensor, by Miniclik, to be mtd. on a 8' ht. mtl. post, w/ conc. Footing.
Z	PVB - Pressure Vacuum Breaker by Watts or equal.
[M]	Proposed 1" Water Meter-MIWASD, Irrigation Only Account.

City of Miami Beach, Greenspace Management Notes:



1. A final irrigation onsite inspection shall be required with Greenspace Management staff prior to any official acceptance of the irrigation system. Failure to conduct the inspection could result in rejection of the irrigation system.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



City of Miami Beach
Landscape Review

APPROVED
9/22/2015

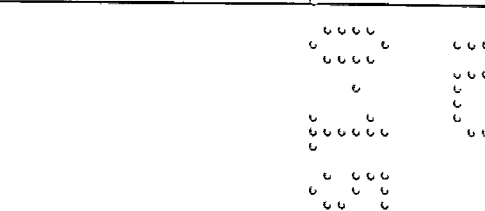
ARCHITECT:

Bellin & Pratt
architects, LLC

AA26000863

285 sevilla avenue
coral gables, florida 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:



H.L. Martin, Landscape Architect, P.A.
LA #001722
5965 SW 38th Street, Miami, Florida 33155
305 790-4372, hlmartin@bellsouth.net
Herbert L. Martin, Landscape Architect

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PROJECT NAME:

PARKING LOT

PROJECT ADDRESS:
1615 LENOX AVENUE
MIAMI BEACH FL 33139
OWNER INFORMATION:
ASTA PARKING INC.
725 N.E. 26 AVE
FT. LAUDERDALE, FL 33304

PERMIT SET

ISSUE DATE: 08.21.2014
PROJECT No.: 2014-20
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description
1	7-27-15	ADD 6" CURBS & CUT PARKING TO 10' DEPTH
2	8-20-15	REVISE DRIVEWAY TO 52' WIDTH

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT & A.H.J. (AUTHORITIES HAVING JURISDICTION) APPROVALS ARE OBTAINED.

SEAL:

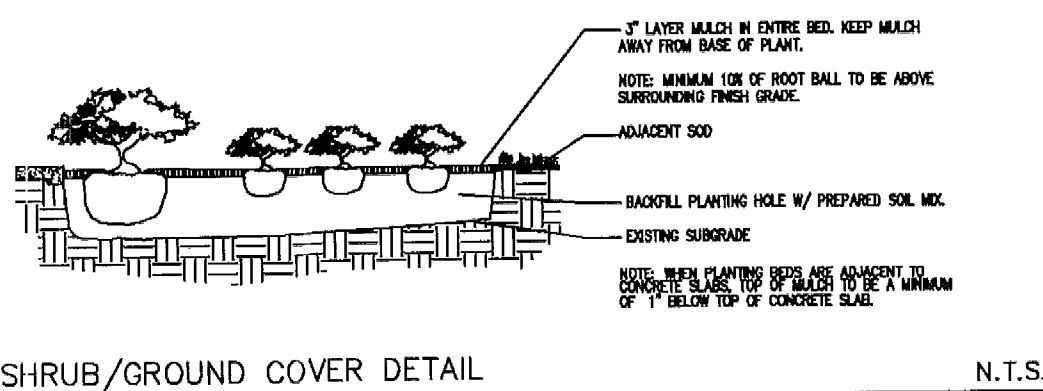
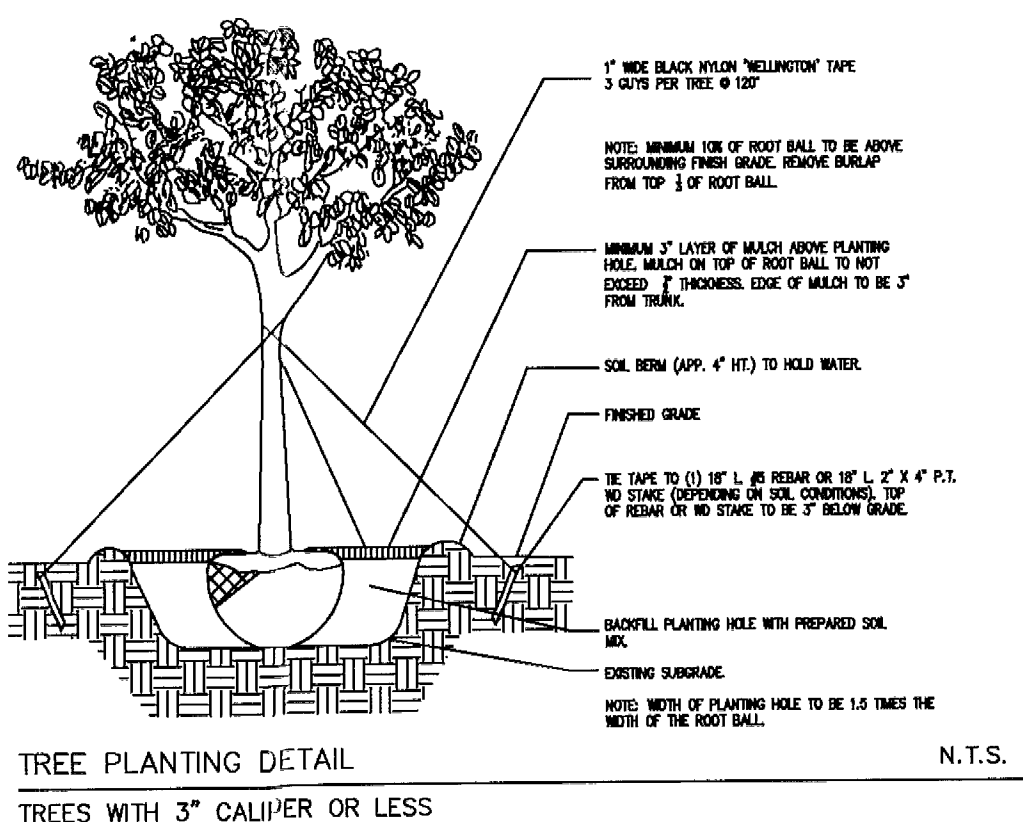
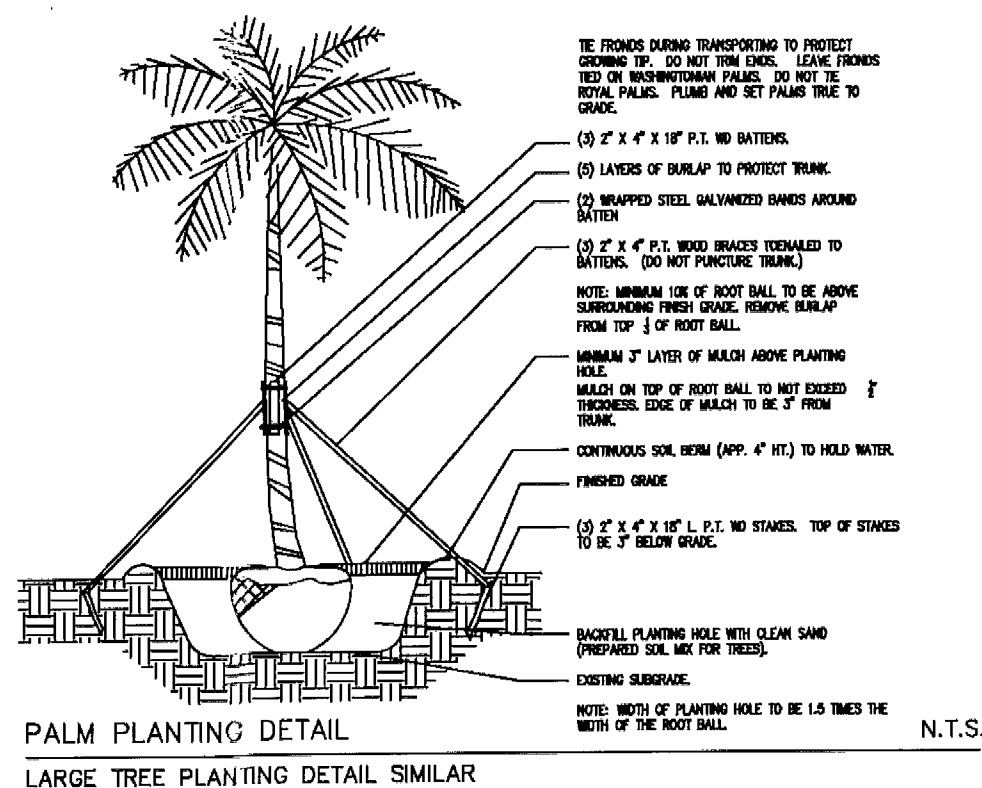
SIGNATURE:
Marshall Bellin AR-5564
Glenn H. Pratt, AIA, AR-9808

SHEET TITLE:
IRRIGATION PLAN

SCALE: AS NOTED

SHEET No.:

IR-1



PLANT NOTES

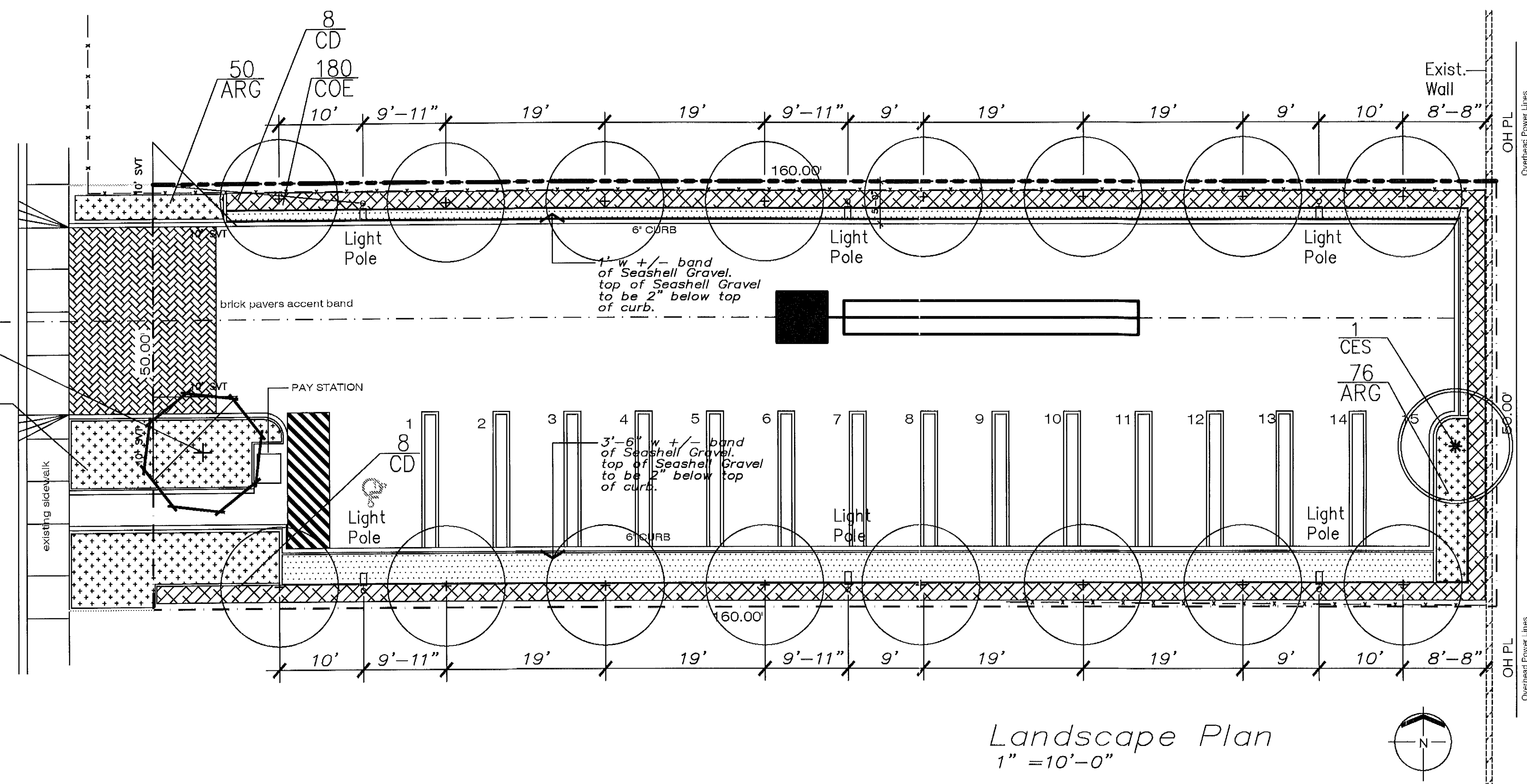
- ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 2ND EDITION: FEBRUARY 1998, RESPECTIVELY.
- MULCH TO BE "PREMIUM PINEBARK BROWN" SHREDDED MULCH, BY AMERIGROW, OR A CITY APPROVED ALTERNATIVE.
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED. ALL GUYING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- ALL SOD SHALL BE ST. AUGUSTINE "FLORATAM" SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
- ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
- NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. ADDITIONALLY, SEE CITY OF MIAMI BEACH'S GREENSPACE MANAGEMENT NOTE #4 BELOW.
- ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.

City of Miami Beach, Greenspace Management Notes:

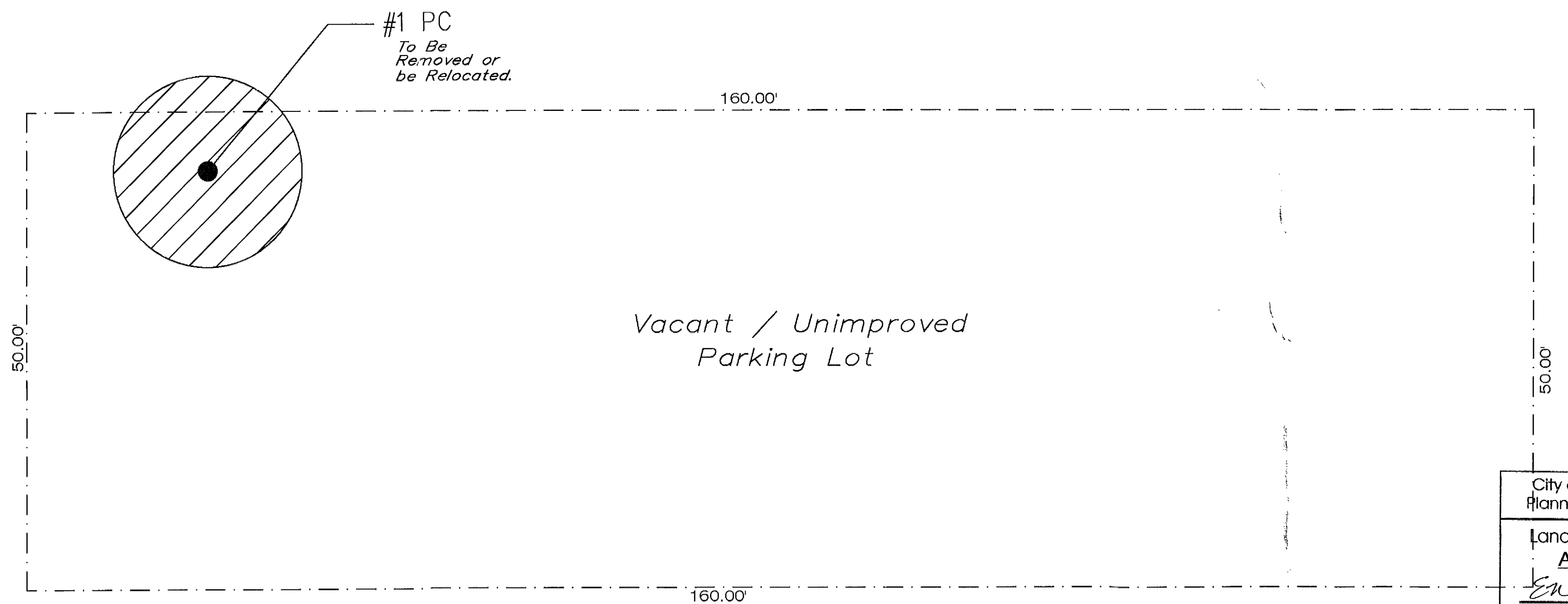
- An onsite inspection shall be required with Greenspace Management staff prior to installation of any plant material, in order to perform a grades and standards inspection. Failure to conduct the inspection could result in rejection of the plant material.
- A final onsite inspection shall be required with Greenspace Management staff prior to any official acceptance of plant material, in order to verify proper planting depth, spacing and quality of the material. Failure to conduct the inspection could result in rejection of the plant material.
- Please utilize Amerigrow (Premium Pinebark Brown) shredded mulch or a City approved alternative. Mulch shall not be applied within 6" of the trunks of any existing or proposed trees or palms.
- All guying & staking shall be removed within twelve months after planting. Exceptions require written authorization from the City Urban Forester.
- No substitutions shall be made without prior consent of the City Urban Forester and/or the Planning Department.

LENOX AVENUE

LENOX AVENUE



Landscape Plan
1" = 10'-0"



Vacant / Unimproved
Parking Lot

Tree Survey/Disposition Plan
1" = 10'-0"

Existing Tree Disposition List

Num	Botanical / Common Name	Disposition	Description: HT/SPR/DBH/Notes	Canopy SF to be removed
#1	Phoenix canariensis / Canary Island Date Palm	Remove	35' ht, 20" spr, 23" dbh.	314 sf.

Note: Canary Island Date Palm to be reviewed by a Certified Arborist. Pending Arborist's evaluation, Canary Island Date Palm to be relocated to an off-site location, to be determined.

PLANT LIST

QTY	KEY	Botanical Name / Common Name	Description	Native Yes / No
16	CD	Coccoloba diversifolia / Pigeon Plum	12'oa ht, 5' spr, 4'ct, 2" cal.	Yes
1	LY	Lysiloma latisiliqua / Wild Tamarind	15-16'oa ht, 6' spr, 5'ct, 4" cal.	Yes
1	CES	Conocarpus e. sericeus / Silver Buttonwood	12'oa ht, 5' spr, 4'ct, 2" cal.	No
180	COE	Conocarpus erectus / Green Buttonwood	24" ht, 18" spr, full.	Yes
400	ARG	Arachis glabrata / Perennial Peanut	1 gal.	No

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



Bellin & Pratt
architects, LLC

AA26000863

265 sevilla avenue
coral gables, Florida 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

H.L. Martin, Landscape Architect, P.A.
Lic# 26000404 LA #0001722
5965 SW 38th Street, Miami, Florida 33155
305 790-4372, hlmartin@bellsouth.net
Herbert L. Martin, Landscape Architect

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PROJECT NAME:

PARKING LOT

PROJECT ADDRESS:
1615 LENOX AVENUE
MIAMI BEACH FL. 33139
OWNER INFORMATION:
ASTA PARKING INC.
725 N.E. 26 AVE
FT. LAUDERDALE, FL 33304

PERMIT SET

ISSUE DATE: 08.21.2014
PROJECT No.: 2014-20
DRAWN BY:
APPROVED BY:

REVISIONS:

No	Date	Description
7-27-15		ADD 9" CURBS & CUT PARKING TO 10' DEPTH
8-20-15		REVISE DRIVEWAY TO 22' WIDTH

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT & A.H.J. (AUTHORITIES HAVING JURISDICTION) APPROVALS ARE OBTAINED.

SEAL:

SIGNATURE:
Marshall Bellin AR-3564
Geni H Pratt AA AR-3568

SHEET TITLE:

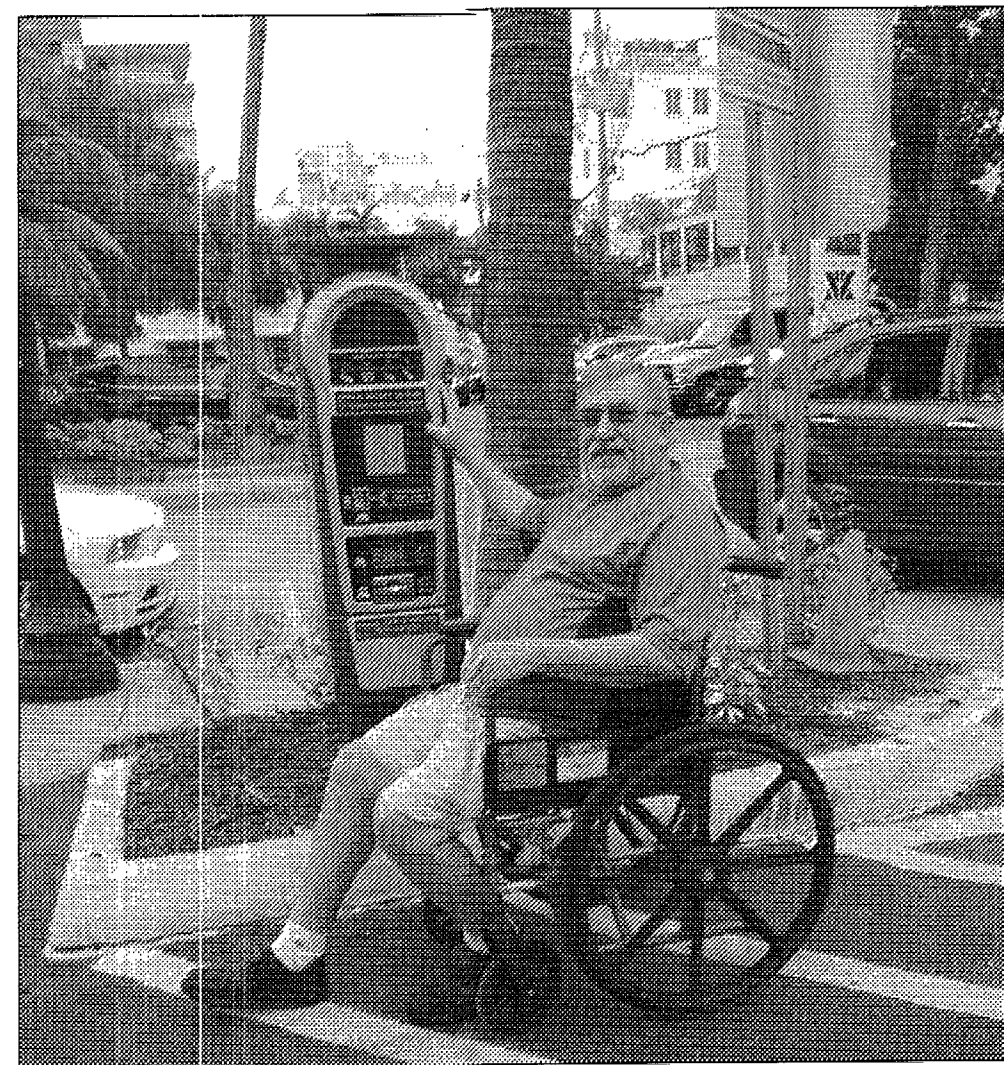
LANDSCAPE PLAN

SCALE: AS NOTED

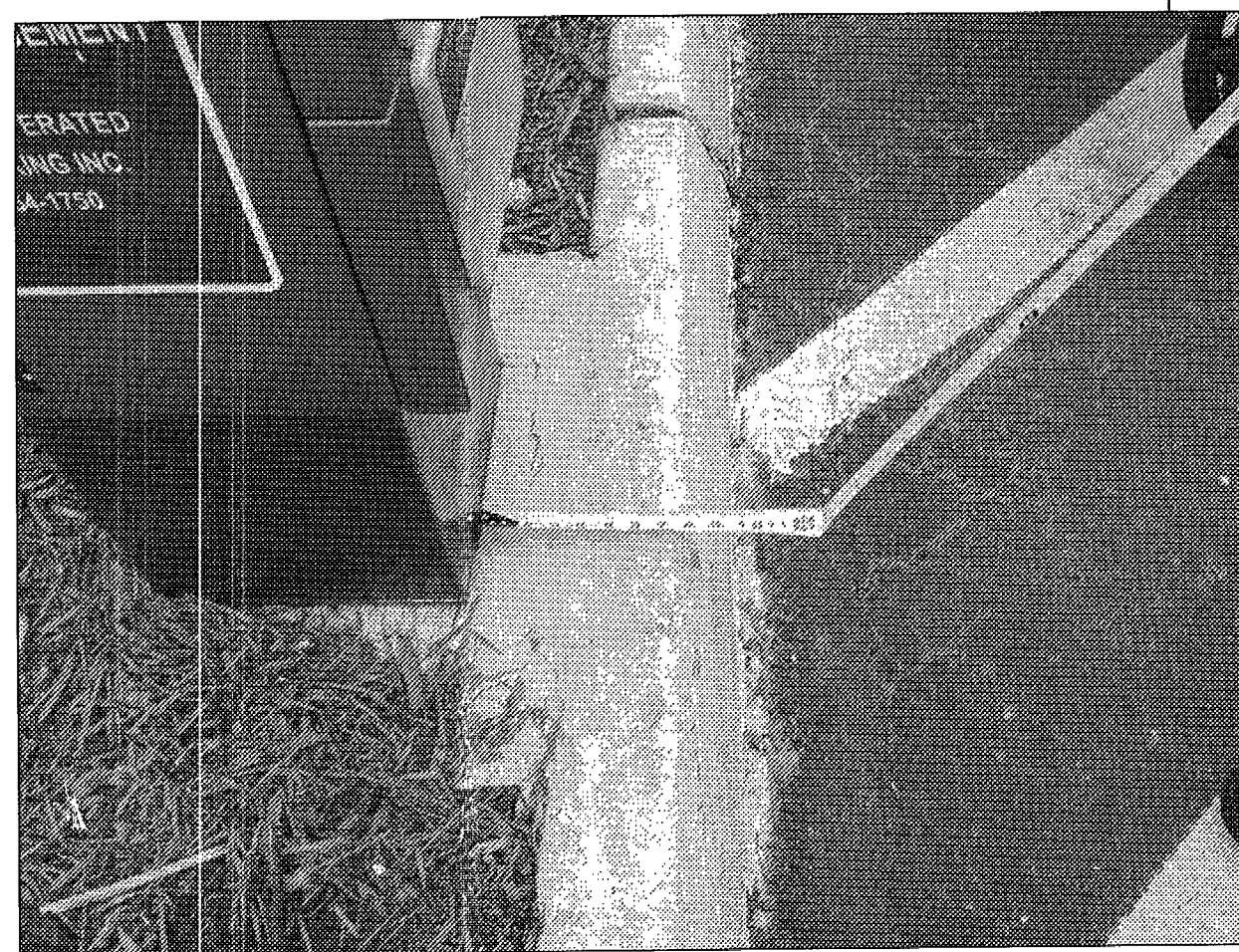
SHEET No.:

LA-1

A Tree Removal Permit shall be required from the City of Miami Beach for all trees & palms to be removed or relocated, that are not considered exempt, prior to ANY tree or palm removal activity. Please provide a copy of the issued permit prior to FINAL inspection and if not required, proof of exemption.

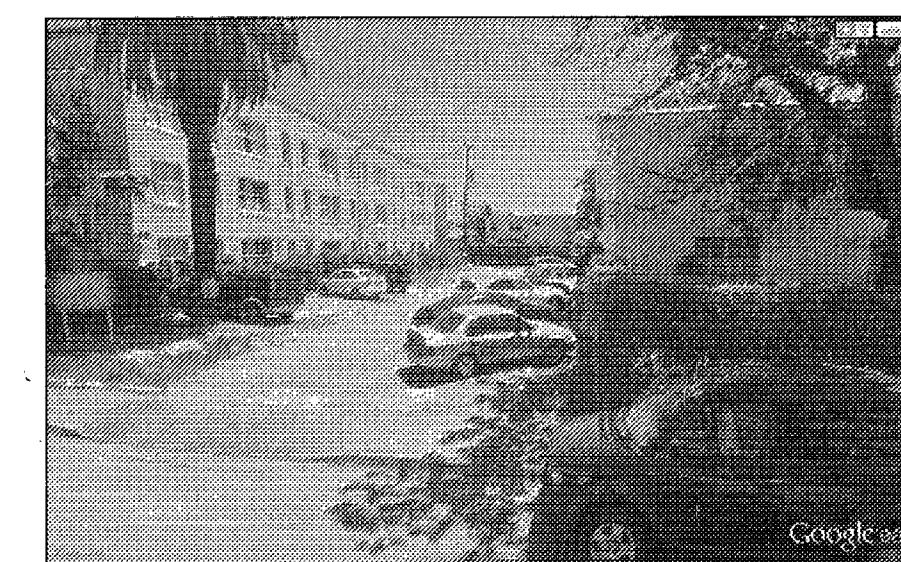
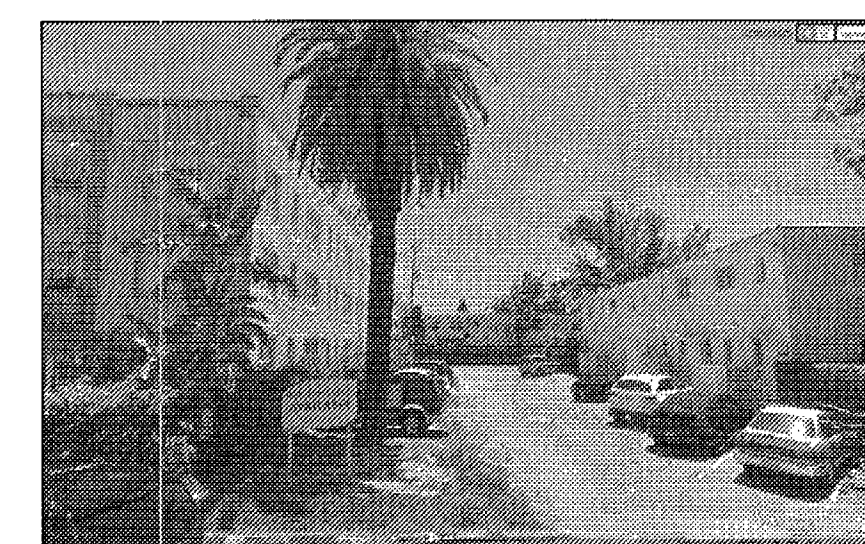
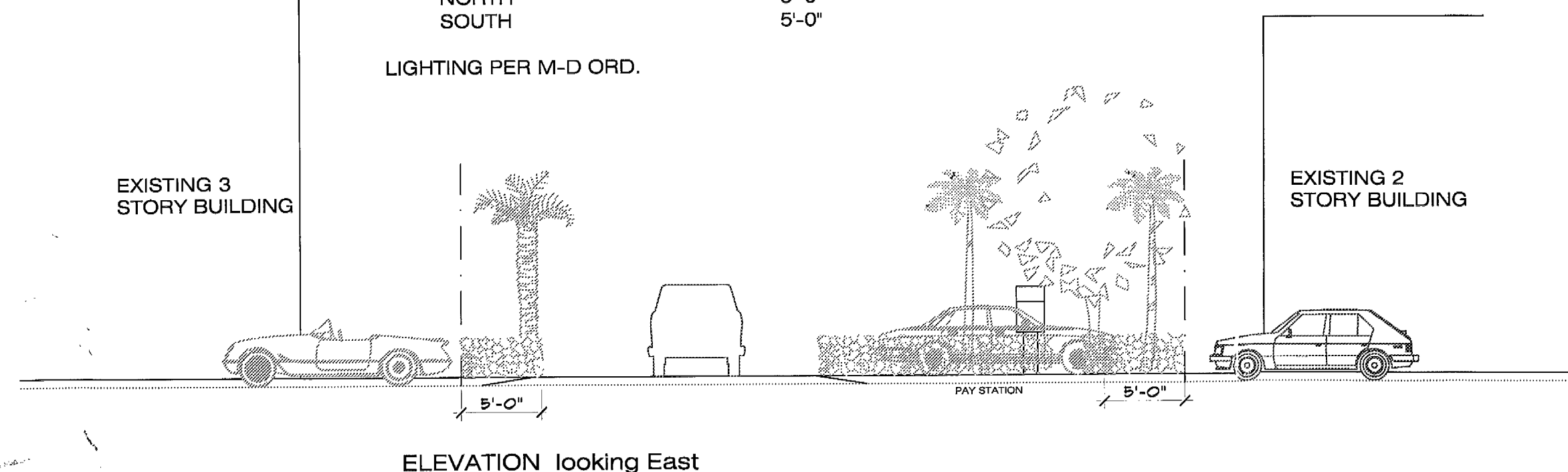
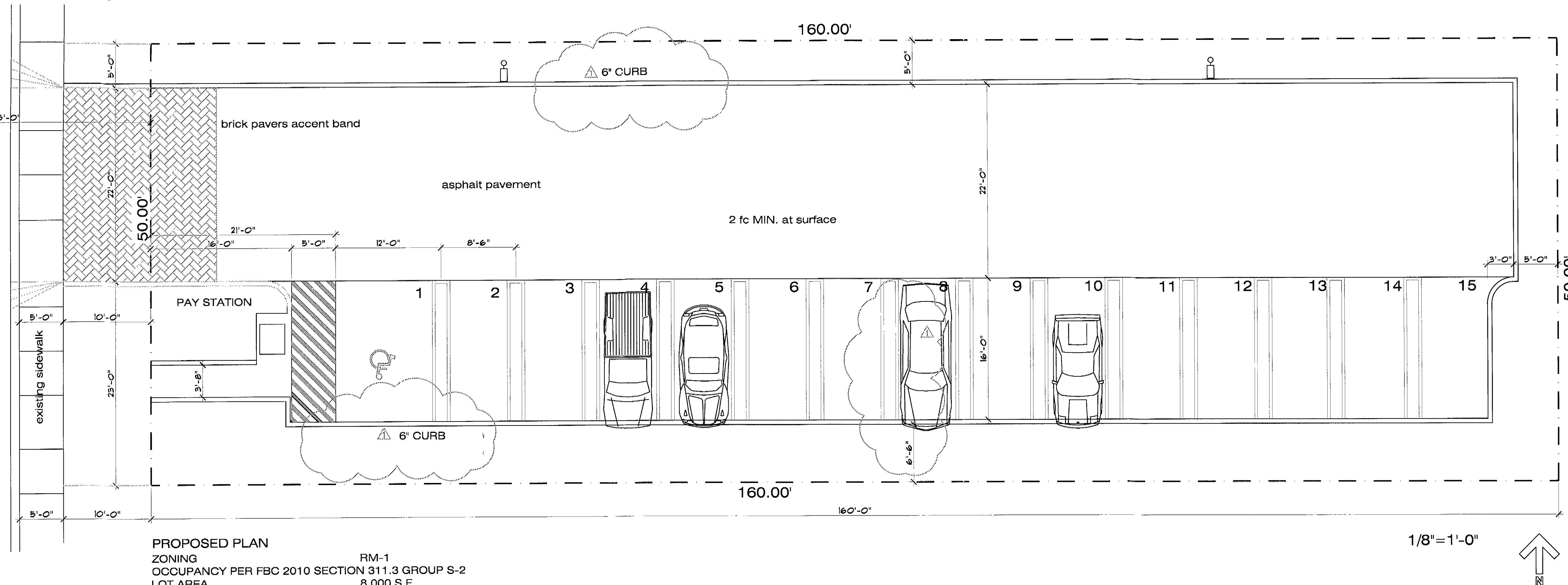


MAX. 48" HIGH FROM TOP OF PAVEMENT TO KEY PAD

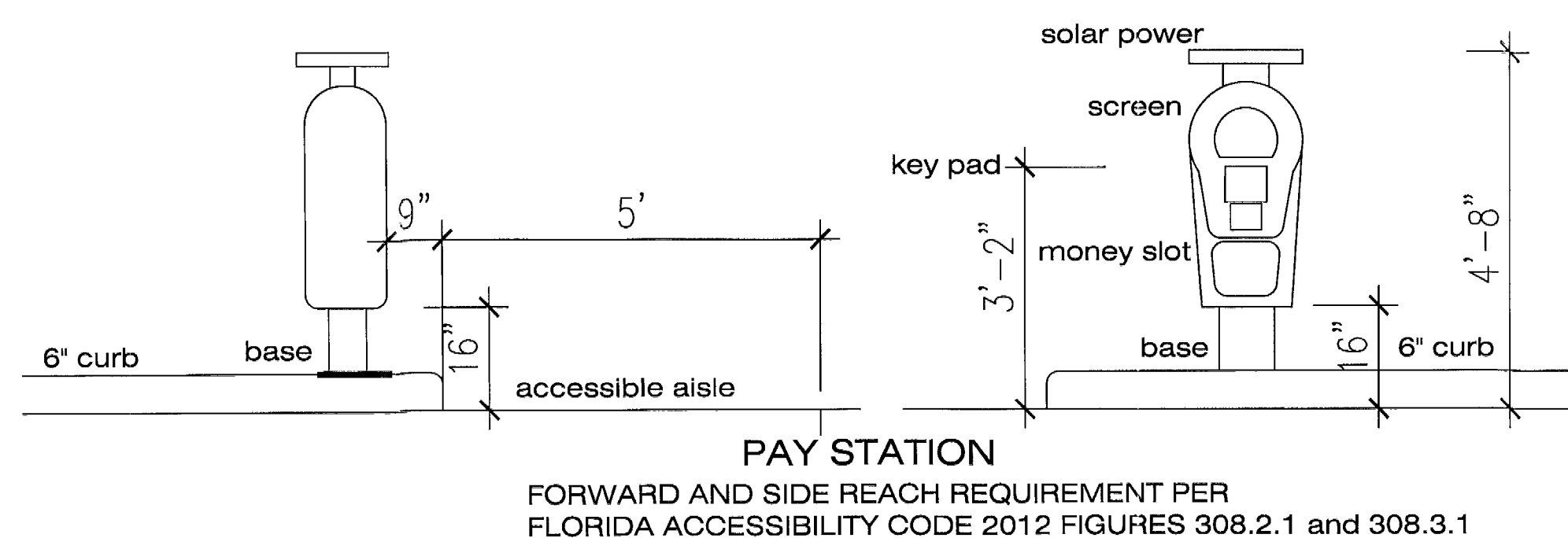
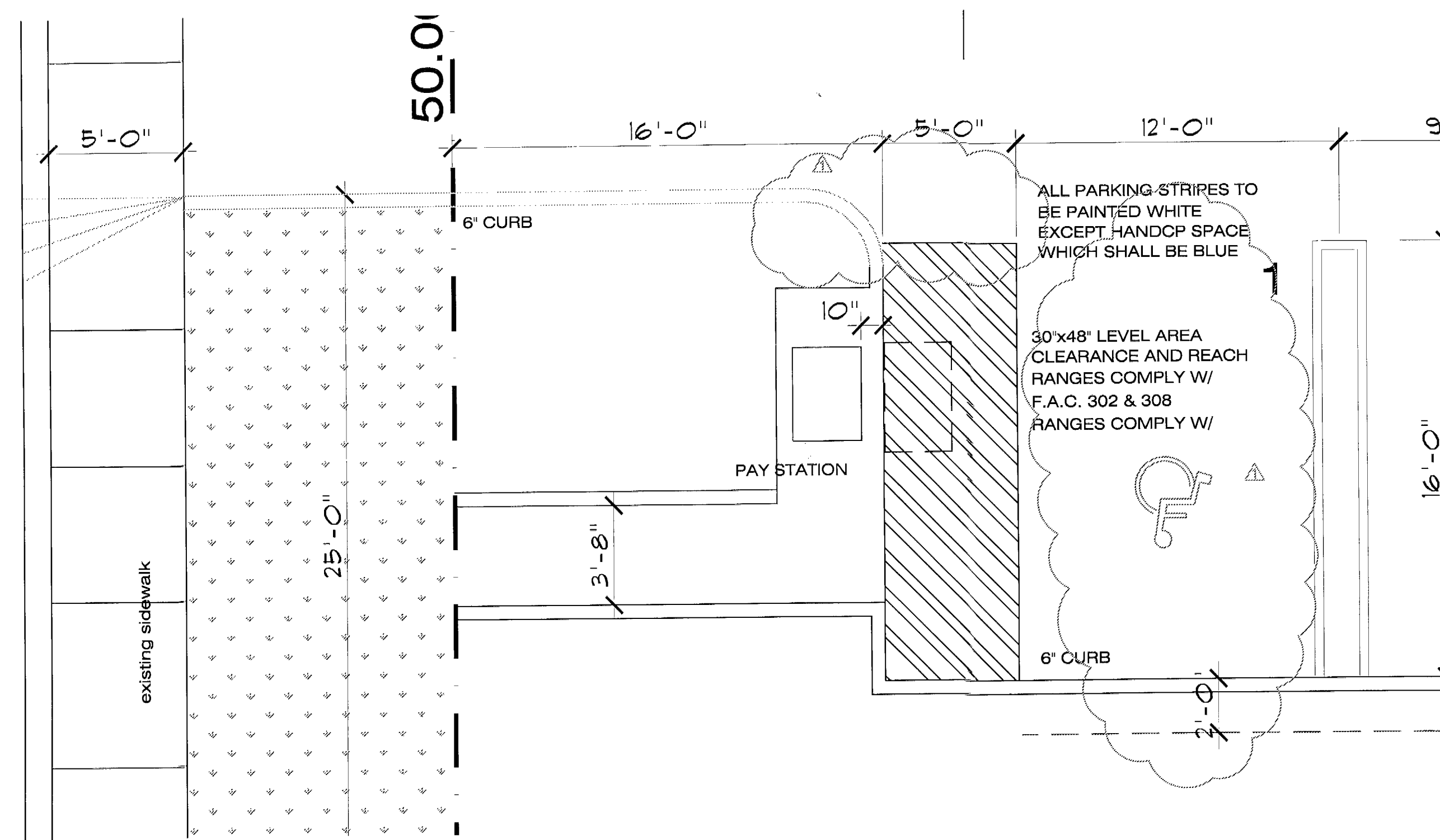


MAX. 10" FROM FACE OF CURB TO FACE OF STATION

LENOX AVENUE



EXISTING CONDITION



LOCATION MAP

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



ARCHITECT:
Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables, florida 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

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PROJECT NAME:

PARKING LOT

PROJECT ADDRESS:
1615 LENOX AVENUE
MIAMI BEACH FL 33139
OWNER INFORMATION:
ASTA PARKING INC.
725 N.E. 26 AVE
FT. LAUDERDALE, FL 33304

PERMIT SET

ISSUE DATE: 08.21.2014
PROJECT No.: 2014-20

DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description
1	7-27-15	ADD 6" CURBS & CUT PARKING TO 16' DEPTH
2	8-20-15	REVISE DRIVEWAY TO 22' WIDTH

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT & A.H.J. (AUTHORITIES HAVING JURISDICTION) APPROVALS ARE OBTAINED.

SEAL:



SIGNATURE:
Marshall Bellin AR-5564
Glenn H. Pratt, AIA, AR-9608

SHEET TITLE:

SITE PLAN

SCALE: AS NOTED

SHEET No.:

SP-1

Asta Parking - 1615 Lenox Avenue

Key Directional Plan

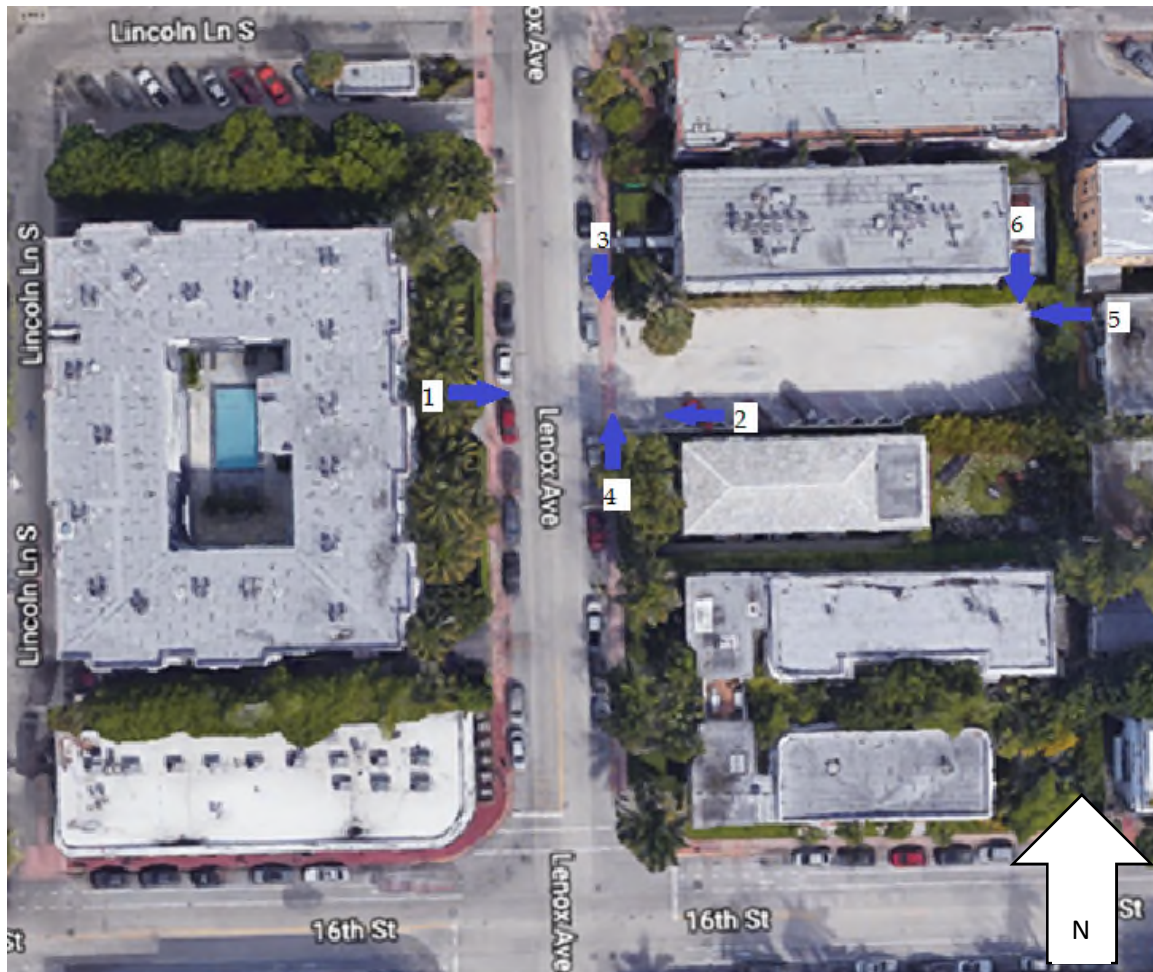


Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: September 25, 2018

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **PB 18-0203 fka File No. 2216. 1615 Lenox Avenue –Parking lot hours**

The applicant, Asta Parking, Inc., is requesting modifications to a previously issued conditional use approval for a surface parking lot in a residential zoning district pursuant to Chapter 118, Article VII. Specifically, the applicant is requesting the use of the parking lot after midnight.

RECOMMENDATION

Denial of the proposed extended hours

BACKGROUND

February 24, 2015

The applicant, Asta Parking, Inc., requested a conditional use permit (CUP) for a surface parking lot in a RM-1 zoning district operating 24 hours a day, pursuant to Section 130, Article III. At the time the Board limited the hours to 7:00 AM to midnight.

September 27, 2016 A building permit was issued for the permanent parking lot.

February 17, 2017 A Business Tax Receipt (BTR) was issued for the permanent parking lot (BTR001902-01-2017.)

April 25, 2017 The applicant appeared before the board for the initial required progress report and the board suspended all further progress reports until which time there are any violations related to the CUP.

ZONING/SITE DATA

Legal Description:

Lot 15, Block 47, Lincoln Subdivision, According to the Plat Thereof, as Recorded in Plat Book 9, Page 69, of the Public Records of Miami-Dade County, Florida

Zoning:

RM-1, Residential Multifamily Low Intensity Zoning District

Future Land Use:

RM-1, Residential Multifamily Low Intensity Zoning District

Surrounding Land Uses:

North: Apartment Building
South: Apartment Building
East: Apartment Building
West: Apartment Building

Number of Spaces:

15 spaces

COMPLIANCE WITH CONDITIONAL USE REVIEW GUIDELINES:

Conditional Uses may be approved in accordance with the procedures and standards set forth in the City Code Art. 4, Sec. 118-191 and Sec. 118-192:

1. **The Use is consistent with the Comprehensive Plan or Neighborhood Plan if one exists for the area in which the property is located.**

Consistent – The proposed parking lot is consistent with the objectives of the Comprehensive Plan in providing additional off-street parking in the City.

2. **The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan.**

Consistent – The proposed use is not anticipated to degrade the LOS for the surrounding area below the thresholds that have been established.

3. **Structures and uses associated with the request are consistent with this Ordinance.**

Consistent – A parking lot is a conditional use in the RM-1 zoning district. In addition, because of the proximity to residential uses, the use of the parking lot after midnight is also subject to a conditional use approval.

4. **Public health, safety, morals and general welfare will not be adversely affected.**

Not Consistent – The proposed extended hours has the strong potential to negatively impact the quality of life of the abutting residential properties.

5. **Adequate off-street parking facilities will be provided.**

Not Applicable

6. **Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.**

Not consistent – Extended the hours of operation has the strong potential to negatively impact abutting residential properties and lower property values.

7. **The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.**

Consistent – This lot has is intended to service the businesses on Lincoln Road, which is in close proximity to the site. While there are other parking lots and garages in close proximity, a further negative impact due solely to the concentration of similar types of uses is not expected.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(a) of the Land Development Regulations establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
Not Applicable
Such plan has not been submitted for the demolition of the parking lot.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
Not Applicable
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Not Applicable
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
The applicant states in its LOI that the landscaping installed is comprised of resilient native Florida-friendly plants.
- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.
Not Applicable
- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.
Not Applicable
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
Not Applicable

STAFF ANALYSIS

The applicant is seeking conditional use approval in order to operate a surface parking lot 24 hours a day. The existing lot is currently used as a self-parking lot for patrons of the surrounding businesses on Lincoln Road.

The plans submitted with the application show 15 spaces including one (1) accessible space. The lot consists of 8,000 square feet measuring 50 feet fronting on Lenox Avenue. The plans indicate that vehicular ingress and egress to the site is through a 20 foot wide driveway on Lenox Avenue.

At the time of the original application, staff recommended that the lot be limited to a midnight closing time due to the strong residential character of the surrounding area. Although it appears that the operator has had a good operational history at this location and has not had any residential complaints nor code violations, staff has serious concerns with the proposed operation after midnight. The parking lot is sandwiched between two low-scale historic residential buildings with ground floor units directly facing the parking lot. Continued activity over night has an increased potential to disrupt these abutting residents, lower their quality of life, and reduce property values. As such staff recommends denial of the modification. However should the Board approve the proposed 24 hour operation, staff would recommend such approval be in accordance with the attached draft order.

Code Violations

As of the writing of this report there are no open violations related to the subject property.

RECOMMENDATION:

In view of the forgoing analysis, and inconsistency with the aforementioned Conditional Use Review Guidelines, staff recommends that the modified Conditional Use Permit be DENIED. However, should the Board approve the extended hours of operation, staff recommends that such approval be in accordance with the conditions in the attached draft MCUP.

TRM/MAB/TUI

F:\PLAN\PLB\2018\9-25-18\PB 18-0203 - fka 2216 - 1615 Lenox Ave - Parking Lot\2216 -1615 Lenox Avenue -PB Staff Report.docx

ZONING/SITE MAP



**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 1615 Lenox Avenue

FILE NO. PB 18-0203 fka File No. 2216

IN RE: The application for Conditional Use approval to operate a surface parking lot 24 hours a day, pursuant to Section 130, Article III.

LEGAL DESCRIPTION: Lot 15, Block 47, Lincoln Subdivision, According to the Plat Thereof, as Recorded in Plat Book 9, Page 69, of the Public Records of Miami-Dade County, Florida

MEETING DATE: February 24, 2015, September 25, 2018

MODIFIED CONDITIONAL USE PERMIT

The applicant, Asta Parking, Inc., requested Conditional Use approval to operate a surface parking lot 24 hours a day, pursuant to Section 130, Article III. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the RM-1, Commercial Low Intensity District zoning district; and

That the use is consistent with the Comprehensive Plan for the area in which the property is located; and

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan; and

That structures and uses associated with the request are consistent with the Land Development Regulations; and

That the public health, safety, morals, and general welfare will not be adversely affected; and

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, as approved by the Planning Board, and accepted by the applicant, that a Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions:

1. This conditional Use Permit is issued to Asta Parking, Inc., Subsequent owners and/or operators shall be required to appear before the Board within 90 days of the change of ownership or operator to affirm their understanding of the conditions listed herein and to obtain a Modification to this Conditional Use Permit.
2. The Planning Board shall maintain jurisdiction on this Conditional Use Permit. If deemed necessary, at the request of the Planning Director or a Board member, the applicant shall present a progress report to the Board. The Board reserves the right to modify the Conditional Use approval at the time of the progress report in a non-substantive manner, to impose additional conditions to address possible problems, and to determine the timing and need for future progress reports. This Conditional Use Permit is also subject to modification or revocation under City Code Sec. 118-194 (c).
3. Within 90 days of the commencement of the new hours of operation, the owner and/or operator shall be required to appear before the Board for a progress report.
4. The Planning Board shall retain the right to call the applicant or operator back before them and make modifications to this Conditional Use Permit should there be valid complaints about loud, excessive, unnecessary, or unusual noise, or if code violations have been issued to the property. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the applicant or operator for other reasons and for other modifications of this Conditional Use Permit.
5. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest or equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board, in advance, to affirm their understanding of the conditions listed herein.
6. The hours of operation for the parking lot shall be ~~from 7:00 AM to Midnight~~ twenty-four (24) hours per day.
7. A revised site and landscape plan shall be submitted to and approved by staff, in accordance to the following:
 - a. ~~All existing and proposed lighting shall be noted on the site plan, subject to the review and approval of staff.~~
 - b. ~~The applicant shall provide a revised landscape plan that includes irrigation.~~

-
- c. ~~The applicant shall obtain an approved building permit for resurfacing, striping and landscaping, and complete all work on site associated with such permit prior to the issuance of the Certificate of Use/Business Tax Receipt for the extended hours.~~
 - a. Prior to BTR approval for the change of hours, Planning staff shall perform a site inspection to verify full compliance with the approved landscape plans issued as part of the building permit for the construction of the parking lot. Any damaged or missing plant material shall be replaced, and perpetually maintained as specified on plan.
 - b. Prior to BTR approval for the change of hours, operator shall provide a maintenance plan inclusive but not limited to trash pick-up, and fertilization, mulching, watering, plant disease prevention, pruning and weeding of landscape areas subject to the review and approval of staff.
 - c. In the eventuality of any plant material death, or removal due to natural disaster or theft, operator shall be perpetually responsible for plant material replacement as per originally approved building permit.
 - d. Any tree pruning shall only be performed by a Certified Arborist, and as prescribed by City of Miami Beach Code Chapter 46.
 - e. On a yearly basis and prior to BTR renewal, operator shall provide a photographic report documenting landscape conditions of the property for the review and approval of staff.
 - f. All vehicles shall be parked in marked spaces, and there shall not be any tandem parking.
 - g. The applicant shall be responsible for operating this facility in an orderly, clean and quiet manner so that neighboring residents are not disturbed during the hours of operation. This shall include removing all trash from the lot not less than twice daily. The sounding of car alarms, automobile horns, playing of radios or any kind of audio system and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns, shall be posted on the site so they are plainly visible by, and legible to, users of the facility.
 - h. The applicant shall install a sign indicating the name and phone number of the operator to report complaints, as well as the phone number for Code Compliance. The design, material and location of such sign shall be part of the revised site plan, and shall be subject to the review and approval of staff. The maximum size of such sign shall not exceed that permitted by the City Code.
8. The applicant shall obtain a full building permit within 18 months from the date of the meeting at which the original Conditional Use permit was issued and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.

9. The applicant shall resolve all outstanding code violations and fines for the subject property prior to the issuance of a Business Tax Receipt/Certificate of Use for this parking facility.
10. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
11. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
12. Compliance with the aforesaid conditions shall be a prerequisite to obtaining a Certificate of Use/Business Tax Receipt.
13. A Conditional Use Permit which lists the aforementioned conditions shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a Business Tax Receipt /Certificate of Use, or Certificate of Occupancy, whichever may occur first.
14. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
15. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.
16. Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit, certificate of occupancy, or certificate of completion shall be issued until this requirement has been satisfied.
17. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this _____ day of _____, 2018.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: _____
Michael Belush, Chief of Planning and Zoning
For Chairman

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 1615 Lenox Avenue

FILE NO. PB 18-0203 fka File No. 2216

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That the use is consistent with the Comprehensive Plan for the area in which the property is located; and

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That structures and uses associated with the request are consistent with the Land Development Regulations; and

That the public health, safety, morals, and general welfare will not be adversely affected; and

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

MB

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, as approved by the Planning Board, and accepted by the applicant, that a Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions:

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MB

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14. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
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17. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 3rd day of OCTOBER, 2018.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

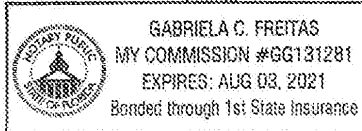
BY: Michael Belush

Michael Belush, Chief of Planning and Zoning
For Chairman

MB

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 3rd day of October, 2018, by Michael Belush, Chief of Planning and Zoning of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[Signature]
Notary:

Print Name *Gabriela C. Freitas*

Notary Public, State of Florida

My Commission Expires: *8-3-21*

Commission Number: *gg131281*

[NOTARIAL SEAL]

Approved As To Form:
Legal Department

[Signature], *9/28/18*
Filed with the Clerk of the Planning Board on *Jessica Freely (10/3/18)*

MS

MIAMI BEACH

LAND USE BOARDS

PROPERTY:

4354 Alton Road

FILE NO.

PB 18-0215

APPLICANT:

4353 Alton Homes, LLC

MEETING DATE:

9/25/2018

LEGAL DESCRIPTION:

22-27 53 42

NAUTILUS SUB PB 8-95

LOTS 20 & 21 BLK 6

LOT SIZE 100.000 X 125

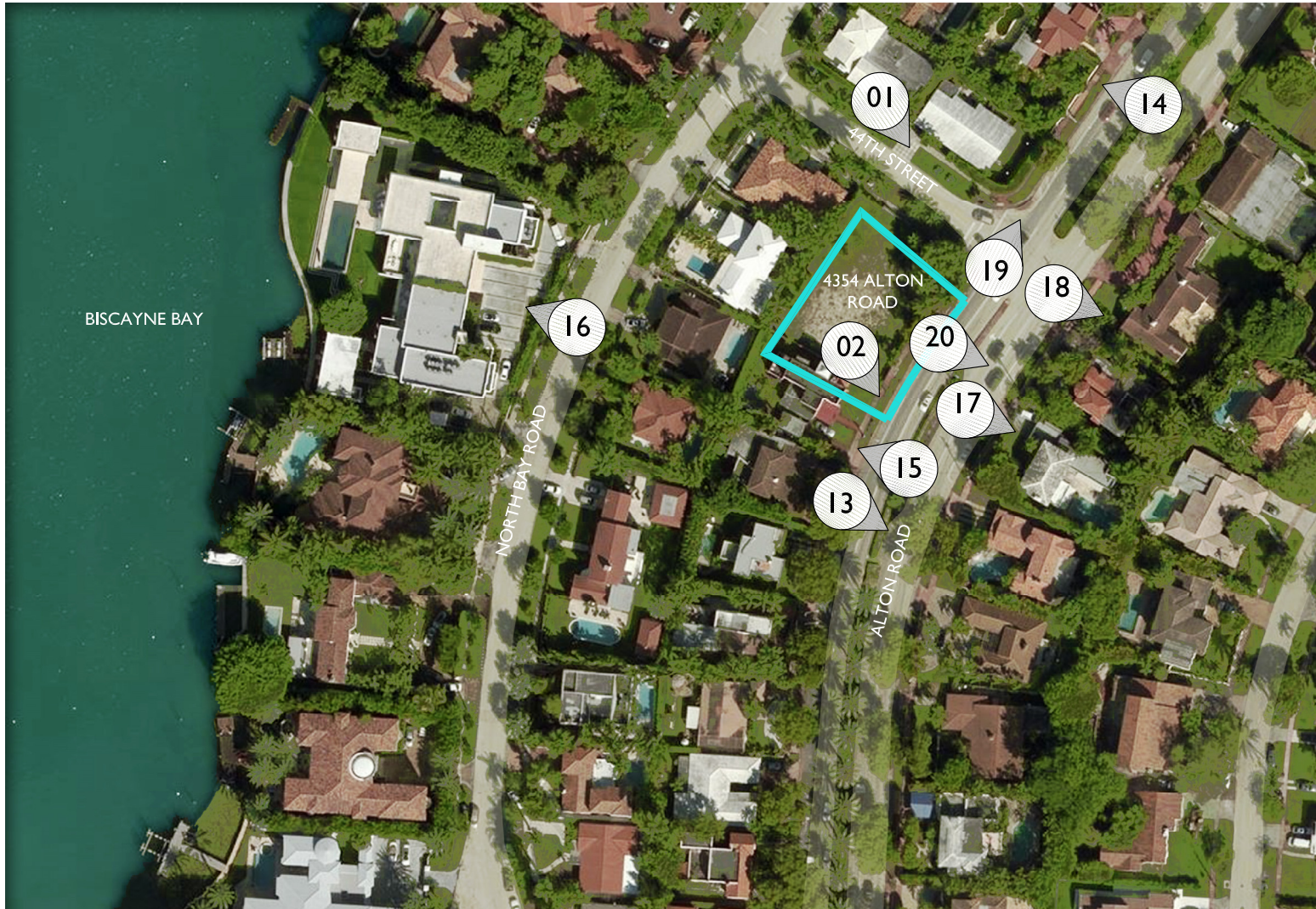
COC 21831-0379 11 2003 4

IN RE:

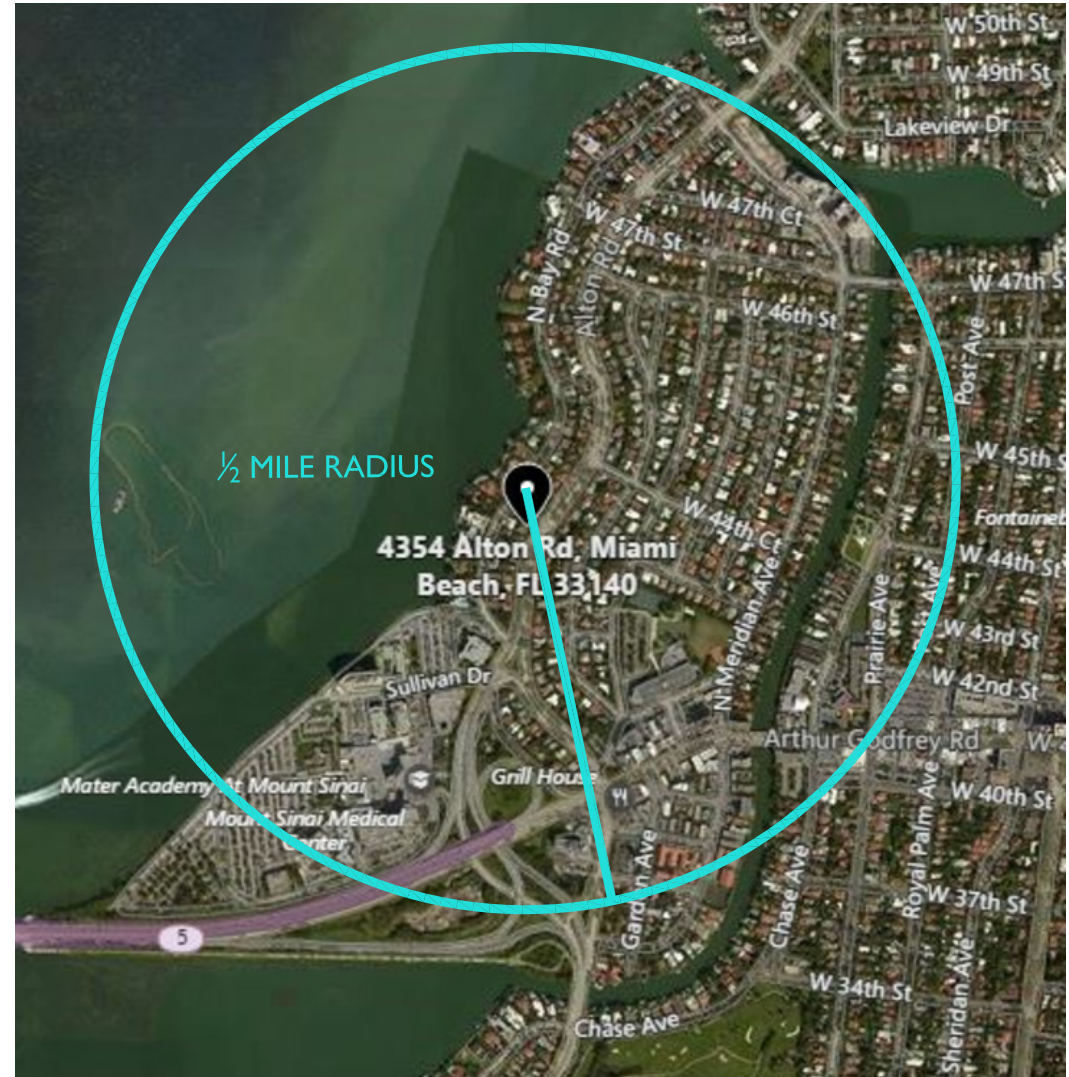
The applicant, 4353 Alton Homes, LLC, is requesting Division of Land/Lot Split, pursuant to Chapter 118, Article VII of the City Code, to divide the existing site comprised of two platted lots, into two individual buildable parcels.

PRIOR ORDER NUMBER:**ATTACHMENTS:**

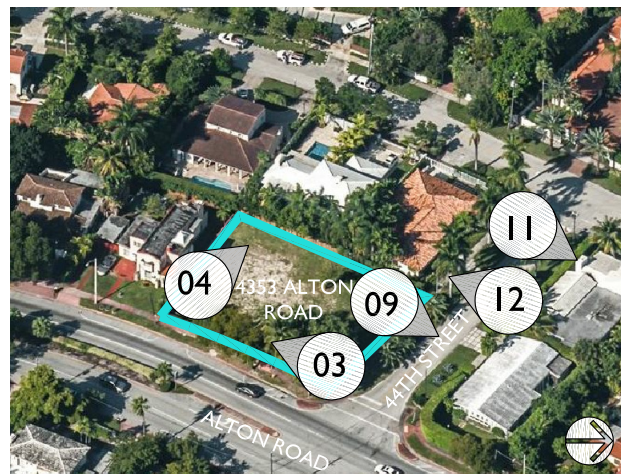
Description	Type
<input type="checkbox"/> Existing Conditions Plans	Memo
<input type="checkbox"/> Application Documents	Memo
<input type="checkbox"/> Proposed Plans	Memo
<input type="checkbox"/> Supplemental Documents	Memo
<input type="checkbox"/> Staff Report 9-25-18	Memo
<input type="checkbox"/> Recorded Order	Memo



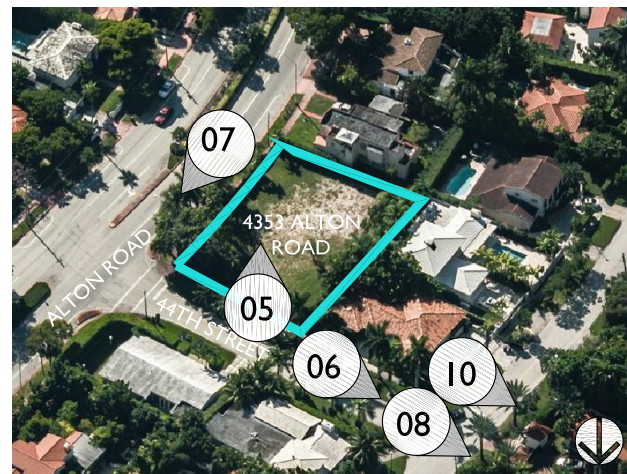
AERIAL VIEW 



STREET MAP 1/2 MILE RADIUS 



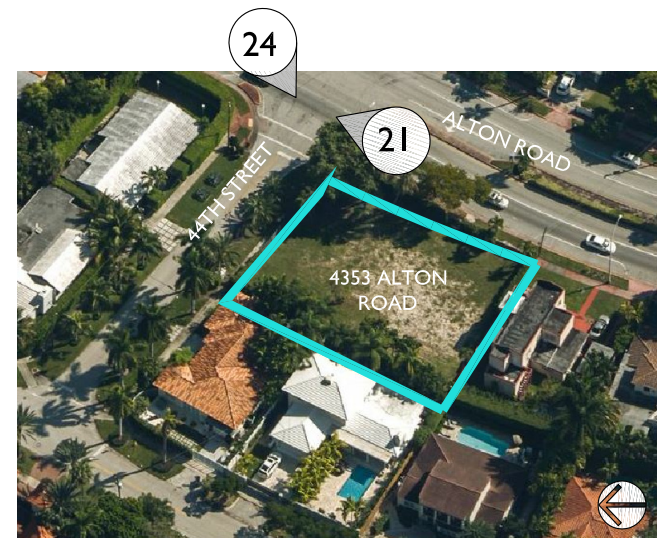
AXONOMETRIC VIEW 



AXONOMETRIC VIEW 



AXONOMETRIC VIEW 



AXONOMETRIC VIEW 





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MIAMIBEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information

FILE NUMBER

☐ **Board of Adjustment**

- ☐ Variance from a provision of the Land Development Regulations
☐ Appeal of an administrative decision

☒ **Planning Board**

- ☐ Conditional use permit
☒ Lot split approval
☐ Amendment to the Land Development Regulations or zoning map
☐ Amendment to the Comprehensive Plan or future land use map

☐ **Design Review Board**

- ☐ Design review approval
☐ Variance

☐ **Historic Preservation Board**

- ☐ Certificate of Appropriateness for design
☐ Certificate of Appropriateness for demolition
☐ Historic district/site designation
☐ Variance

☐ **Other:**

Property Information - Please attach Legal Description as "Exhibit A"

ADDRESS OF PROPERTY

4354 Alton Road

FOLIO NUMBER(S)

02-3222-011-1430

Property Owner Information

PROPERTY OWNER NAME

4354 Alton Homes, LLC

ADDRESS

418 Meridian Avenue

CITY

Miami Beach

STATE

FL

ZIPCODE

33139

BUSINESS PHONE

(786) 543-2356

CELL PHONE

EMAIL ADDRESS

dc@urbanica.us

Applicant Information (if different than owner)

APPLICANT NAME

Same as Above

ADDRESS

CITY

STATE

ZIPCODE

BUSINESS PHONE

CELL PHONE

EMAIL ADDRESS

Summary of Request

PROVIDE A BRIEF SCOPE OF REQUEST

Lot split of 4354 Alton Road into 2 lots. See letter of intent for more details.

Project Information			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
Party responsible for project design			
NAME Jennifer McConney-Gayoso		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 7580 NE 4th Court, Studio 100		CITY Miami	STATE FL ZIPCODE 33138
BUSINESS PHONE (305) 606-4105	CELL PHONE	EMAIL ADDRESS jennifer@mcg-architecture.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael W. Larkin, Esq., Bercow Radell Fernandez & Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Matthew Amster, Esq., Bercow Radell Fernandez & Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mamster@brzoninglaw.com	
NAME Emily Balter, Esq., Bercow Radell Fernandez & Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com	

Please note the following information:

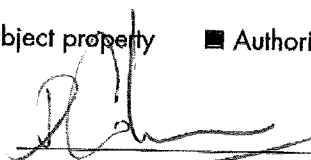
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application from said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☐ Owner of the subject property ☒ Authorized representative



SIGNATURE

Roberto Diego Colmenero, Manager of 4354 Alton
Homes, LLC

PRINT NAME

7/7/13

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

_____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

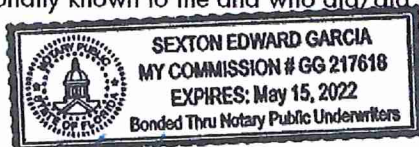
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami Dade

I, Roberto Diego Colmenero, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of 4354 Alton Homes, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 6 day of July, 2018. The foregoing instrument was acknowledged before me by Roberto Colmenero, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

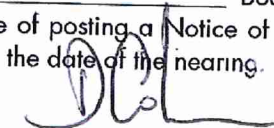
NOTARY SEAL OR STAMP

**NOTARY PUBLIC**My Commission Expires: 5/15/22**PRINT NAME**

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami DadeI, Roberto Diego Colmenero, Manager of 4354 Alton Homes, LLC

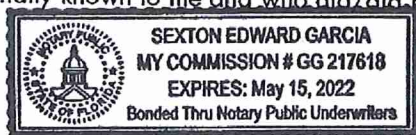
, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Matthew Amster, Gregory Fontela & Emily Balter to be my representative before the Planning Board. (3) I also 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. (4) I am responsible for remove this notice after the date of the hearing.

Roberto Diego Colmenero, Manager of 4354 Alton Homes, LLC


PRINT NAME (and Title, if applicable)**SIGNATURE**

Sworn to and subscribed before me this 6 day of July, 2022. The foregoing instrument was acknowledged before me by Roberto Colmenero, who has produced identification and/or is personally known to me and who did/did not take an oath. as

NOTARY SEAL OR STAMP



NOTARY PUBLICMy Commission Expires: 5/15/22SEXTON GARCIA**PRINT NAME****CONTRACT FOR PURCHASE**

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contract purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

N/A

NAME**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

4354 Alton Homes, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Roberto D Colmenero, 1617 S Bayshore Dr, Miami, FL

50%

Carlos Porchetto, 4353 Alton Road, Miami Beach, FL

50%

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTS

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

1/A

TRUST NAME	
NAME AND ADDRESS	% INTEREST

COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
Michael W. Larkin, Esq., Bercow Rade	200 S. Biscayne Blvd, Suite 850	(305) 374-5300
Matthew Amster, Esq. & Emily Balter, Esq.	200 S. Biscayne Blvd, Suite 850	(305) 374-5300
Jennifer McConney-Gayoso	7580 NE 4th Court, Studio 100	(305) 606-4105

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

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

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami Dade

Roberto Diego Colmenero, Manager of 4354 Alton Homes, LLC

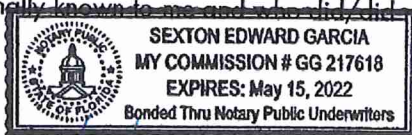
I, Roberto Diego Colmenero, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

[Signature]

SIGNATURE

Sworn to and subscribed before me this 6 day of July, 20 18. The foregoing instrument was acknowledged before me by Roberto Colmenero, who has produced identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: 5/15/22

[Signature]

NOTARY PUBLIC

[Signature]

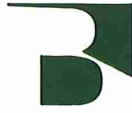
PRINT NAME

Legal Description

Exhibit A

Lot 20 and 21, Block 6, PLAT OF NAUTILUS SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 8, Page 95, Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 02-3222-011-1430



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6236
E-Mail: MAmster@brzoninglaw.com

VIA ELECTRONIC SUBMITTAL & HAND DELIVERY

July 27, 2018

Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: PB18-0215 – Request for a Lot Split of the Property Located at
4354 Alton Road in Miami Beach, Florida

Dear Tom:

This law firm represents 4354 Alton Homes, LLC (the “Applicant”), the owner of the above-referenced property (the “Property”). Please consider this letter the Applicant’s letter of intent in support of a lot split application to divide the existing building site into two (2) individual building sites.

Property Description. The Property is located at the southwest intersection of Alton Road and West 44 Street. Miami-Dade County Property Appraiser’s Office identifies the Property with Folio No. 02-3222-011-1430. The Property is located within the RS-4 Single-Family Residential zoning district. The Property is comprised of two (2) platted lots according to the “Plat of Nautilus Subdivision of The Miami Beach Bay Shore Co.,” dated March 1, 1923 and recorded in the Miami-Dade County Public Records at Book 8, Page 95. The Property is currently unimproved vacant land, and is approximately 12,530 square feet (0.27 acres) in size. The lot to the south of the Property is also vacant land, and the abutting properties to the west are developed with single-family homes.

Lot Split Request. The requested lot split will result in two (2) lots in accordance with the original platted lines in 1923. The lot to the north will be approximately 6,030 square feet in size with a width of approximately sixty (60) feet along Alton Road, and the lot to the south will be approximately 6,500 square feet in size with a lot width of approximately sixty (60) feet along Alton Road. Both lots have non-parallel side property lines and expand in width from the front to the rear.

The resulting lots will also be more compatible with the lot areas and widths within the surrounding area. The abutting properties to the west are approximately 6,158 and 7,500 square feet, and to the south is 6,500 square feet. The property located to the north across West 44 Street is 6,000 square feet. The RS-4 zoning district in this area is comprised of varying lot sizes. The average lot size within the RS-4 zoning district, fronting Alton Road to the intersecting streets north and south of the Property, is approximately 8,759 square feet and eight (8) of which are approximately 6,000 square feet in size. The unit size of each of the proposed homes on the resulting split lots will be appropriately sized for the lot on which it sits and the neighborhood: 2,924 square feet on the north lot and 3,249 square feet on the south lot, where the average in the area is 3,109 square feet.

Lot Split Review Criteria. Pursuant to Section 118-321(B) of the City of Miami Beach's Code of Ordinances (the "Code"), the Planning Board shall apply six (6) criteria to the review of any lot split application. The Applicant's lot split request satisfies all criteria as follows:

(1) Whether the lots that would be created are divided in such a manner that they are in compliance with the regulations of these land development regulations.

According to Section 142-105(b)(1), the minimum lot size in the RS-4 zoning district is 6,000 square feet. Due to the configuration of the block and original platted lines, the lot to the north will be approximately 6,030 square feet in size and the lot to south will be approximately 6,500 square feet in size. Additionally, the minimum required lot width is fifty (50) feet RS-4 zoning district, and the proposed resulting lots will be approximately sixty (60) feet wide along Alton Road. Therefore, the lot sizes and lot widths are in compliance with the land development regulations.

(2) Whether the building site that would be created would be equal to or larger than the majority of the existing building sites, or the most common existing lot size, and of the same character as the surrounding area.

The existing lot sizes in the RS-4 zoning district fronting Alton Road in the neighborhood vary greatly from 6,000 to 14,400 square feet in size. The proposed lots fall within this range. As such, the resulting lots will be consistent with the character of the surrounding area.

(3) Whether the scale of any proposed new construction is compatible with the as-built character of the surrounding area, or creates adverse impacts on the surrounding area; and if so, how the adverse impacts will be mitigated. To determine whether this criterion is satisfied, the applicant shall submit massing and scale studies reflecting structures and uses that would be permitted under the land development regulations as a result of the proposed lot split, even if the applicant presently has no specific plans for construction.

The scale of the proposed homes will be compatible with the as-built character of the surrounding area. Specifically, the proposed homes of 2,924 square feet and 3,249 square feet are right around the average of 3,109 square feet of the similarly situated homes fronting Alton Road.

(4) Whether the building site that would be created would result in existing structures becoming nonconforming as they relate to setbacks and other applicable regulations of these land development regulations, and how the resulting nonconformities will be mitigated.

The Property is currently vacant land. The proposed building sites are located on an irregularly-shaped block, with non-parallel side property lines. In order to follow the original platted lot lines, one of the lots will be slightly smaller than the other. However, both lots will comply with the permitted lot sizes, and the lot widths will be at least ten (10) feet greater than the minimum permitted in this area. Further, the proposed homes will comply with the zoning regulations to the greatest extent possible.

(5) Whether the building site that would be created would be free of encroachments from abutting buildable sites.

The building sites created by the lot split will be free of encroachments from abutting buildable lots. There are no existing or proposed encroachments.

(6) Whether the proposed lot split adversely affects architecturally significant or historic homes, and if so, how the adverse effects will be mitigated. The board shall

have the authority to require the full or partial retention of structures constructed prior to 1942 and determined by the planning director or designee to be architecturally significant under subsection 142-108(a).

The Property is currently vacant land, therefore, the lot split does not adversely affect architecturally significant or historic homes. Additionally, in 1923, the Property was platted as two (2) separate lots.

Sea Level Rise and Resiliency Criteria. The proposed single-family homes resulting from the lot split will advance the sea level rise and resiliency criteria in Section 133-50(a) as follows:

1. A recycling or salvage plan for partial or total demolition shall be provided.

There are no structures on the Property, therefore a recycling or salvage plan is not necessary.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

The Applicant proposes hurricane impact windows.

3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

Operable windows will be provided.

4. Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

The Applicant will provide appropriate landscaping at the Property. Proposed species include native and Florida-friendly plants appropriate for the area, including salt tolerant species.

5. Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

The Applicant has considered the elevation of the right-of-way and surrounding properties, and plans to grade the front and side yards appropriately to remain

compatible with the existing conditions. The Applicant will work with the Public Works Department to further address sea level rise projections with respect to the right-of-way connections.

- 6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.**

The Applicant has taken into consideration the raising of public rights-of-ways and has designed each proposed home accordingly. The addition of freeboard will be used to elevate each home and will allow raising of the front yards to address the future raising of the streets.

- 7. Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.**

All critical mechanical and electrical systems will be located above base flood elevation.

- 8. Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.**

This is not applicable as the Property is vacant and the lot split application will result in construction of two (2) new homes.

- 9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.**

No wet or dry flood proofing will be necessary as all habitable space will be located above base flood elevation plus City of Miami Beach Freeboard of 1' or more.

- 10. Where feasible and appropriate, water retention systems shall be provided.**

At time of permitting, the Applicant will engage the services of a civil engineer to analyze and provide the subsurface drainage design. Accordingly, a water retention system will be provided

Thomas Mooney, Director
July 27, 2018
Page 6 of 6

Conclusion. Approval of the requested lot split will permit appropriate infill development of vacant land within the City's RS-4 zoning district in a manner that is compatible with the surrounding neighborhood. We look forward to your favorable review of the request. If you have any questions or comments regarding the request, please contact me at (305) 377-6236.

Sincerely,



Matthew Amster

cc: Michael W. Larkin, Esq.
Emily Balter, Esq.



RDR Miami | Rio Development Resources

public hearing notification services: certified lists of property owners within a specific radius + radius maps + mailing labels
mailouts + notice of public hearing site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

July 6, 2018

City of Miami Beach
Planning Department
1700 Convention Center Dr.
Miami Beach, FL 33139

Re: Property Owners List within 375 feet of:

SUBJECT: 4354 Alton Road, Miami Beach, FL 33140

FOLIO NUMBER: 02-3222-011-1430

LEGAL DESCRIPTION: 22-27 53 42 NAUTILUS SUB PB 8-95 LOTS 20 & 21 BLK 6

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **51, including 0 international**

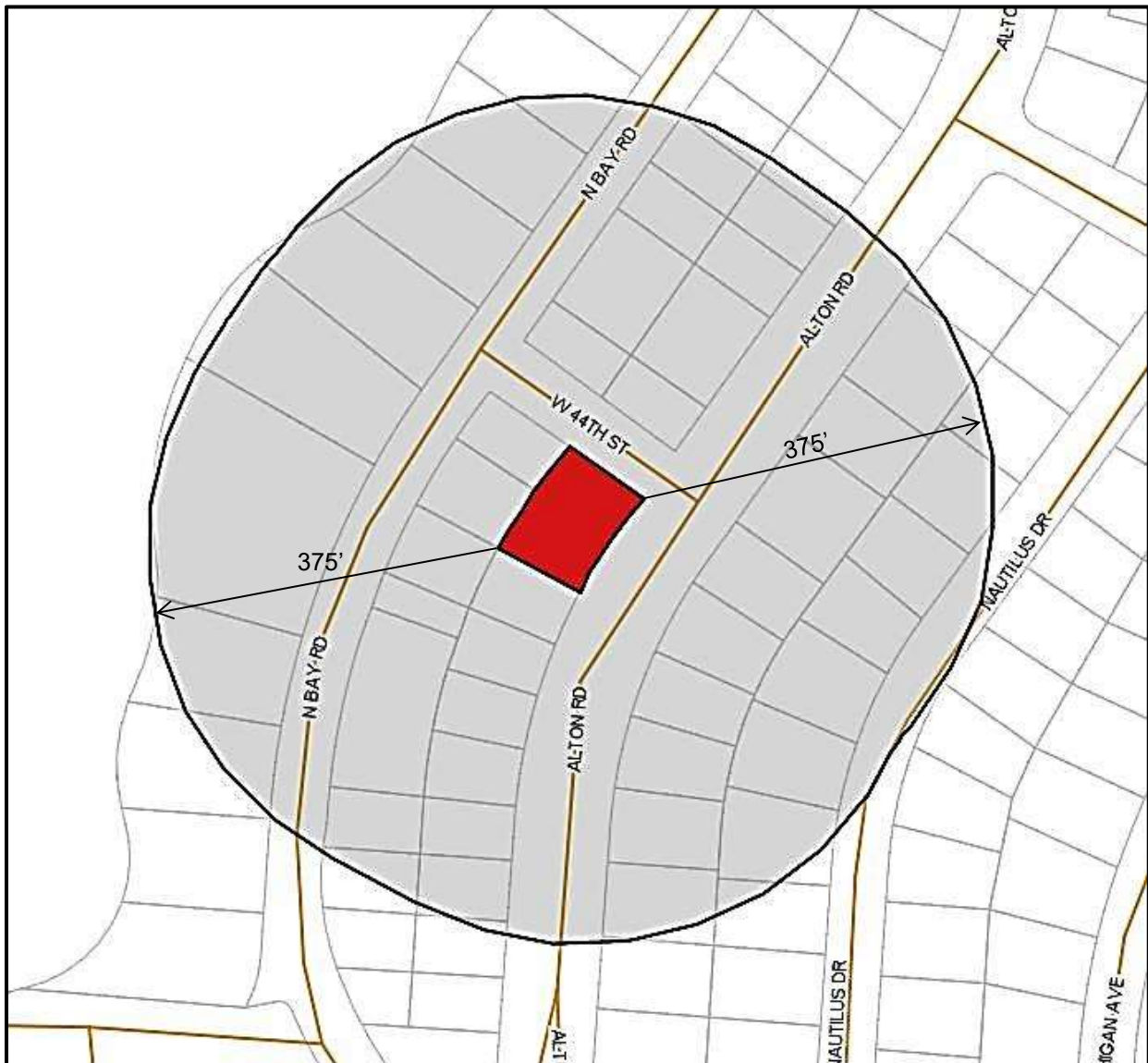


RDR Miami | Rio Development Resources

public hearing notification services: certified lists of property owners within a specific radius + radius maps + mailing labels
mailouts + notice of public hearing site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 4354 Alton Road, Miami Beach, FL 33140

FOLIO NUMBER: 02-3222-011-1430

LEGAL DESCRIPTION: 22-27 53 42 NAUTILUS SUB PB 8-95 LOTS 20 & 21 BLK 6

4334 ALTON ROAD LLC
PO BOX 402249
MIAMI BEACH, FL 33140

4344 ALTON ROAD LLC
44 COCOANUT ROW STE T 8
PALM BEACH, FL 33480

ABRAHAM FRANCO TRS
ABRAHAM FRANCO REV TRUST
4380 N BAY RD
MIAMI BEACH, FL 33140-2855

ALBERT CANAS & STEWART STEIN
4373 N BAY RD
MIAMI BEACH, FL 33140-2856

ALEXANDER SVERDLOV
DINA SVERDLOV
4365 ALTON RD
MIAMI BEACH, FL 33139

ANA O COWLEY &H RAUL G
4345 ALTON RD
MIAMI BEACH, FL 33140-2850

ARTHUR CHOLODOFSKY &W SHARON
4340 NAUTILUS DR
MIAMI BEACH, FL 33140-2824

CARLOS PORCHETTO
MARIA JULIETA MARTEDI
4353 ALTON RD
MIAMI BEACH, FL 33140

CARMEN GUERRERO
4420 ALTON RD
MIAMI BEACH, FL 33140-2851

CASA UNITED HOLDING LLC
4322 NAUTILUS DR
MIAMI BEACH, FL 33140

CLAUDIO M KOJUSNER &W ADRIANA B
4425 ALTON RD
MIAMI BEACH, FL 33140-2862

DANIEL MOSKOVITZ &W SUSAN LEITNER
4416 NAUTILUS DR
MIAMI BEACH, FL 33140-2826

DANIEL SIRLIN &W DOMINIQUE SIRLIN
1000 VENETIAN WAY APT 101
MIAMI BEACH, FL 33139-1010

DOMIX LLC
900 BAY DR APT 904
MIAMI BEACH, FL 33141-5633

DOV DUNAEVSKY &W CAROL S
4409 ALTON RD
MIAMI BEACH, FL 33140-2862

EDWARD HARDYMAN GOMEZ
RHIANON MARY PEDRO
400 ALTON RD #2001
MIAMI BEACH, FL 33139

FEDERICO INTRIAGO
ELISA INTRIAGO
4344 NORTH BAY RD
MIAMI BEACH, FL 33140

GARY HENNES
4400 ALTON RD
MIAMI BEACH, FL 33140-2851

GLORIA BIERMAN
4376 N BAY RD
MIAMI BEACH, FL 33140-2855

GUILLERMO CUETO &W NORMA L
4318 ALTON RD
MIAMI BEACH, FL 33140-2800

ISAAC KODSI &W TERE M
4412 N BAY RD
MIAMI BEACH, FL 33140

ISRAEL AMINOV
DORIT AMINOV
4404 NAUTILUS DR
MIAMI BEACH, FL 33140

JAMES SAKA
FANCY SAKA
4330 NAUTILUS DR
MIAMI BEACH, FL 33140

JARED MICHAEL LOPEZ VARIO
AMANDA LOPEZ
4401 N BAY RD
MIAMI BEACH, FL 33140

JORGE L SOSA JTRS
REGINA S SUAREZ JTRS
4410 ALTON RD
MIAMI BEACH, FL 33140

JOSEPH S STEEN
LORRAINE COHEN STEEN
4331 ALTON RD
MIAMI BEACH, FL 33140

KBG REAL ESTATE HOLDINGS LLC
3 GROVE ISLE DR #206
MIAMI, FL 33133

KEVIN ABRAMS &W JUDITH
4410 NAUTILUS DR
MIAMI BEACH, FL 33140-2826

LESLIE J ZIGEL &W ITA
4335 N BAY RD
MIAMI BEACH, FL 33140-2856

LEWIS G GORDON & PAUL W KRESS
4370 NAUTILUS DR
MIAMI BEACH, FL 33140-2824

LINDA BINDER (QRT)
ELIZABETH BINDER TRUSTEE
4404 N BAY RD
MIAMI BEACH, FL 33140-2857

MARCELLA KAUFER ROLNICK TRS
JARON LEWIS KANFER MANAGEMENT TR
PATRICK J WESCHLER TRS
4411 N BAY RD
MIAMI BEACH, FL 33140

MARGARET GREENE &
GERALDINE GREENE (TRUST)
4350 NAUTILUS DR
MIAMI BEACH, FL 33140-2824

MARIA C LORENZO & HILDA L DOMINGUEZ
4326 ALTON RD
MIAMI BEACH, FL 33140-2800

NEIL EISENBERG
4425 N BAY RD
MIAMI BEACH, FL 33140-2858

PAUL C SCHILLER
4315 ALTON RD
MIAMI BEACH, FL 33140-2850

PETER R RESTANI JTRS
MARIA E DALMANIERAS JTRS
4321 ALTON RD
MIAMI BEACH, FL 33140

PETER SCHILLE TRS
PETER SCHILLE REVOCABLE TRUST
4365 N BAY RD
MIAMI BEACH, FL 33140

PHALYN GEBER
BENEDICT GEBER
4422 ALTON RD
MIAMI BEACH, FL 33140

PHILIP J RYAN &W ANNE
4322 ALTON RD
MIAMI BEACH, FL 33140-2800

RANDY BULLARD TRS
RANDY BULLARD
4343 NORTH BAY RD
MIAMI BEACH, FL 33140

R CRISOSTOMO NIDA &W NINFA BUFFE
4342 ALTON RD
MIAMI BEACH, FL 33140-2800

RICARDO M ALIETTI
4351 N BAY RD
MIAMI BEACH, FL 33140-2856

RICHARD F DELISLE III &W MELISSA
4423 ALTON RD
MIAMI BEACH, FL 33140-2862

ROBERT ADAM SIEGEL
CORI HOPE SIEGEL
4328 ALTON RD
MIAMI BEACH, FL 33140

ROBERT VINITSKY TRS
ROBERT VINITSKY
4401 ALTON RD
MIAMI BEACH, FL 33140

SPIRAL UNLIMITED CORP
2 10 50 AVE 25G
LONG ISLAND CITY, NY 11101

STEPHEN A LEVIN
PETRA LEVIN
4358 N BAY RD
MIAMI BEACH, FL 33140

STEPHEN LEVIN
PETRA LEVIN
4358 N BAY RD
MIAMI BEACH, FL 33140

SUNLITE LLC
220 RIVERSIDE BLVD PH-1
NEW YORK, NY 10069

TERRY EVANGELIOU TRS
TERRY EVANGELIOU REVOCABLE TRUST
4416 ALTON RD
MIAMI BEACH, FL 33140

Name	Address	City	State	Zip	Country
4334 ALTON ROAD LLC	PO BOX 402249	MIAMI BEACH	FL	33140	USA
4344 ALTON ROAD LLC	44 COCOANUT ROW STE T 8	PALM BEACH	FL	33480	USA
ABRAHAM FRANCO TRS ABRAHAM FRANCO REV TRUST	4380 N BAY RD	MIAMI BEACH	FL	33140-2855	USA
ALBERT CANAS & STEWART STEIN	4373 N BAY RD	MIAMI BEACH	FL	33140-2856	USA
ALEXANDER SVERDLOV DINA SVERDLOV	4365 ALTON RD	MIAMI BEACH	FL	33139	USA
ANA O COWLEY & H RAUL G	4345 ALTON RD	MIAMI BEACH	FL	33140-2850	USA
ARTHUR CHOLODOFSKY & W SHARON	4340 NAUTILUS DR	MIAMI BEACH	FL	33140-2824	USA
CARLOS PORCHETTO MARIA JULIETA MARTEDI	4353 ALTON RD	MIAMI BEACH	FL	33140	USA
CARMEN GUERRERO	4420 ALTON RD	MIAMI BEACH	FL	33140-2851	USA
CASA UNITED HOLDING LLC	4322 NAUTILUS DR	MIAMI BEACH	FL	33140	USA
CLAUDIO M KOJUSNER & W ADRIANA B	4425 ALTON RD	MIAMI BEACH	FL	33140-2862	USA
DANIEL MOSKOVITZ & W SUSAN LEITNER	4416 NAUTILUS DR	MIAMI BEACH	FL	33140-2826	USA
DANIEL SIRLIN & W DOMINIQUE SIRLIN	1000 VENETIAN WAY APT 101	MIAMI BEACH	FL	33139-1010	USA
DOMIX LLC	900 BAY DR APT 904	MIAMI BEACH	FL	33141-5633	USA
DOV DUNAEVSKY & W CAROL S	4409 ALTON RD	MIAMI BEACH	FL	33140-2862	USA
EDWARD HARDYMAN GOMEZ RHIANON MARY PEDRO	400 ALTON RD #2001	MIAMI BEACH	FL	33139	USA
FEDERICO INTRIAGO ELISA INTRIAGO	4344 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
GARY HENNES	4400 ALTON RD	MIAMI BEACH	FL	33140-2851	USA
GLORIA BIERMAN	4376 N BAY RD	MIAMI BEACH	FL	33140-2855	USA
GUILLERMO CUETO & W NORMA L	4318 ALTON RD	MIAMI BEACH	FL	33140-2800	USA
ISAAC KODSI & W TERE M	4412 N BAY RD	MIAMI BEACH	FL	33140	USA
ISRAEL AMINOV DORIT AMINOV	4404 NAUTILUS DR	MIAMI BEACH	FL	33140	USA
JAMES SAKA FANCY SAKA	4330 NAUTILUS DR	MIAMI BEACH	FL	33140	USA
JARED MICHAEL LOPEZ VARIO AMANDA LOPEZ	4401 N BAY RD	MIAMI BEACH	FL	33140	USA
JORGE L SOSA JTRS REGINA S SUAREZ JTRS	4410 ALTON RD	MIAMI BEACH	FL	33140	USA
JOSEPH S STEEN LORRAINE COHEN STEEN	4331 ALTON RD	MIAMI BEACH	FL	33140	USA
KBG REAL ESTATE HOLDINGS LLC	3 GROVE ISLE DR #206	MIAMI	FL	33133	USA
KEVIN ABRAMS & W JUDITH	4410 NAUTILUS DR	MIAMI BEACH	FL	33140-2826	USA
LESLIE J ZIGEL & W ITA	4335 N BAY RD	MIAMI BEACH	FL	33140-2856	USA
LEWIS G GORDON & PAUL W KRESS	4370 NAUTILUS DR	MIAMI BEACH	FL	33140-2824	USA
LINDA BINDER (QRT) ELIZABETH BINDER TRUSTEE	4404 N BAY RD	MIAMI BEACH	FL	33140-2857	USA
MARCELLA KAUFER ROLNICK TRS JARON LEWIS KANFER MANAGEMENT TR PATRICK J WESCHLER TRS	4411 N BAY RD	MIAMI BEACH	FL	33140	USA
MARGARET GREENE & GERALDINE GREENE (TRUST)	4350 NAUTILUS DR	MIAMI BEACH	FL	33140-2824	USA
MARIA C LORENZO & HILDA L DOMINGUEZ	4326 ALTON RD	MIAMI BEACH	FL	33140-2800	USA
NEIL EISENBERG	4425 N BAY RD	MIAMI BEACH	FL	33140-2858	USA
PAUL C SCHILLER	4315 ALTON RD	MIAMI BEACH	FL	33140-2850	USA
PETER R RESTANI JTRS MARIA E DALMANIERAS JTRS	4321 ALTON RD	MIAMI BEACH	FL	33140	USA
PETER SCHILLE TRS PETER SCHILLE REVOCABLE TRUST	4365 N BAY RD	MIAMI BEACH	FL	33140	USA
PHALYN GEBER BENEDICT GEBER	4422 ALTON RD	MIAMI BEACH	FL	33140	USA
PHILIP J RYAN & W ANNE	4322 ALTON RD	MIAMI BEACH	FL	33140-2800	USA
RANDY BULLARD TRS RANDY BULLARD	4343 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
R CRISOSTOMO NIDA & W NINFA BUFFE	4342 ALTON RD	MIAMI BEACH	FL	33140-2800	USA
RICARDO M ALIETTI	4351 N BAY RD	MIAMI BEACH	FL	33140-2856	USA

RICHARD F DELISLE III &W MELISSA	4423 ALTON RD	MIAMI BEACH	FL	33140-2862	USA
ROBERT ADAM SIEGEL CORI HOPE SIEGEL	4328 ALTON RD	MIAMI BEACH	FL	33140	USA
ROBERT VINITSKY TRS ROBERT VINITSKY	4401 ALTON RD	MIAMI BEACH	FL	33140	USA
SPIRAL UNLIMITED CORP	2 10 50 AVE 25G	LONG ISLAND CITY	NY	11101	USA
STEPHEN A LEVIN PETRA LEVIN	4358 N BAY RD	MIAMI BEACH	FL	33140	USA
STEPHEN LEVIN PETRA LEVIN	4358 N BAY RD	MIAMI BEACH	FL	33140	USA
SUNLITE LLC	220 RIVERSIDE BLVD PH-1	NEW YORK	NY	10069	USA
TERRY EVANGELIOU TRS TERRY EVANGELIOU REVOCABLE TRUST	4416 ALTON RD	MIAMI BEACH	FL	33140	USA

Name	Address	City	State	Zip	Country
4334 ALTON ROAD LLC	PO BOX 402249	MIAMI BEACH	FL	33140	USA
4344 ALTON ROAD LLC	44 COCOANUT ROW STE T 8	PALM BEACH	FL	33480	USA
ABRAHAM FRANCO TRS ABRAHAM FRANCO REV TRUST	4380 N BAY RD	MIAMI BEACH	FL	33140-2855	USA
ALBERT CANAS & STEWART STEIN	4373 N BAY RD	MIAMI BEACH	FL	33140-2856	USA
ALEXANDER SVERDLOV DINA SVERDLOV	4365 ALTON RD	MIAMI BEACH	FL	33139	USA
ANA O COWLEY & H RAUL G	4345 ALTON RD	MIAMI BEACH	FL	33140-2850	USA
ARTHUR CHOLODOFSKY & W SHARON	4340 NAUTILUS DR	MIAMI BEACH	FL	33140-2824	USA
CARLOS PORCHETTO MARIA JULIETA MARTEDI	4353 ALTON RD	MIAMI BEACH	FL	33140	USA
CARMEN GUERRERO	4420 ALTON RD	MIAMI BEACH	FL	33140-2851	USA
CASA UNITED HOLDING LLC	4322 NAUTILUS DR	MIAMI BEACH	FL	33140	USA
CLAUDIO M KOJUSNER & W ADRIANA B	4425 ALTON RD	MIAMI BEACH	FL	33140-2862	USA
DANIEL MOSKOVITZ & W SUSAN LEITNER	4416 NAUTILUS DR	MIAMI BEACH	FL	33140-2826	USA
DANIEL SIRLIN & W DOMINIQUE SIRLIN	1000 VENETIAN WAY APT 101	MIAMI BEACH	FL	33139-1010	USA
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JARED MICHAEL LOPEZ VARIO AMANDA LOPEZ	4401 N BAY RD	MIAMI BEACH	FL	33140	USA
JORGE L SOSA JTRS REGINA S SUAREZ JTRS	4410 ALTON RD	MIAMI BEACH	FL	33140	USA
JOSEPH S STEEN LORRAINE COHEN STEEN	4331 ALTON RD	MIAMI BEACH	FL	33140	USA
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KEVIN ABRAMS & W JUDITH	4410 NAUTILUS DR	MIAMI BEACH	FL	33140-2826	USA
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MIAMI BEACH

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Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address: 4354 ALTON RD Board: PB Date: 6/27/18

BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.	
Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five(5) business days prior to CAP First submittal.	
Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CAP to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CAP (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CAP First submittal deadline.	
Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.	

ITEM #	FIRST SUBMITTAL (VIA CAP) ** To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	X
2	Copy of signed and dated check list issued at Pre-Application meeting.	X
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	X
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	X
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	X
9	Architectural Plans and Exhibits (must be 11"x 17")	X
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	X
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	X
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google Images)	X
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	X
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	X
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	X
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	X

* 60 day lead time for projects including traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.

Indicate N/A If Not Applicable

Initials: L

MIAMI BEACH

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Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address: 4354 Alton Rd.

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google Images)	X
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google Images)	X
k	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
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	X
m	Demolition Plans (Floor Plans & Elevations with dimensions)	X no
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. <u>n/a</u> Plans shall indicate location of all property lines and setbacks.	X
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X
p	Proposed Section Drawings	X no
q	Color Renderings (elevations and three dimensional perspective drawings). <u>optional</u>	
10	Landscape Plans and Exhibits (must be 11"x 17")	
a	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.	
b	Hardscape Plan, i.e. paving materials, pattern, etc. <u>TREE SURVEY</u>	X
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/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 Dept.	
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, 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 and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	X
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	

Indicate N/A If Not Applicable

Initials: IL

MIAMI BEACH

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Planning Department, 1700 Convention Center Drive 2nd Floor
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Property address: 4354 Alton Rd.

29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the dune within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	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 _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
42	The Letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	X
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

Indicate N/A If Not Applicable

Initials: L

MIAMI BEACH

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Planning Department, 1700 Convention Center Drive 2nd Floor
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Property Address: 4354 Alton Rd.

f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	X
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A	

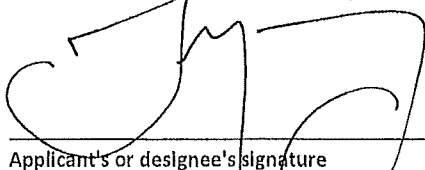
**ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING

ITEM #	FINAL SUBMITTAL (via CAP)
	Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Upload documents online (via CAP) before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).

ITEM #	PAPER FINAL SUBMITTAL	Required
46	Original application with all signed and notarized applicable affidavits and disclosures.	X
47	Original of all applicable items.	X
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	X
49	14 collated copies of all required documents	X
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for Instructions.	X
51	Traffic Study (Hard copy)	
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	X

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- Other Information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- 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. (If applicable)


Applicant's or designee's signature

Date _____

Indicate N/A If Not Applicable

Initials: LC

ALTON ROAD RESIDENCES

4354 Alton Road, Miami Beach, Florida

LOT SPLIT
PLANNING BOARD FINAL SUBMISSION
JULY 27th, 2018



SCOPE OF WORK

- THE SPLITTING OF ONE LOT INTO TWO LOTS ALONG ALTON ROAD FOR THE CONSTRUCTION OF TWO SINGLE FAMILY 2-STORY HOMES

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

INDEX OF DRAWINGS	
A0.00	COVER SHEET
	SURVEY (3)
A0.01	INDEX AND DATA
A0.02	CONTEXT LOCATION PLAN
A0.03	EXISTING SITE PHOTOGRAPHY
A0.04	EXISTING SITE PHOTOGRAPHY
A0.05	EXISTING SITE PHOTOGRAPHY
A0.06	EXISTING SITE PHOTOGRAPHY
A0.07	EXISTING SITE PHOTOGRAPHY
A0.08	EXISTING SITE PHOTOGRAPHY
A0.09A	PROPOSED DIAGRAMS_ SOUTH LOT
A0.09B	PROPOSED DIAGRAMS_ NORTH LOT
A1.00	PROPOSED SITE PLAN - N & S LOTS
PROPOSED SOUTH LOT	
A2.01	PROPOSED LEVEL 1 FLOOR PLAN
A2.02	PROPOSED LEVEL 2 FLOOR PLAN
A2.03	PROPOSED ROOF PLAN
A2.04	PROPOSED EAST & WEST ELEVATIONS
A2.04a	PROPOSED EAST & WEST ELEVATIONS (Color)
A2.05	PROPOSED NORTH & SOUTH ELEVATIONS
A2.05a	PROPOSED NORTH & SOUTH ELEVATIONS (Color)
PROPOSED NORTH LOT	
A3.01	PROPOSED LEVEL 1 FLOOR PLAN
A3.02	PROPOSED LEVEL 2 FLOOR PLAN
A3.03	PROPOSED ROOF PLAN
A3.04	PROPOSED EAST & WEST ELEVATIONS
A3.04a	PROPOSED EAST & WEST ELEVATIONS (Color)
A3.05	PROPOSED NORTH & SOUTH ELEVATIONS
A3.05a	PROPOSED NORTH & SOUTH ELEVATIONS (Color)

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	4354 Alton Road Miami, Beach, FL 33140-2800 NORTH LOT			
2A	Folio number(s):	02-3222-011-1430			
2B	Legal Description:	lot 21 blk 6 of NAUTILUS SUBDIVISION,according th the Plat thereof as recorded in Plat Book 8, Page 95 of the Public Records of Miami-Dade County, Florida			
3	Board and file numbers :	PB 018-0125			
4	Year built:	N/A	Zoning District: 0100 SINGLE FAMILY - GENER	RS-4	
5	Based Flood Elevation:	AE +8.00' NGVD ZONE	Grade value in : (N.G.V.D.)	3.35'	
6	Adjusted grade (Flood+Grade/2):	8'+3.35'/2= 5.67"	Free board:		1'-0"
7	Lot Area:	6,030 SF			
8	Lot width:	60'-0"	Lot Depth:		100'-0"
9	Max Lot Coverage SF and %: 30%	.30(6,030 SF) = 1,809 SF	Proposed Lot Coverage SF and %:	1,569 SF (26%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A	
11A	Allow. Front Yard Open Space SF: 50	.50(1,677 SF) = 839 SF	Rear Yard Open Space SF and %: 70%	.70(1,228 SF)=859 SF	
11B	Proposed Front Yard Open Space SF:	1,580 SF (94%)	Proposed Rear Yard Open Space:	859 SF (70%)	
12	Max Unit Size SF and %: 50% of lot	.50(6,030 SF) = 3,015 SF	Proposed Unit Size SF and %:	2,924 SF (48%)	
	Min. Unit Size SF	1,800 SF			
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,561 SF	
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB	1,363 SF	
15			Proposed Second Floor Unit Size SF and % :	1,363 SF 87% by Waive	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed NORTH LOT	
17A	Height:	MAX 24';FLAT	N/A	24'-0" Above BFE + 1'-0"	
	Height shall be measured from the required base flood elevation for the lot, plus freeboard, measured to the top of the structural slab for a flat roof and to the mid-point of the slope for a sloped roof.				
18	Max number of stories: two stories above the flood elevat	N/A	2		
19	SETBACKS: Front First level:	30'	N/A	30'	
20	Front Second level:	30'	N/A	30'	
21	Side 1(south):	10'-0"	N/A	7'-6"	Variance Required
22	Side 2 or (facing street):	15'	N/A	15'-1"	
23	Rear:	20'	N/A	20'	
	Accessory Structure Side 1(south):	N/A	N/A	N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
25	Accessory Structure Rear:	N/A	N/A	N/A	
26	Sum of Side yard :	25'	N/A	22'-7"	Variance Required
27	Located within a Local Historic District? No		29 determined Architecturally Significant? No.		
28	Designated as an individual Historic Single Family Reside		No		

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
ITEM #	Zoning Information			
1	Address:	4354 Alton Road Miami, Beach, FL 33140-2800 SOUTH LOT		
2A	Folio number(s):	02-3222-011-1430		
2B	Legal Description:	lot 20 blk 6 of NAUTILUS SUBDIVISION,according th the Plat thereof as recorded in Plat Book 8, Page 95 of the Public Records of Miami-Dade County, Florida		
3	Board and file numbers :	PB 018-0215		
4	Year built:	N/A	Zoning District: 0100 SINGLE FAMILY - GENER	RS-4
5	Based Flood Elevation:	AE +8.00' NGVD ZONE	Grade value in : (N.G.V.D.)	3.35'
6	Adjusted grade (Flood+Grade/2):	8'+3.35'/2= 5.67"	Free board:	1'-0"
7	Lot Area:	6,500 SF		
8	Lot width:	60'-0"	Lot Depth:	100'-0"
9	Max Lot Coverage SF and %: 30%	6,500(.30)=1,950 SF	Proposed Lot Coverage SF and %:	1,618 SF (25%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A
11A	Front Yard Open Space SF and %: 50	.50(1,845 SF)=922 SF	Rear Yard Open Space SF and %: 70%incl. pg	.70(1,377 SF)=963 SF
11B	Proposed Front Yard Open Space SF:	930 SF	Proposed Rear Yard Open Space:	993 SF
12	Max Unit Size SF and %: 50% of Lot	6,500(.50)= 3,250 SF	Proposed Unit Size SF and %:	3,249 SF (50%)
	Min. Unit Size SF	1,800 SF		
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,618 S.F.
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB	1,632 SF (101%)
15			Proposed Second Floor Unit Size SF and % :	See above.
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A
		Required	Existing	Proposed SOUTH LOT
17A	Height:	MAX 24';FLAT	N/A	24'-0" Above BFE + 1'-0"
	Height shall be measured from the required base flood elevation for the lot, plus freeboard, measured to the top of the structural slab for a flat roof and to the mid-point of the slope for a sloped roof.			
18	Max number of stories: two stories above the flood elevat	N/A	2	
19	Setbacks:Front First level:	30'	N/A	32'-11
20	Front Second level:	30'	N/A	30'
21	Side 1: south	10'	N/A	7'-7"
22	Side 2: north	10'	N/A	7'-6"
23	Rear:	20'	N/A	29'-3"
	Accessory Structure Side 1:	7.5'	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A
25	Accessory Structure Rear:	7.5'	N/A	N/A
26	Sum of Side yard :	20'-0"	N/A	15'-1"
27	Located within a Local Historic District? No		29 Determined to be Architecturally Significant? No	
28	Designated as an individual Historic Single Family Reside		No	

7500 NE 4th Court
Studio 103
Miami, FL 33138

PROJECT NUMBER
1819

PROJECT DESIGNER:

MAKwork

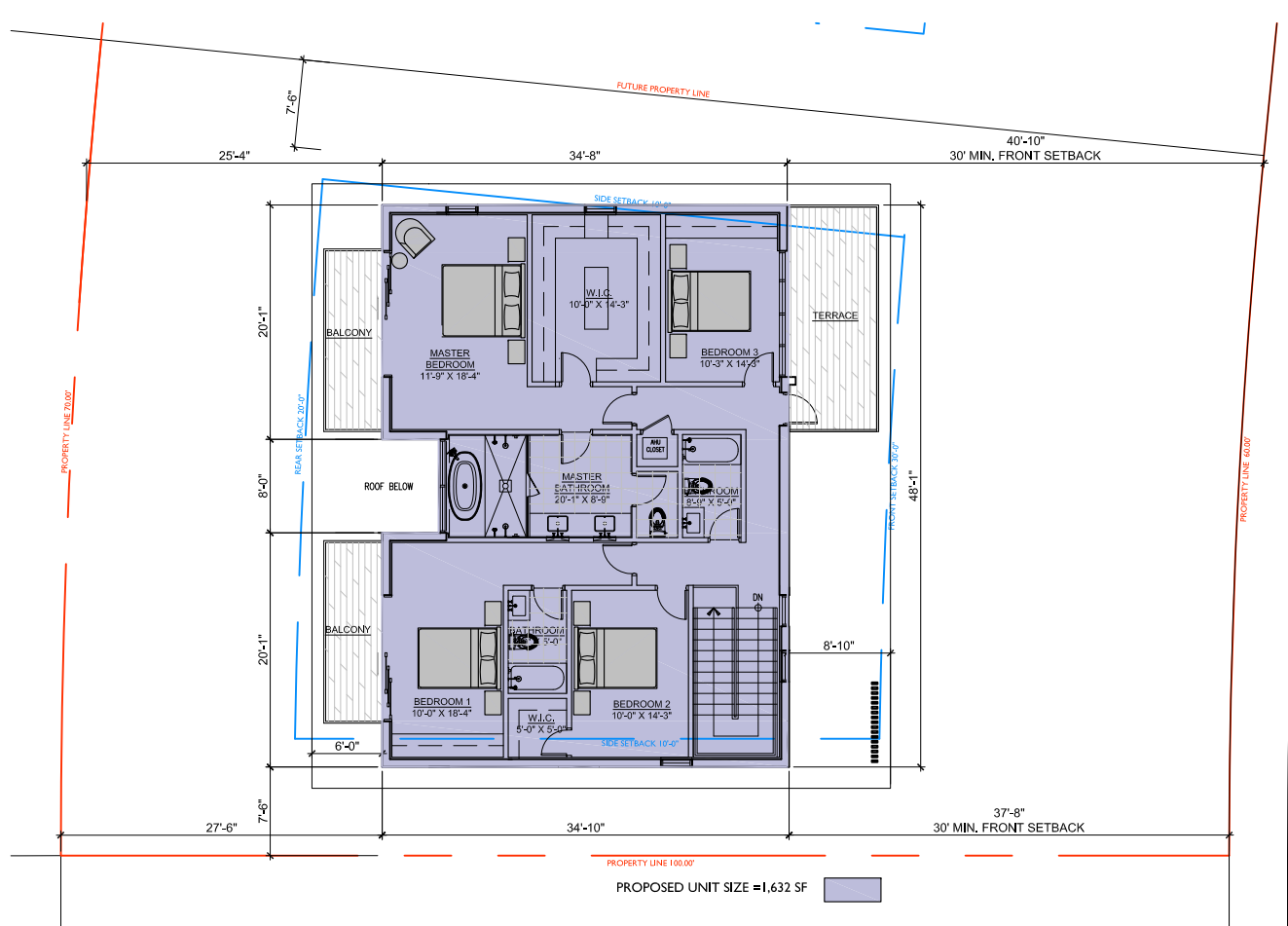
architecture /
landscape architecture

PROJECT:
4354 ALTON ROAD RESIDENCES

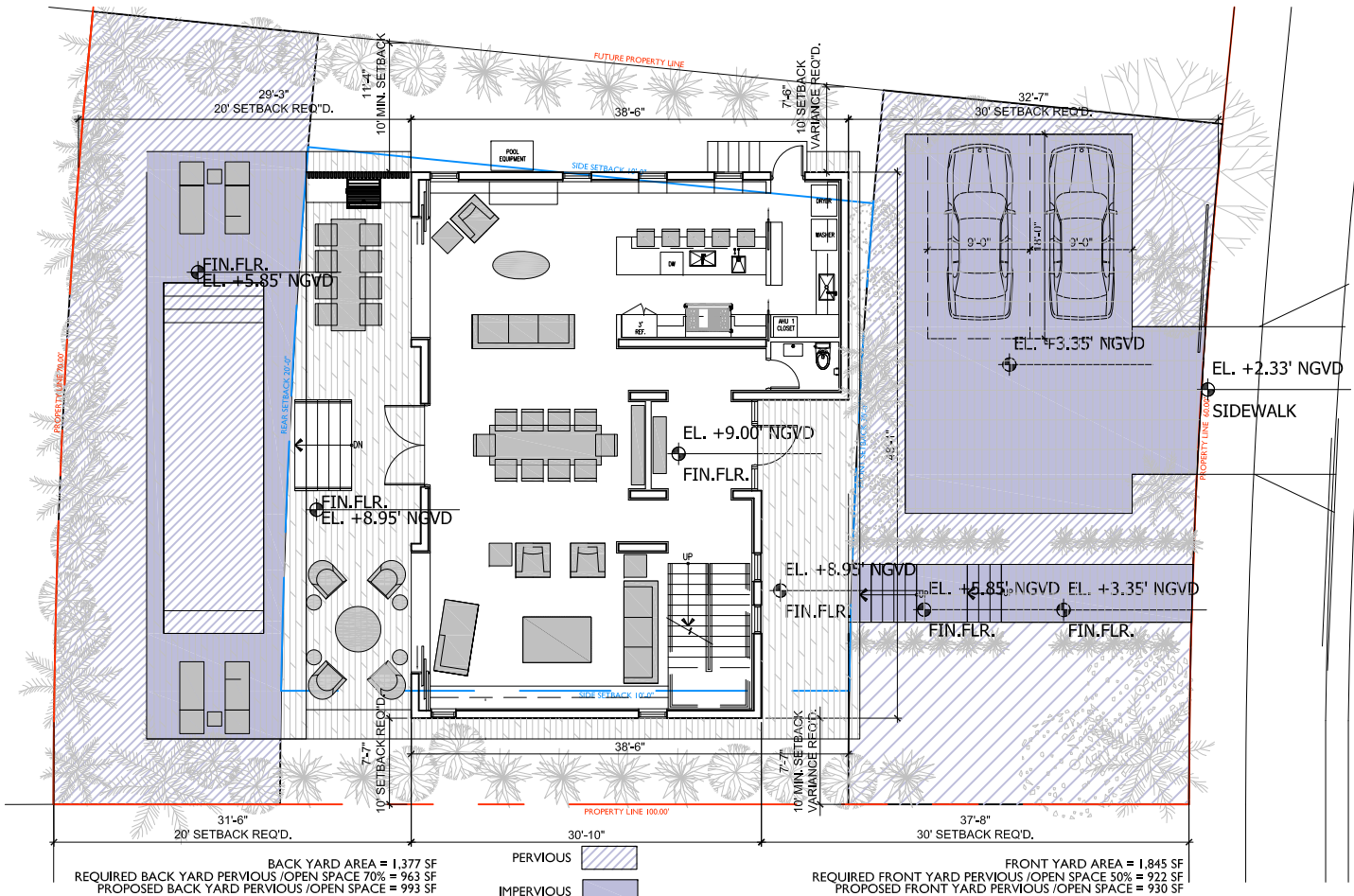
4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

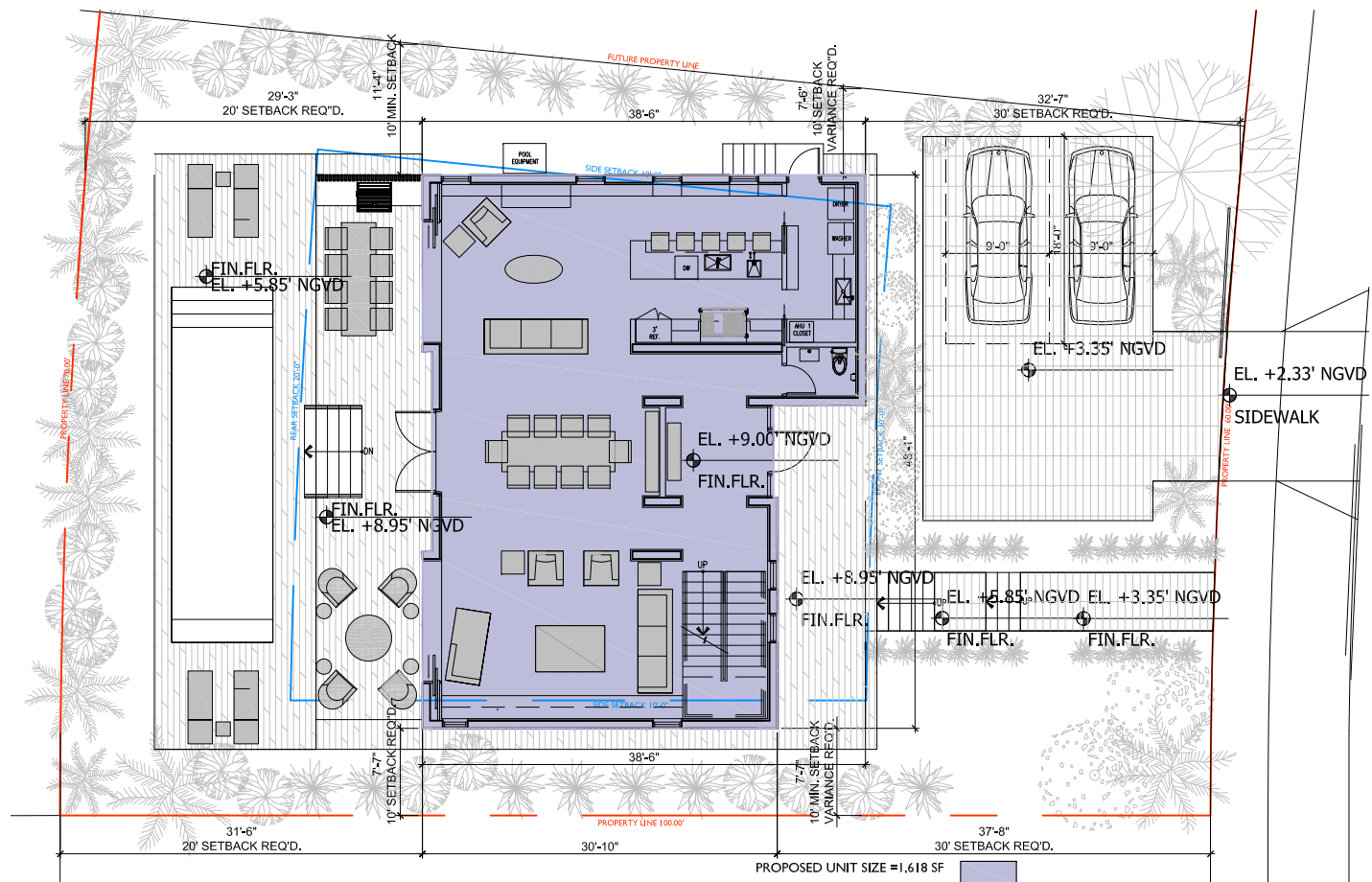
DATA SHEET & INDEX



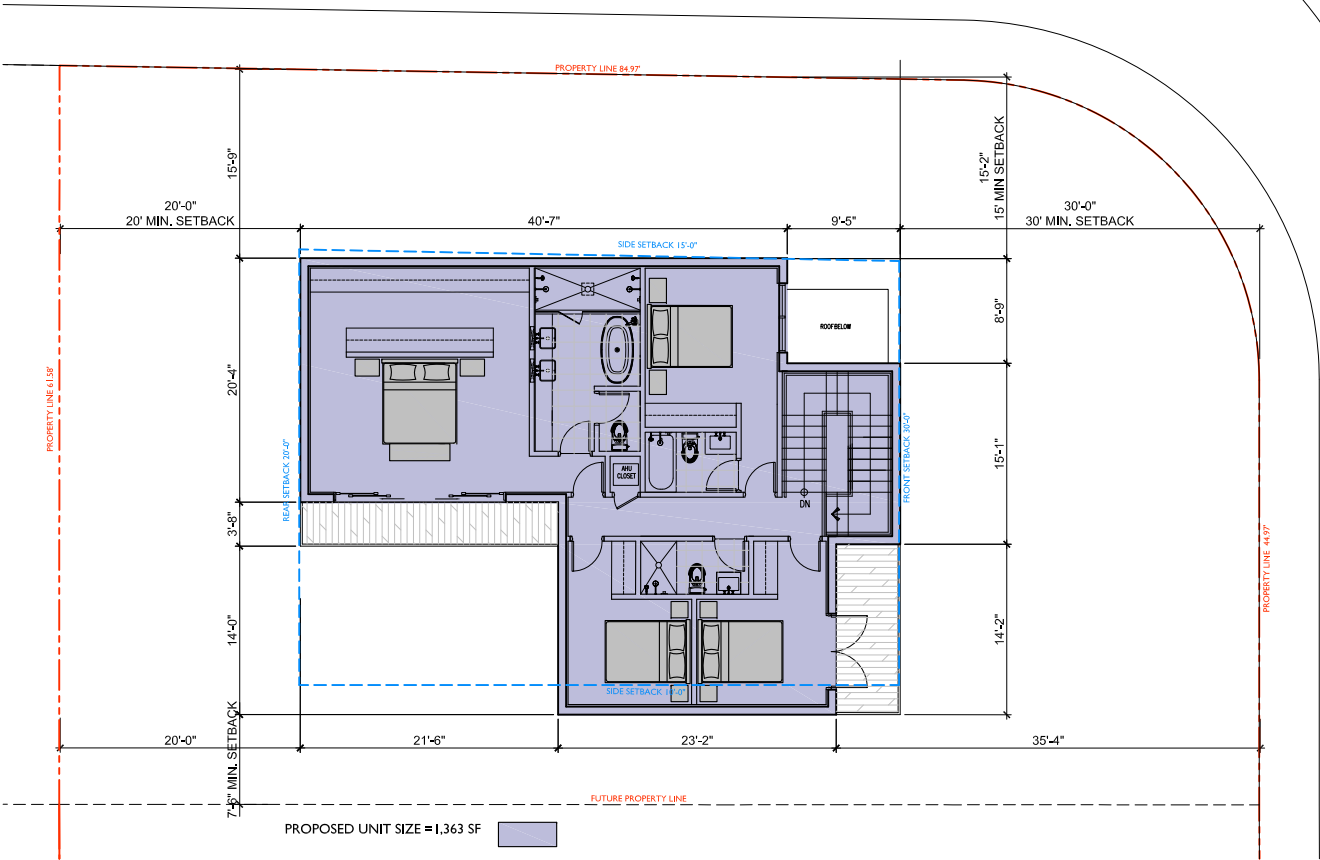
PROPOSED LEVEL 2 UNIT SIZE DIAGRAM - SOUTH LOT



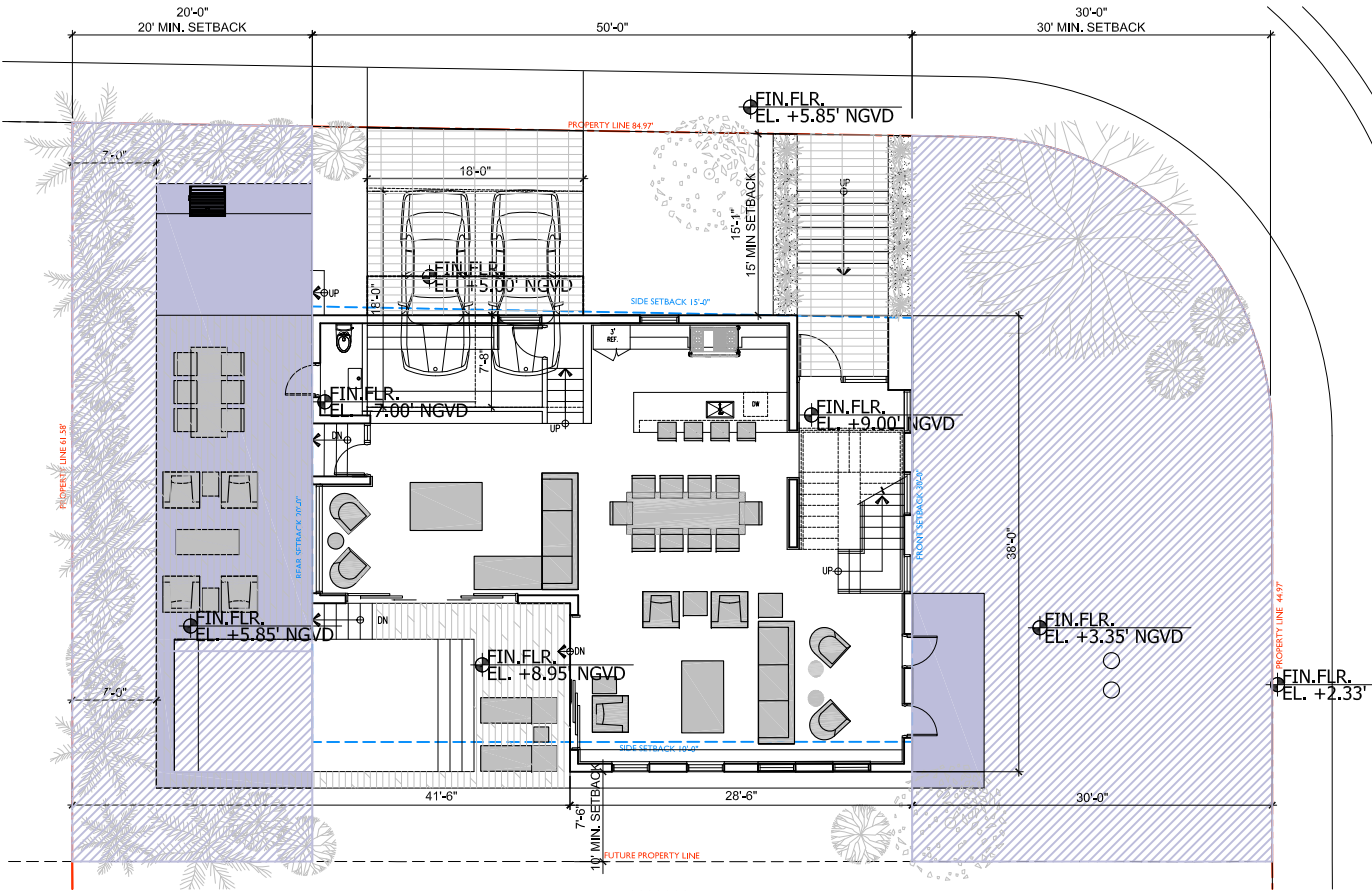
PROPOSED OPEN SPACE DIAGRAM - SOUTH LOT



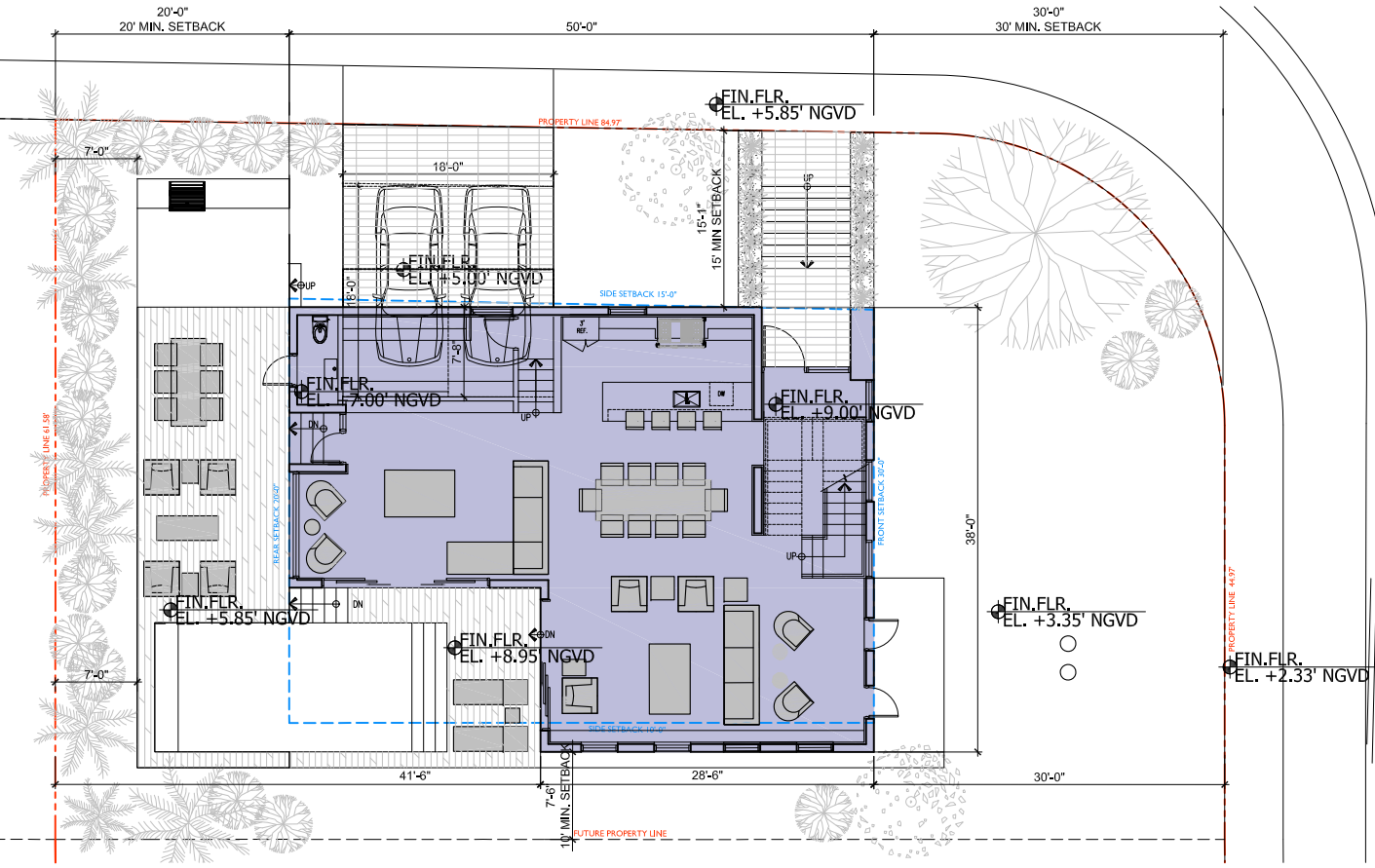
PROPOSED LEVEL 1 UNIT SIZE DIAGRAM - SOUTH LOT



PROPOSED LEVEL 2 UNIT SIZE DIAGRAM - NORTH LOT



PROPOSED OPEN SPACE DIAGRAM - NORTH LOT



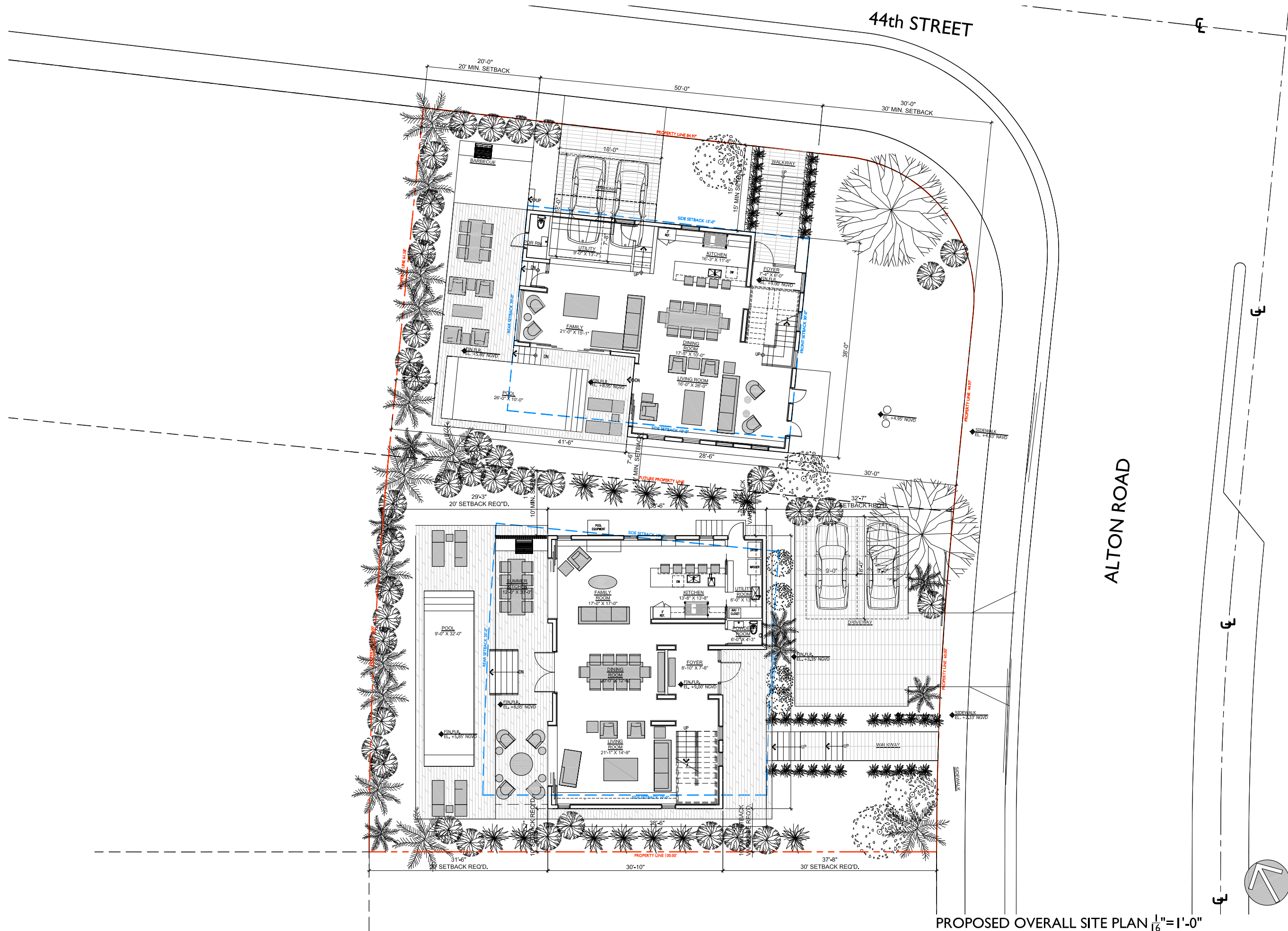
PROPOSED LEVEL 1 UNIT SIZE DIAGRAM - NORTH LOT

BACK YARD AREA = 1,228 SF
REQUIRED BACK YARD PERVIOUS / OPEN SPACE 70% = 859 SF
PROPOSED BACK YARD PERVIOUS / OPEN SPACE = 859 SF

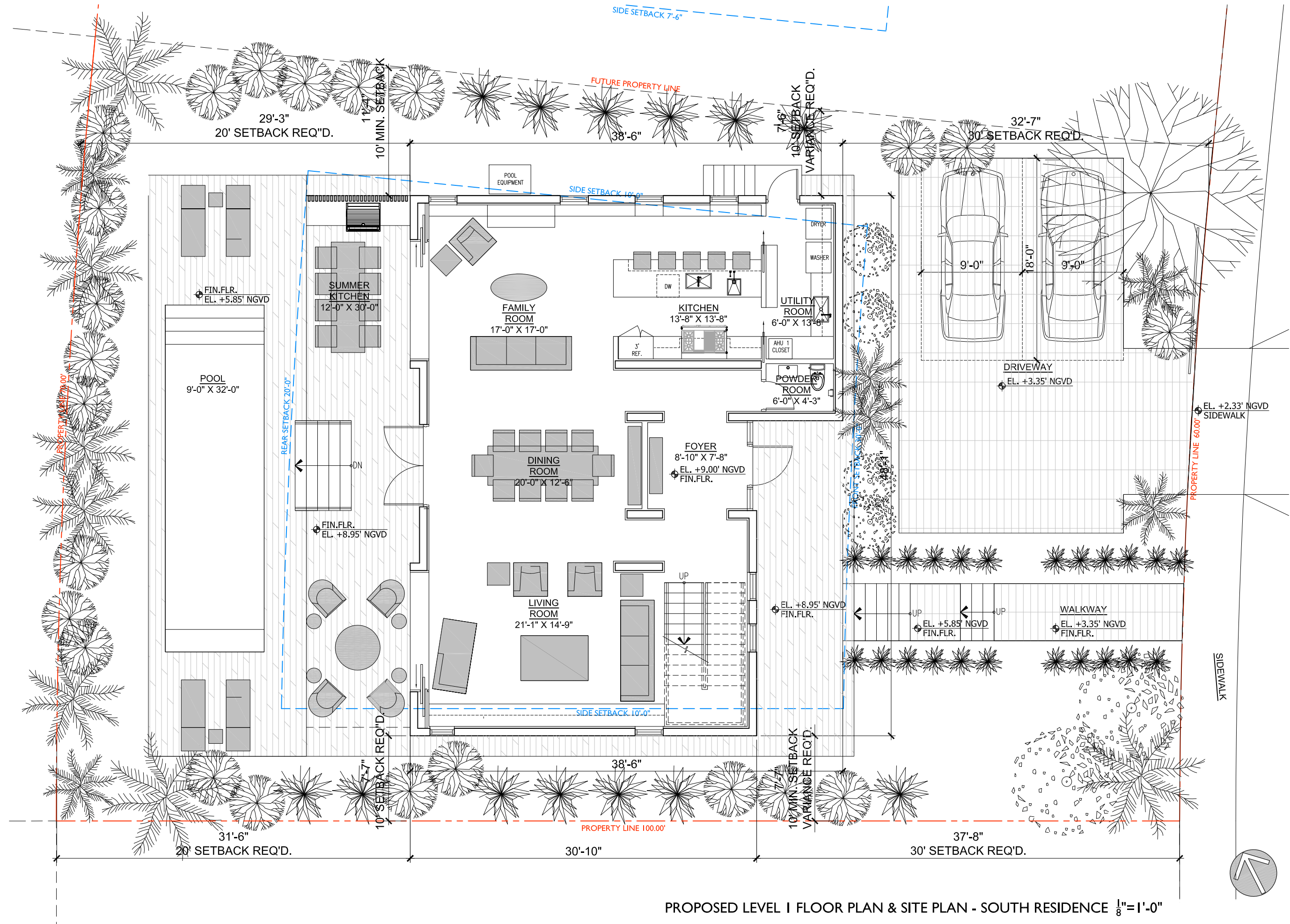
PERVIOUS
IMPERVIOUS

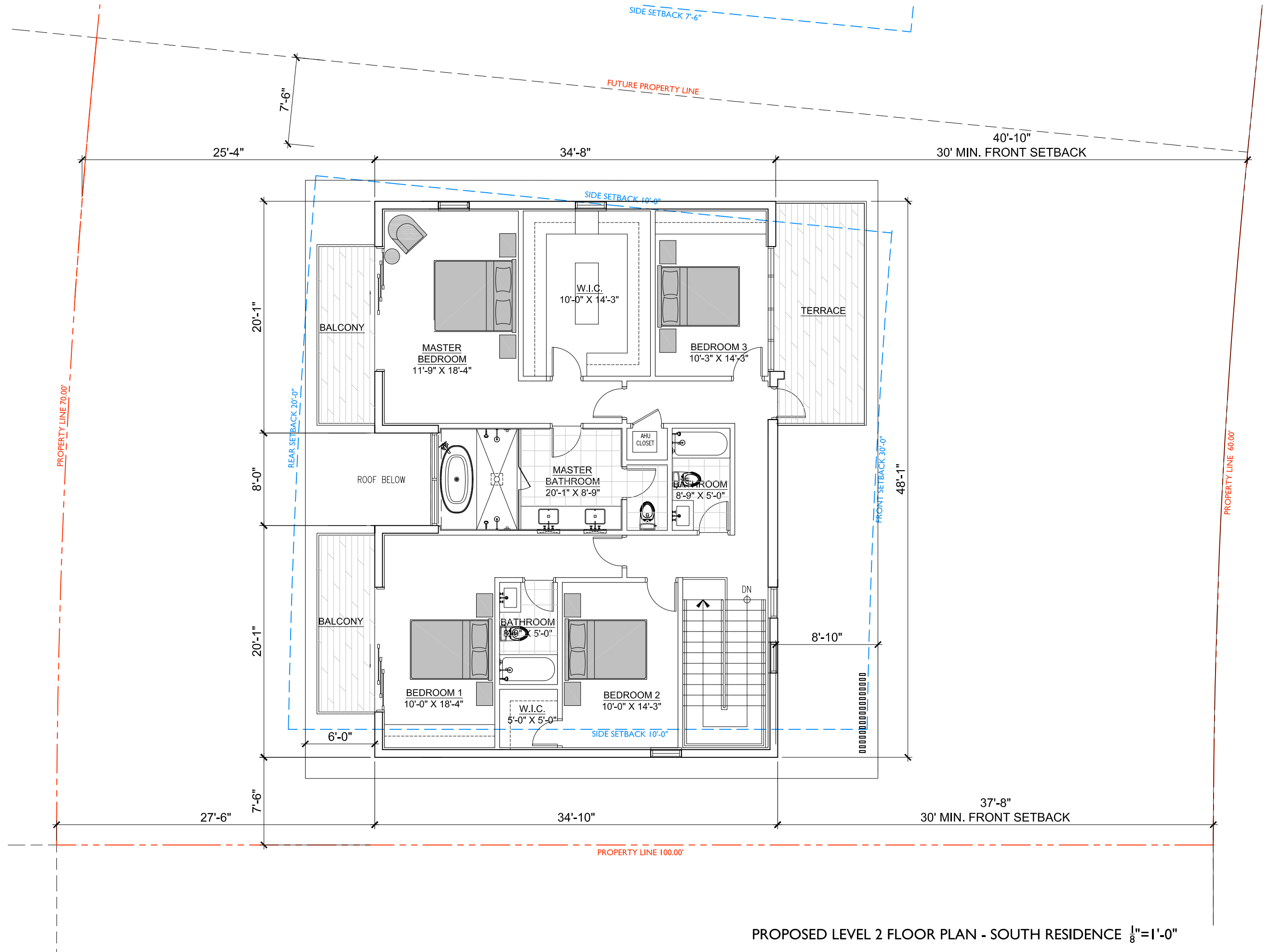
FRONT YARD AREA = 1,677 SF
REQUIRED FRONT YARD PERVIOUS / OPEN SPACE 50% = 839 SF
PROPOSED FRONT YARD PERVIOUS / OPEN SPACE = 1,580 SF

PROPOSED UNIT SIZE = 1,561 SF



PROPOSED OVERALL SITE PLAN $\frac{1}{16}"=1'-0"$





PROPOSED LEVEL 2 FLOOR PLAN - SOUTH RESIDENCE $\frac{1}{8}"=1'-0"$

MCG

ARCHITECTURE + PLANNING

7500 NE 4th Court

Studio 103

Miami, FL 33138

PROJECT NUMBER

1819

PROJECT DESIGNER:

MAK

work

architecture /
landscape architecture

PROJECT:

4354 ALTON
ROAD
RESIDENCES

4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

LEVEL 2
FLOOR PLAN
- SOUTH -

JENNIFER McCONNEY FLORIDA LIC# AR93044

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PLANNING, INC. (c) 2018

SCALE:

$\frac{1}{8}"=1'-0"$

CHECK:

JMcG

DATE:

07/27/2018

SHEET NUMBER

A2.02

1819

MAK
work

PROJECT:

PROJECT:
4354 ALTON
ROAD
RESIDENCES

4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

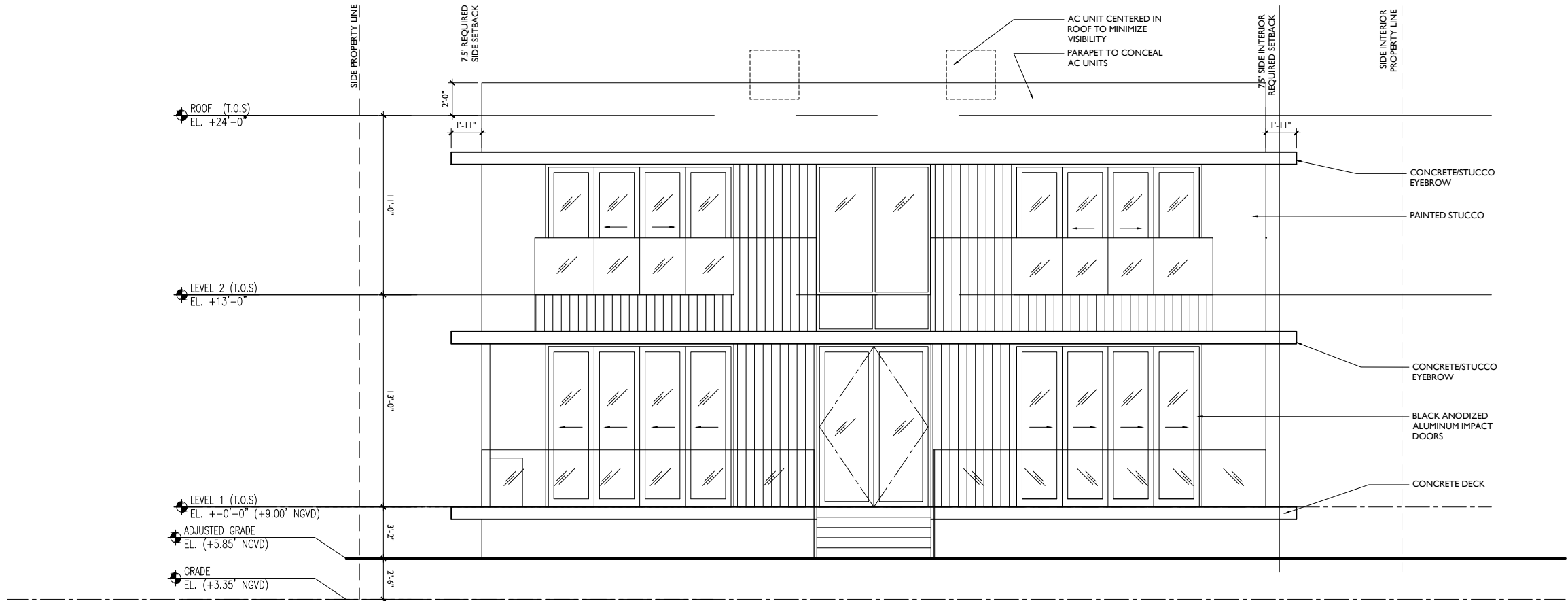
DRAWING:

ROOF PLAN
-SOUTH-

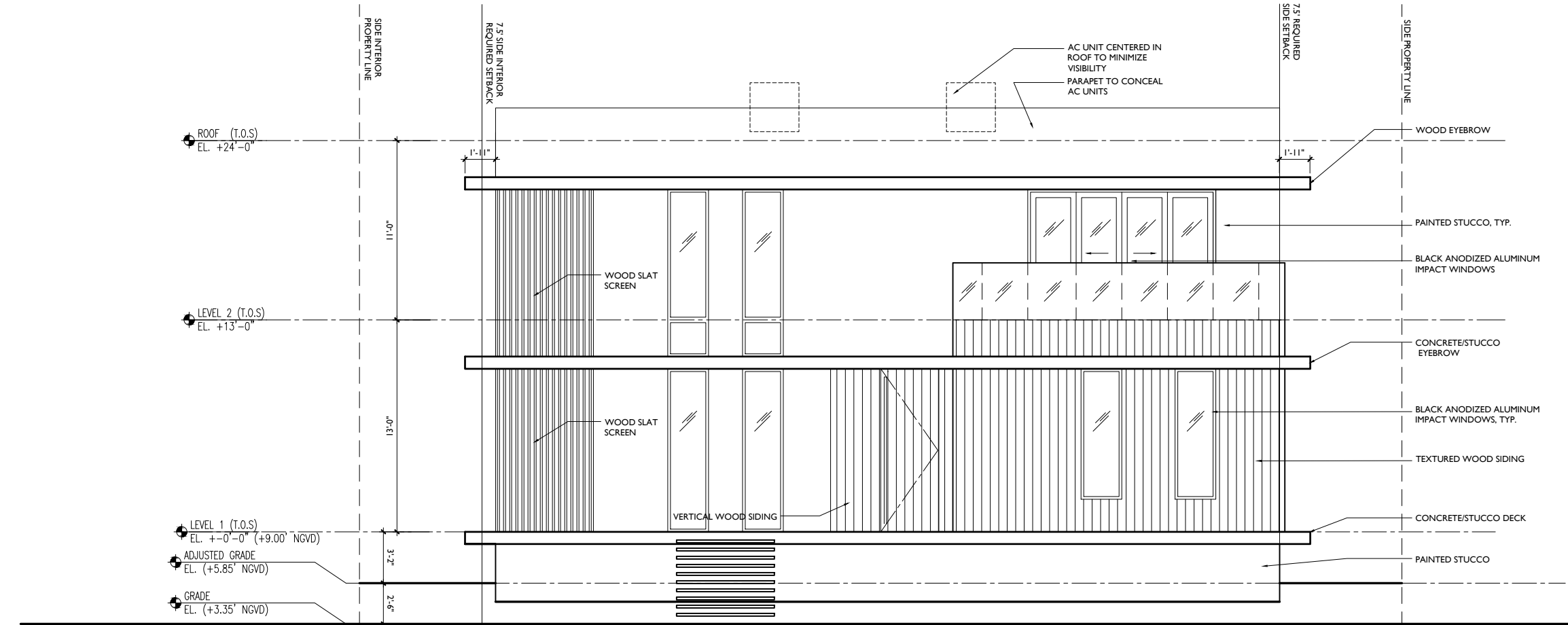
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CHECK: JMcG

SHEET NUMBER



PROPOSED WEST ELEVATION - SOUTH RESIDENCE 1/8"=1'-0"



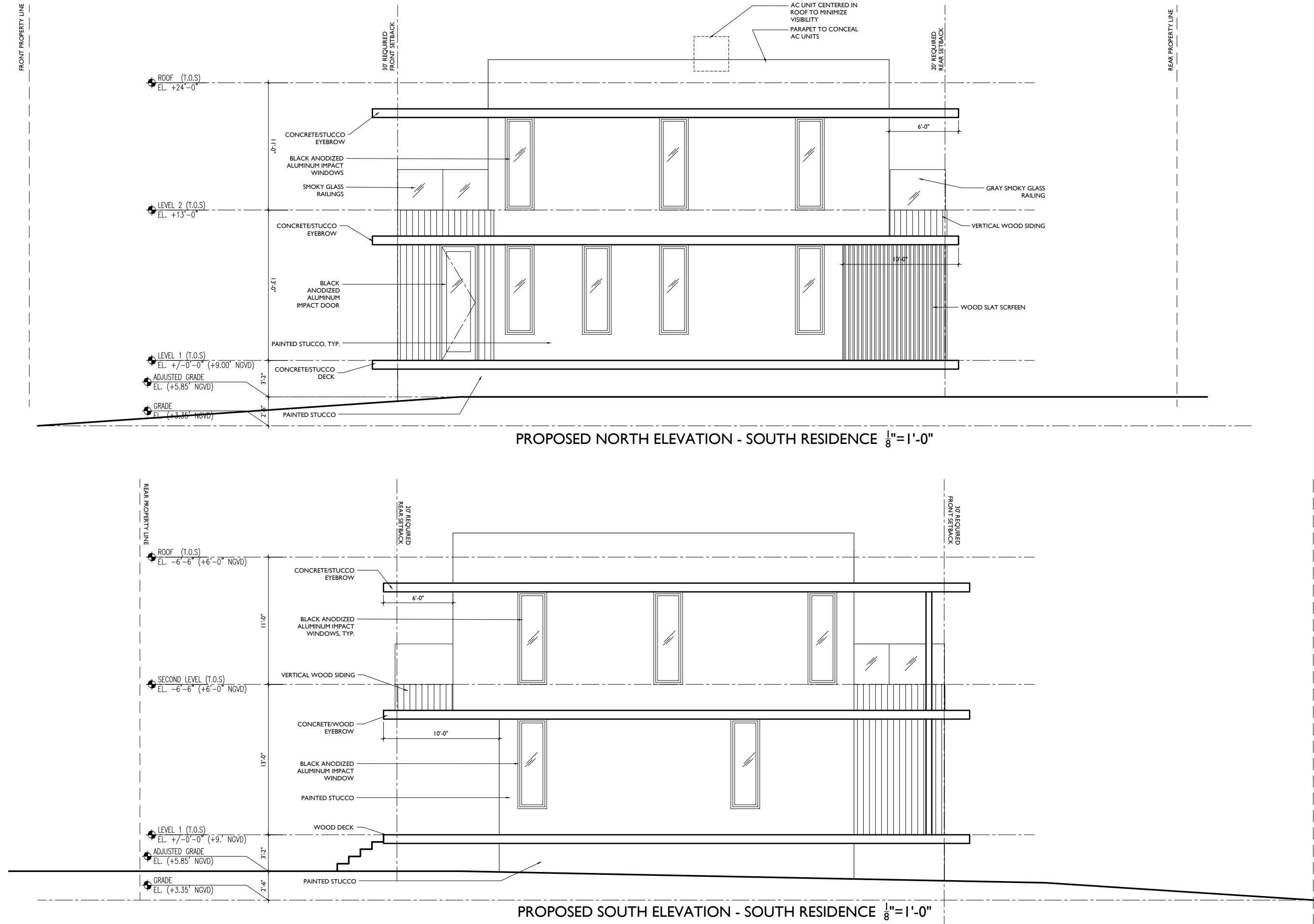
PROPOSED EAST ELEVATION - SOUTH RESIDENCE 1/8"=1'-0"



PROPOSED WEST ELEVATION - SOUTH RESIDENCE 1/8"=1'-0"

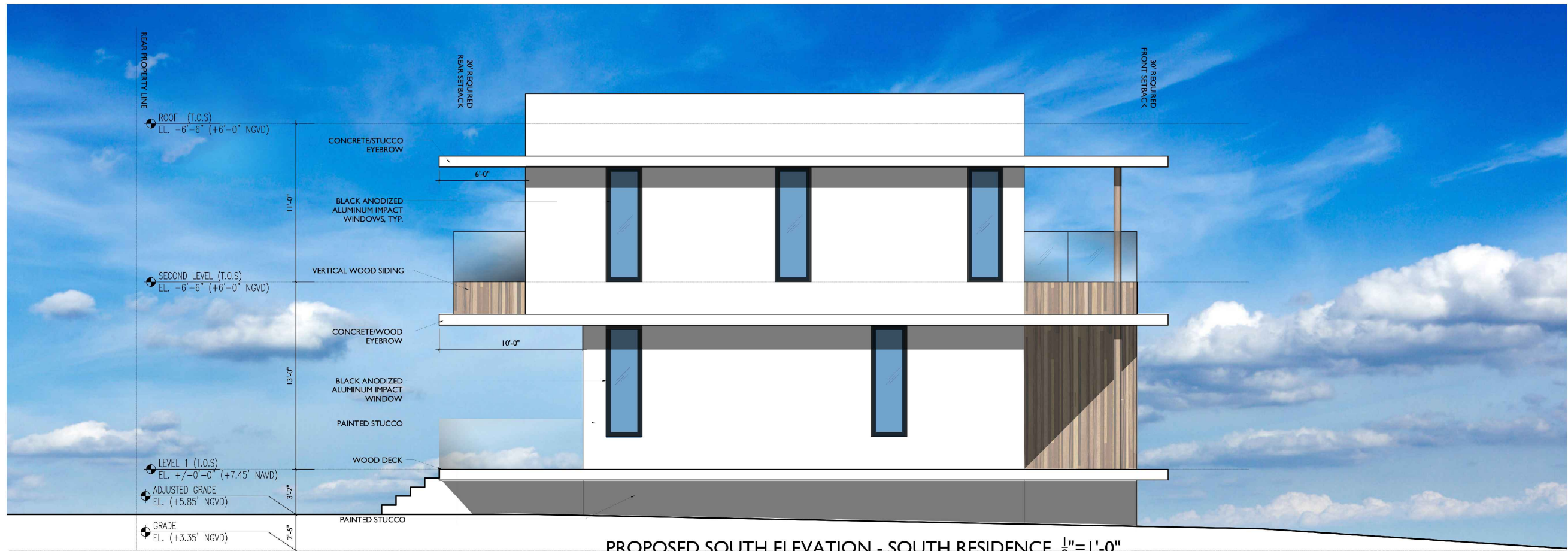


PROPOSED EAST ELEVATION - SOUTH RESIDENCE 1/8"=1'-0"

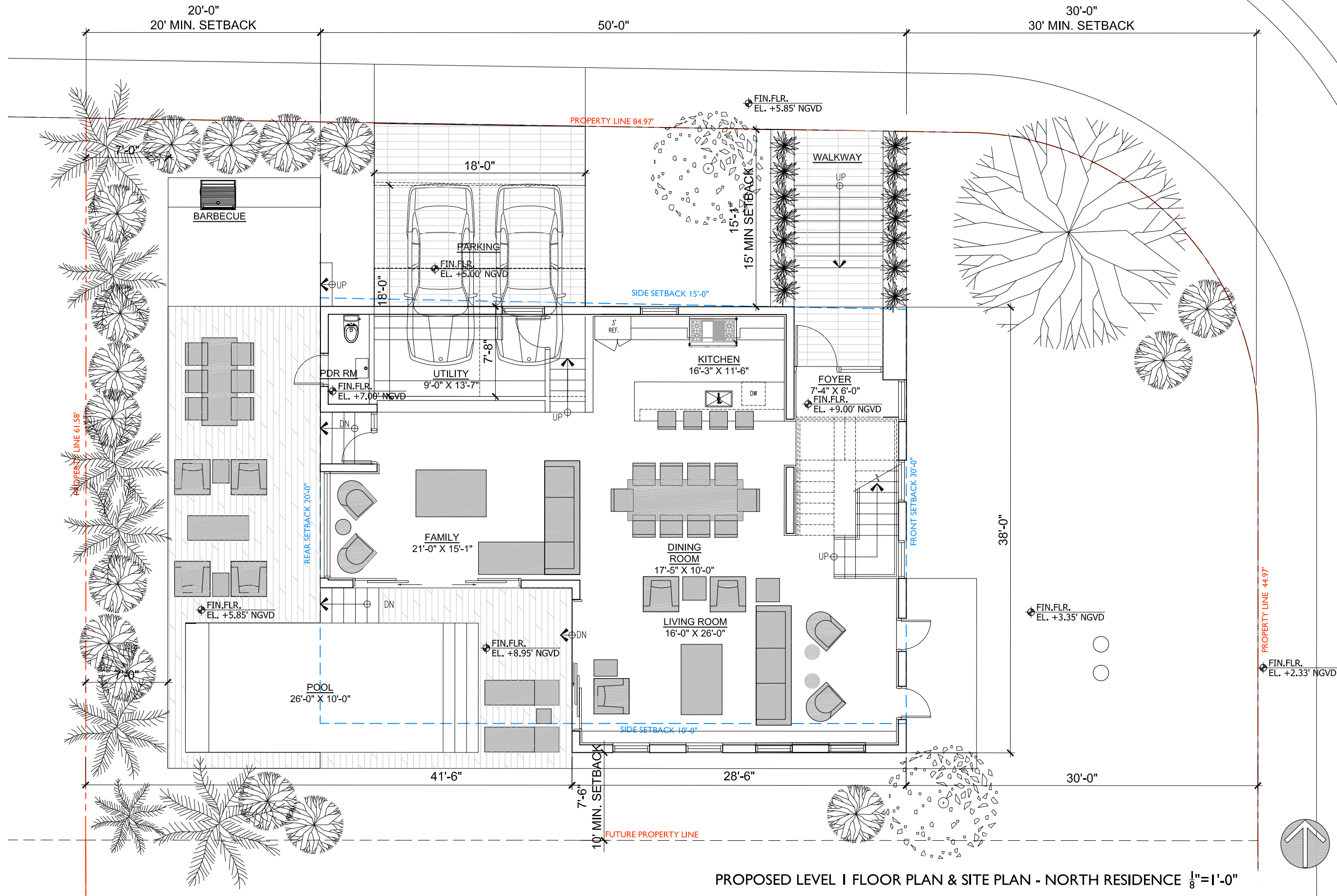




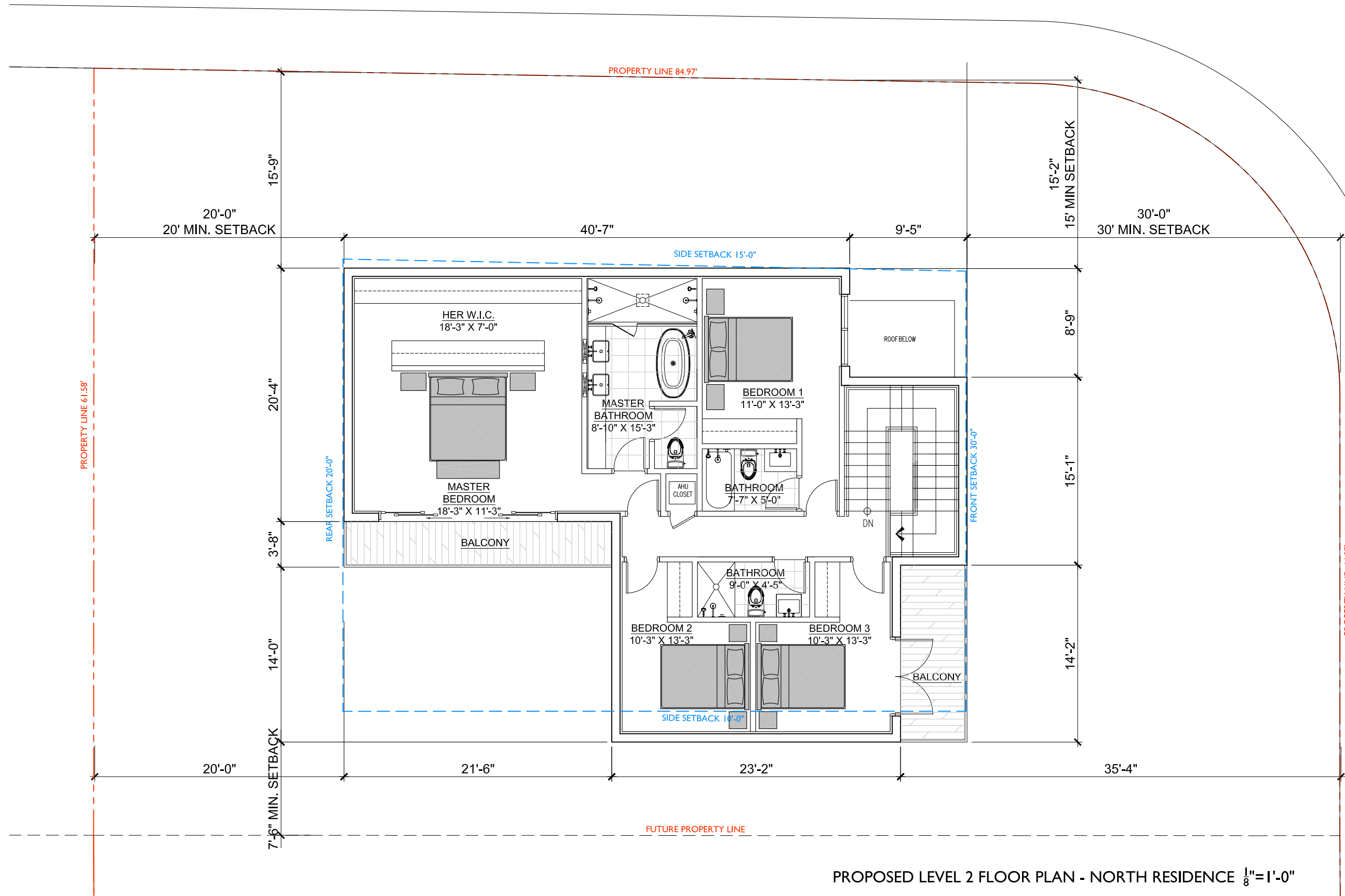
PROPOSED NORTH ELEVATION - SOUTH RESIDENCE 1/8"=1'-0"



PROPOSED SOUTH ELEVATION - SOUTH RESIDENCE 1/8"=1'-0"



PROPOSED LEVEL I FLOOR PLAN & SITE PLAN - NORTH RESIDENCE 1/8"=1'-0"



PROPOSED LEVEL 2 FLOOR PLAN - NORTH RESIDENCE 1/8"=1'-0"



architecture /
landscape architecture

PROJECT:
**4354 ALTON
ROAD
RESIDENCES**

4354 ALTON RD.
MIAMI BEACH,
FLORIDA, 33139

DRAWING:

**ROOF PLAN
-NORTH-**

JENNIFER MCCONNEY FLORIDA LIC# ARB3044

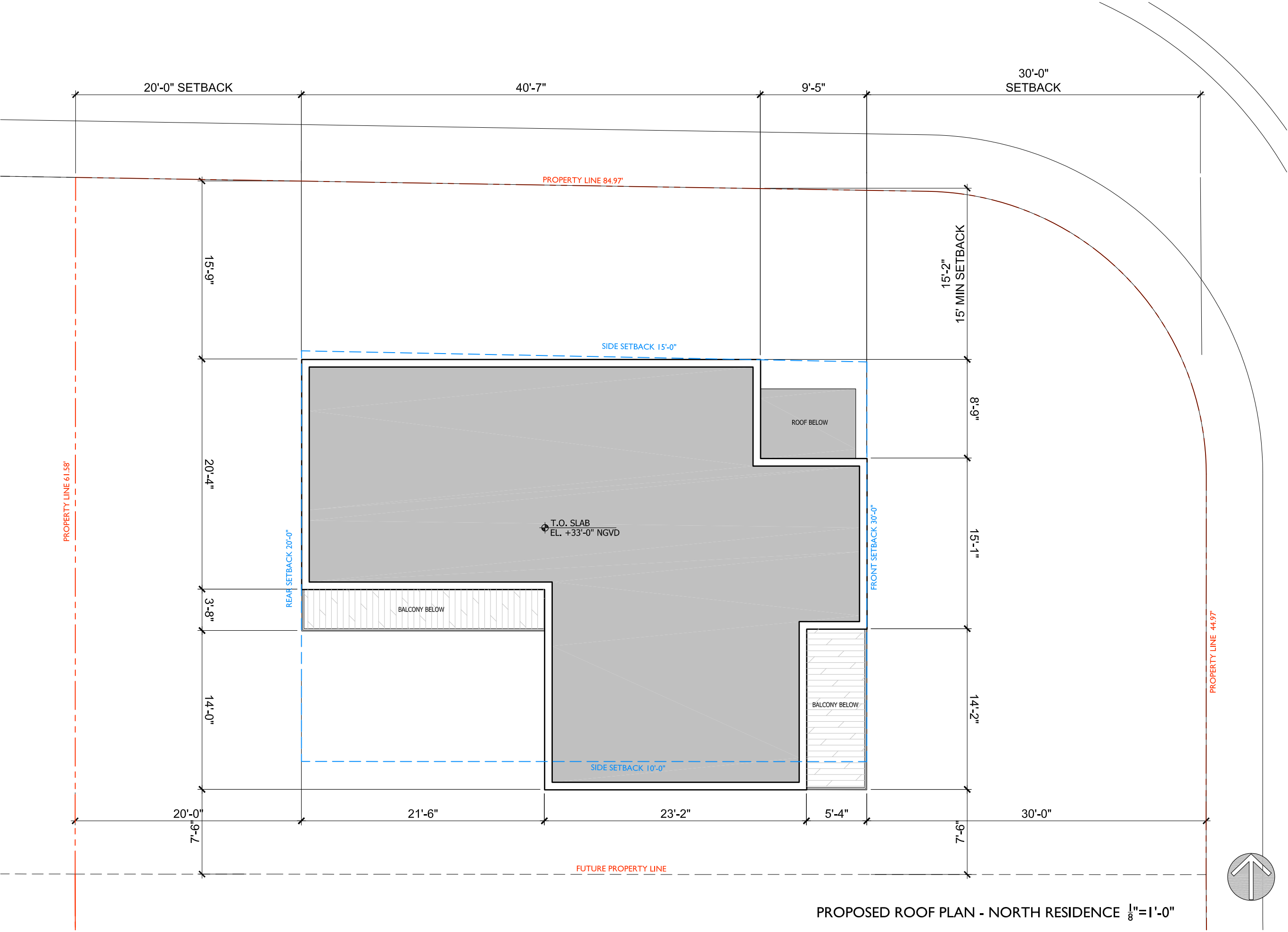
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PLANNING, INC. (c) 2018

SCALE: 1/8"=1'-0"

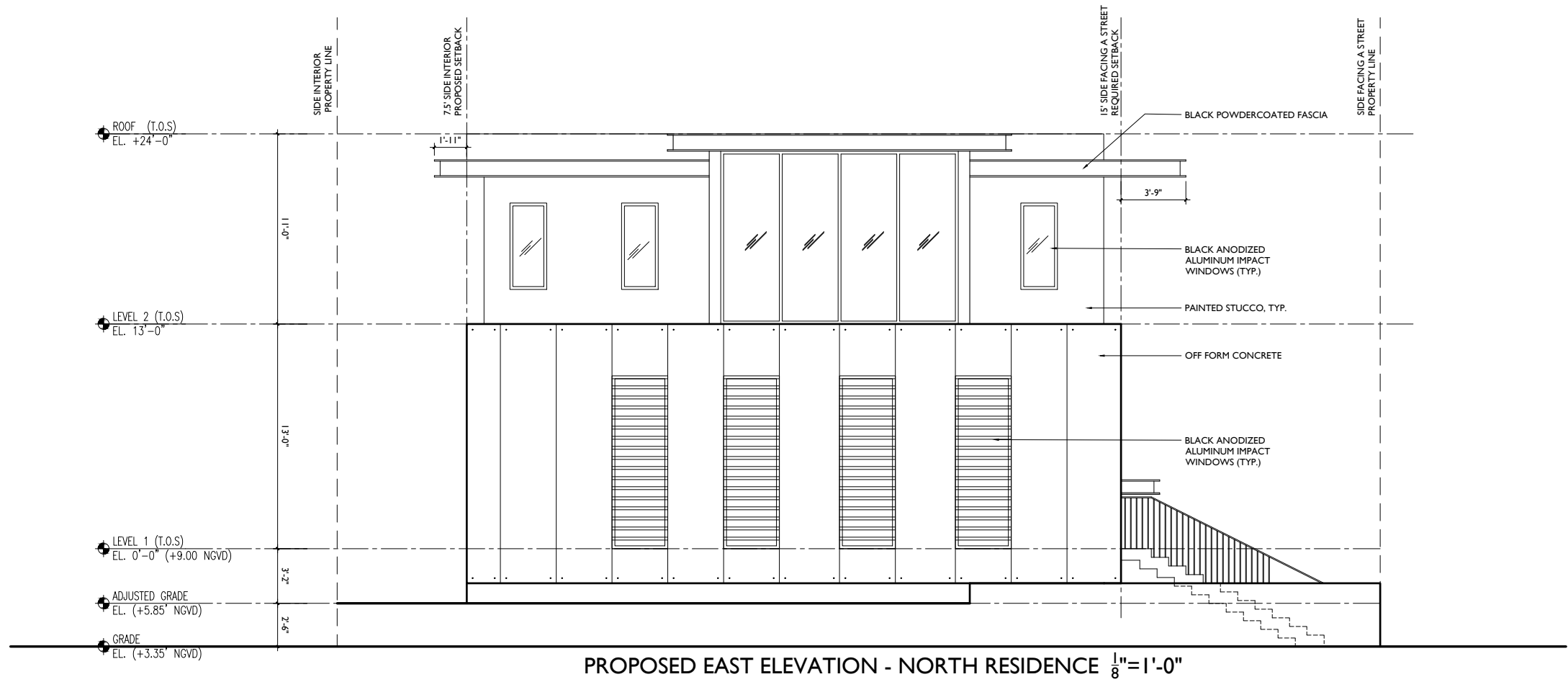
CHECK: JMcG

DATE: 07/27/2018

SHEET NUMBER



PROPOSED ROOF PLAN - NORTH RESIDENCE 1/8"=1'-0"

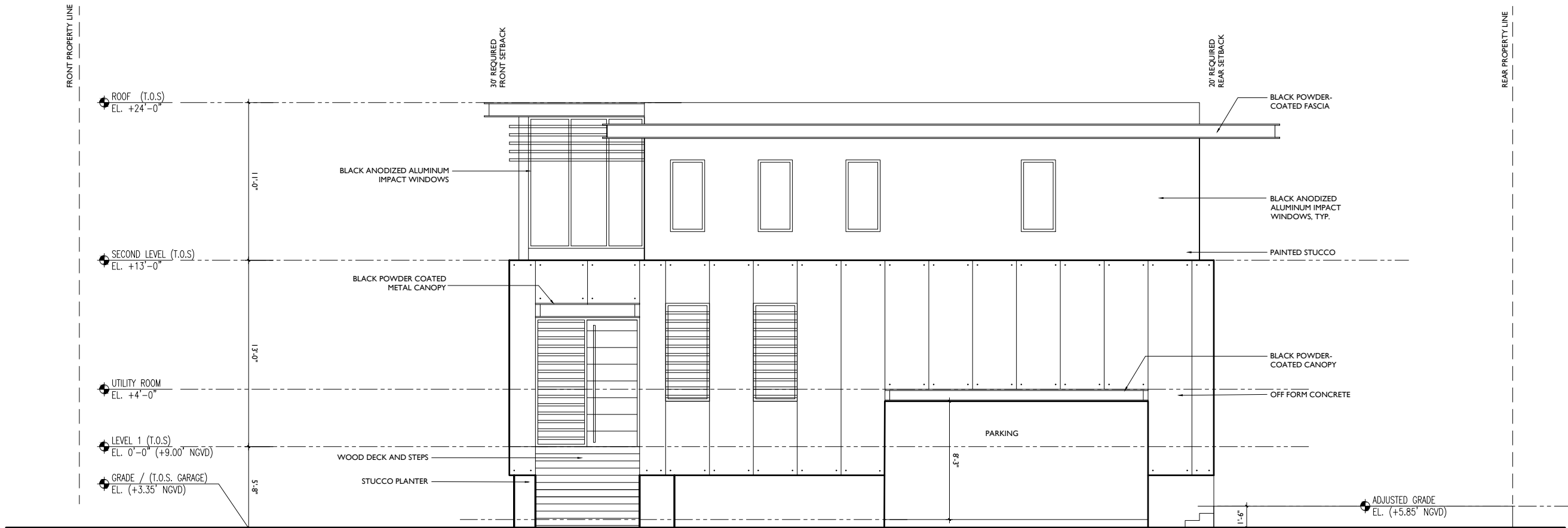




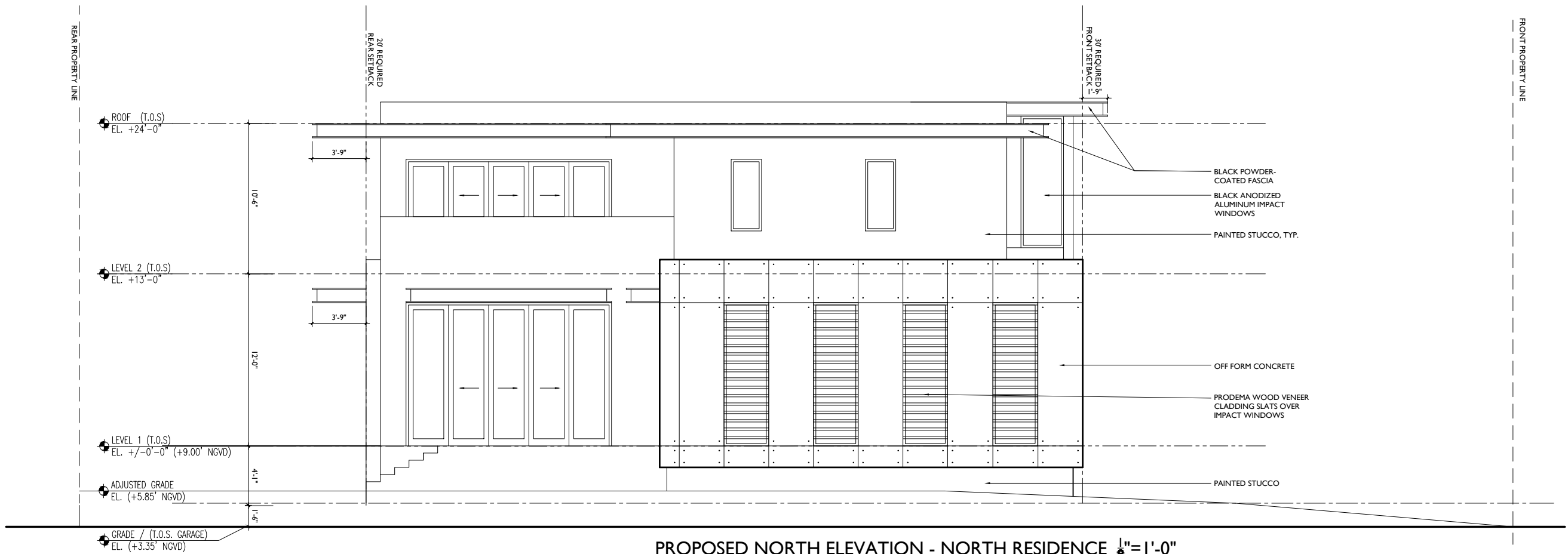
PROPOSED WEST ELEVATION - NORTH RESIDENCE 1/8"=1'-0"



PROPOSED EAST ELEVATION - NORTH RESIDENCE 1/8"=1'-0"



PROPOSED SOUTH ELEVATION - NORTH RESIDENCE $\frac{1}{8}"=1'-0"$



PROPOSED NORTH ELEVATION - NORTH RESIDENCE $\frac{1}{8}"=1'-0"$



PROPOSED SOUTH ELEVATION - NORTH RESIDENCE 1/8"=1'-0"



PROPOSED NORTH ELEVATION - NORTH RESIDENCE 1/8"=1'-0"



Law Offices of
LOUIS A. SUPRASKI, P.A.

Louis A. Supraski, Esq.
Board Certified in Real Estate Law
supraski@supraskilaw.com

Real Estate
Corporate/Business Law
Probate Administration

Christiam Cardenas, Esq.
Associate Attorney
ccardenas@supraskilaw.com

July 26, 2018

City of Miami Beach
Attn.: Planning Department
1700 Convention Center Drive
Second Floor
Miami Beach, FL 33139

RE: 4354 Alton Road, Miami Beach, Florida
Opinion of Title Lot Split Application
Planning Board File No. _____

Dear Sir or Madam:

Pursuant to Section 118-321(A)(1) of the Code of the City of Miami Beach, and with the express understanding that this Opinion of Title is furnished to you as inducement for approval of the subject application ("Application") for a lot split of the property identified in this opinion (the "Property"), I render this Opinion of Title as of July 17, 2018 at 11:00 p.m.

I certify that accompanying this Opinion of Title, as part of the Application, are copies of all deed restrictions, reservations, and covenants applicable to the Property.

I have conducted a title examination of the Property, whose legal description is as follows:

LEGAL DESCRIPTION

Lots 20 and 21, Block 6, of PLAT OF NAUTILUS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, at Page 95, of the Public Records of Miami-Dade County, Florida

In my opinion:

The fee simple title to the Property is vested in:

4354 Alton Homes LLC, a Florida limited liability company

Title to the Property is subject to the following:

1. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable under Folio # 02-3222-011-1430.
2. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Nautilus Subdivision, as recorded in Plat Book 8, at Page 95, of the Public Records of Miami-Dade County, Florida.
3. Easement Agreement recorded in Deed Book 681, at Page 129, of the Public Records of Miami-Dade County, Florida.
4. The nature, extent or existence of riparian rights is not insured.
5. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
6. Any adverse ownership claims by the State of Florida by right of sovereignty to any portion of the lands described herein, including submerged, filled and artificially exposed lands, and lands accreted to such lands. The inalienable rights of the public to use the navigable waters covering the lands described hereinabove.
7. Encroachments if any as disclosed on the Survey of the Property.
8. Zoning and other restrictions imposed by governmental authority.
9. Mechanics', material men's, and other liens if not recorded.
10. Any lien provided by Florida Statutes Chapter 159 or by Metropolitan Dade County Ordinance No. 84-10 for unpaid sewer charges for service by any water systems, sewer systems, or gas systems serving the Property.

In my opinion, none of the above deed restrictions, reservations, or covenants applicable to the Property prevents or serves as exceptions to the lot split being requested.

I certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of The Florida Bar.

Respectfully submitted,


Louis A. Supraski, Esq.
Bar No.227927

Attachments - copies of the above-identified documents

State of Florida)
) SS
County of Miami-Dade)

The foregoing Opinion of Title was acknowledged and executed before me this 25th
day of JULY, 2018, by LOUIS A. SYRAGSKI, who is
personally known to me or has produced _____ as
identification.



Notary Public - State of Florida – Signature

[Notary's seal or stamp]

MIRNA TRUJILLO Printed Name of Notary Public
My Commission Expires: 5-25-2020



Records of Dade County, Florida, together with all riparian rights and submerged lands adjacent or appurtenant thereto.

As a part of the consideration for this conveyance the grantor assumed a mortgage in favor of Mary Eason Swift originally in the sum of \$16,000.00 but which said mortgage has been reduced upon payment of same to the sum of \$7000.00 which said mortgage fully matures on October 20, 1928, and is recorded in Mortgage Book 221 page 194 Public Records of Dade County, Florida, together with interest upon the same from the 10th day of October 1924.

This conveyance is also made subject to taxes subsequent to the year 1924.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part, hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in presence of us:

Elva L. Howman
Tracy Campbell

(\$40.00 I. R. Stamps
cancelled)

S. Grover Morrow (SEAL)
Yerna V. Morrow (SEAL)
Frank M. Terry (SEAL)
Marie D. Terry (SEAL)

STATE OF FLORIDA.

COUNTY OF DADE.

I HEREBY CERTIFY That on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, S. Grover Morrow, Yerna V. Morrow, Frank M. Terry and Marie D. Terry to me well known to be the persons described in and who executed the foregoing deed, and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY, That the said Yerna V. Morrow and Marie D. Terry known to me to be the wives of the said S. Grover Morrow & Frank M. Terry on a separate and private examination taken and made by me before me, separately and apart from their said husbands, did acknowledge that they made themselves a party to said deed for the purpose of relinquishing, relinquishing and conveying all their right, title and interest, whether dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any coercion, constraint, apprehension or fear of or from their said husbands.

WITNESS my hand and official seal at Miami, County of Dade and State of Florida, this 11th day of April, A. D. 1925.

(M.P. SEAL)
Filed for record July 21, 1925 at 4:12 P.M.
Recorded in deed book 221, page 187
Witness my hand and official seal
Geo. F. Holly, Clerk

S. V. Hawthorn
Notary Public State of Florida
My commission expires 2/24/26

BY S. H. Clanton D.O.

KNOW ALL MEN BY THESE PRESENTS, That we, in consideration of the benefits accruing to us by reason of convenient access and a lesser cost of the construction of sewers and the desirability of having the things hereinafter specified, placed in the locations noted below, and in consideration of \$1.00, receipt of which is hereby acknowledged, do hereby give and grant unto the City of Miami Beach, Florida, its successors and assigns and its grantees operating public utilities, the perpetual right and easement to lay and maintain sewers, water mains, telephone and electric conduits underground, on a strip ten feet in width along the east edge of the property recently purchased from the United States Government on the south side of the Government Cut as set forth in a deed from the Secretary of War to the Peninsula Terminal Company, and filed for record on the third day of April, 1925, in the office of the Clerk of the Circuit Court of Dade County, Florida, under Clerk's file A-36024,

IN WITNESS WHEREOF, the said PENINSULA TERMINAL COMPANY, has caused these presents to be signed in its name by its Vice President and its corporate seal to be affixed, attested by its Secretary, both duly authorized at Miami Beach, Dade County, Florida, this 2nd day of July, A. D. 1925.

(Corporate Seal)

PENINSULA TERMINAL COMPANY

BY W. A. Kahlhepp

Vice President

ATTEST: John H. Levi

Secretary

STATE OF FLORIDA

COUNTY OF DADE

27

I, HEREBY CERTIFY THAT on this day personally appeared before me, W. A. Kahlhepp, and John H. Levi, Vice President and Secretary, respectively, of the PENINSULA TERMINAL COMPANY, a corporation under the laws of the State of Florida, to me well known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed, and that said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal at Miami Beach, County of Dade, Florida, this 2nd day of July, A. D., 1925.

Gerald E. Jay Bush

Notary Public

My commission expires 4-2-26

(N.P. SEAL)

Filed for record July 21, 1925 at 4:15 P.M.
Recorded in deed book 481, page 129
Witness my hand and official seal
Geo. F. Kelly, Clerk

BY J. H. Blanton D.C.

KNOW ALL MEN BY THESE PRESENTS, That we, in consideration of the benefits accruing to us by reason of convenient access and a lesser cost of the construction of sewers and the desirability of having the things hereinafter specified, placed in the locations

KNOW ALL MEN BY THESE PRESENTS, That we, in consideration of the benefits accruing to us by reason of convenient access and a lesser cost of the construction of sewers and the desirability of having the things hereinafter specified, placed in the locations noted below, and in consideration of \$1.00, receipt of which is hereby acknowledged, do hereby give and grant unto the City of Miami Beach, Florida, its successors and assigns and its grantees operating public utilities, the perpetual right and easement to lay and maintain sewers, water mains, telephone and electric conduits underground, on a strip ten feet in width along the east edge of the property recently purchased from the United States Government on the south side of the Government Cut as set forth in a deed from the Secretary of War to the Peninsula Terminal Company, and filed for record on the third day of April, 1925, in the office of the Clerk of the Circuit Court of Dade County, Florida, under Clerk's file 4-35524.

IN WITNESS WHEREOF, the said PENINSULA TERMINAL COMPANY, hereinafter these presents to be signed in its name by its Vice President and its corporate seal to be affixed, attested by its Secretary, both duly authorized at Miami Beach, Dade County, Florida, this 2nd day of July, A. D. 1925.

PENINSULA TERMINAL COMPANY

BY W. A. Kohlhepp
Vice President

ATTEST: John H. Levi
Secretary

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF DADE

I, HEREBY CERTIFY THAT on this day personally appeared before me, W. A. Kohlhepp, and John H. Levi, vice President and Secretary, respectively, of the PENINSULA TERMINAL COMPANY, a corporation under the laws of the State of Florida, to me well known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed, and that said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal at Miami Beach, County of Dade, Florida, this 2nd day of July, A. D., 1925.

Gerald E. Tee Bush
Notary Public
My commission expires 4-3-26

(N.P. SEAL)
Filed for record July 21, 1925 at 4:16 P.M.
Recorded in deed book 681, page 123
Witness my hand and official seal
Geo. F. Holly, Clerk

BY J. H. [Signature] D.C.

KNOW ALL MEN BY THESE PRESENTS, That we, in consideration of the benefits accruing to us by reason of convenient access and a lesser cost of the construction of sewers and the desirability of having the things hereinafter specified, placed in the locations

water below, and in consideration of \$100.00, receipt of which is hereby acknowledged, do hereby sell and grant unto the City of Miami Beach, Florida, its successors and assigns and its grantees operating public utilities, the perpetual right and easement, to lay and maintain sewers, water mains, telephone and electric conduits underground, between the end of any highway and the water edge, and between the end of any highway and another lot or piece of land and which are reserved from public use in the following named subdivisions, as such highways appear on the following maps of said subdivisions:-

amended Plat of Sunset Lake subdivision; Euclid subdivision; Maritime addition; Beach View subdivision; Lakerose Golf subdivision; Beach View addition; and Lake View subdivision; as shown on Plats recorded in Plat Book No. 8, page 82; in Plat Book No. 8, page 93; in Plat Book No. 8, page 180; in Plat Book No. 9, page 168; in Plat Book No. 14, page 48; in Plat Book No. 16, page 10; and in Plat Book No. 16, page 48; respectively, all of the Public Records of Dade County, Florida.

IN WITNESS WHEREOF, the said MIAMI BEACH BAY SHORE COMPANY has caused these presents to be signed in its name by its President and its corporate seal to be hereunto attested by its secretary, both duly authorized, at Miami Beach, Dade County, Florida this 29th day of June, A. D. 1925.

J. E. Furush
Vice President

(Corporate Seal)

Miami Beach Bay Shore Company
BY J. Atwood Walker (SEAL)
Vice President
ATTEST: W. B. Beckman
Secretary

STATE OF FLORIDA } ss.
COUNTY OF DADE }

I, HEREBY CERTIFY that on this day personally appeared before me, J. ATWOOD WALKER, and W. B. BECKMAN, Vice President and Secretary respectively of the MIAMI BEACH BAY SHORE COMPANY, a corporation under the laws of the State of Florida, as well known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed, and that said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal at Miami Beach, Dade County, Florida, this 29 day of June A. D. 1925.

(S.F. SEAL)
Filed for Record July 21, 1925 at 4:17 P.M.
Recorded in dead book 481, page 149
Witness my hand and official seal
Geo. F. Holly, Clerk

BY J. H. Blount P.C.

Donald E. Lee
My commission expires 1-1-26



July 27, 2018

Permit #:

FOLIO:

4354 Alton Road Lot Split

**RESPONSES TO PLANNING BOARD
COMMENTS**

PLANNING DEPARTMENT REVIEW

General Planning Department review response

1. SURVEY RESPONSE: Signed and sealed surveys of the lot split is provided
2. OPINION OF TITLE: (by Lawyer)
3. NARRATIVE: Attached

PLANNING DEPARTMENT REVIEW

Planning Landscape review

1. GENERAL CORRECTION: No Landscape plans are needed for this submittal



July 27, 2018

Permit #:

FOLIO:

4354 Alton Road Lot Split

RESPONSES TO PLANNING BOARD COMMENTS

PLANNING DEPARTMENT REVIEW

General Planning Department review response

1. SURVEY RESPONSE: Signed and sealed survey of the lot split is provided
2. OPINION OF TITLE: Provided
3. NARRATIVE: Attached

PLANNING DEPARTMENT REVIEW

Planning Landscape review

GENERAL CORRECTION:

1. Provide a land survey inclusive of any existing trees with a DBH of 6" or greater to be prepared by a licensed surveyor and issued / certified within the last 6 months: Provided
 - Tree Survey: Provided

MIAMI BEACH

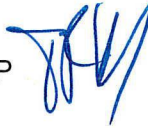
PLANNING DEPARTMENT Staff Report & Recommendation

Planning Board

TO: Chairperson and Members
Planning Board

DATE: September 25, 2018

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **PB 18-0215. 4354 Alton Road – SFR Lot Split/Subdivision of Land**

The applicant, 4354 Alton Homes, LLC, is requesting Division of Land/Lot Split, pursuant to Chapter 118, Article VII of the City Code, to divide the existing site comprised of two platted lots, into two individual buildable parcels.

RECOMMENDATION:

Approval with conditions

EXISTING SITE:

The subject application includes one existing parcel of approximately 12,530 square feet (Per Survey submitted by the applicant) The applicant is proposing to divide the parcel into two individual single family sites.

PREVIOUS STRUCTRE / HISTORY:

The home previously located at 4354 Alton Road was constructed in 1925, and designed by Borg & Roller for Robert N. Gifford. The Mediterranean-Revival Home consisted of a two-story, 14-room home that served as the Polo Club House for five years when the Polo fields were moved out of the Spanish Village to the Nautilus subdivision. The Polo Club opened Christmas Day in 1925 on the grounds known as Nautilus 1, 2, 3, and 4. The Polo Club subsequently relocated to Gulf Stream in 1930. In July 2014, an emergency demolition order was issued for the pre-1942 architecturally significant, two-story single family residence on the site.

On July 7, 2015, the Design Review Board approved the construction of a new 2-story home on the subject site (DRB File No. 23153). According to the plans approved, the lot coverage of the new home was less than 20% and the unit size was 33% of the lot area.

ZONING / SITE DATA:

Legal Description: Lot 20 and 21, Block 6, PLAT OF NAUTILUS SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 8, Page 95, Public Records of Miami-Dade County, Florida.

Zoning: RS-4 Single-Family Residential District

Future Land Use: Single Family Residential Category (RS)

Lot Size: 12,530 Square Feet for the Combined Site (per survey)

REVIEW CRITERIA:

Pursuant to Section 118-321(b), in reviewing an application for the division of lot and lot split, the Planning Board shall apply the following criteria:

- 1. Whether the lots that would be created are divided in such a manner that they are in compliance with the regulations of these land development regulations.**

Partially Consistent– The minimum lot size and lot width requirements for RS-4 Zoning district are 6,000 square feet lot size and 50 feet lot width. The proposed area of the Northern lot is 6,030 square feet with a lot width of slightly greater than 60 feet. The Southern one is 6,500 square feet with a lot width of slightly greater than 60 feet, according to the survey, Letter of Intent and zoning data sheet.

The approval of this lot split application is subject to Design Review Board approval of the following variances:

North Lot:

A. Side Setback (south side): Required: 10'-0" Proposed: 7'-6"

B. Sum of side yards: Required: 25'-0" Proposed: 22'-7"

South Lot:

A. Side Setback (south side): Required: 10'-0" Proposed: 7'-7"

B. Side Setback (North side): Required: 10'-0" Proposed: 7'-6"

C. Sum of side yards: Required: 20'-0" Proposed: 15'-1"

While typically staff does not recommend favorable for variances on lots resulting from a lot split, due to the slightly angled geometry of the property lines, the width of the property, which is calculated at the front setback line, is slightly more than 60 feet. A lot width of 60 feet or less requires minimum side setbacks of 7'-6", and lots greater than 60 feet in width require a minimum side setback of 10'-0".

- 2. Whether the building site that would be created would be equal to or larger than the majority of the existing building sites, or the most common existing lot size, and of the same character as the surrounding area.**

Partially Consistent– The surrounding lots in the RS-4 zoning district consist of lots that have an average size of 8,416 square feet. The proposed lot split will create two lots smaller than the average lot size. However the most common lot size is smaller or equal to the proposed sites (see surrounding sites summary table - mode).

- 3. Whether the scale of any proposed new construction is compatible with the as-built character of the surrounding area, or creates adverse impacts on the surrounding area; and if so, how the adverse impacts will be mitigated. To determine whether this criterion is satisfied, the applicant shall submit massing and scale studies reflecting structures and uses that would be permitted under the land development regulations as a result of the proposed lot split, even if the applicant presently has no specific plans for construction.**

Partially Consistent– No adverse impacts are expected to be created by the lot split and the proposed homes, as the general scale of the proposed homes is compatible with the as-built character of the surrounding area. However the final design and details of the proposed homes will be subject to the review and approval of the Design Review Board.

Due to the setback requirements, particularly for the corner lot, which require a street side setback of 15 feet, and an interior sideyard setback of 7'-6" (pending approval of the proposed variances), along with a front setback of 30 feet, the area for the construction of the home is limited. This is further complicated by the corner location on Alton Road, where it would not be desirable to place a driveway and parking so close to the intersection of 44th Street and Alton Road with access on Alton Road. While the location of the parking for the corner lot is most appropriately located along 44th street, the design of the parking area has created an awkward situation, which will be further reviewed by the Design Review Board, and may warrant the reduction in lot coverage and or unit size of the home proposed.

4. **Whether the building site that would be created would result in existing structures becoming nonconforming as they relate to setbacks and other applicable regulations of these land development regulations, and how the resulting nonconformities will be mitigated.**

Not Applicable— The property is currently vacant.

5. **Whether the building site that would be created would be free of encroachments from abutting buildable sites.**

Consistent—The building sites created would be free of encroachments from abutting buildable sites.

6. **Whether the proposed lot split adversely affects architecturally significant or historic homes, and if so, how the adverse effects will be mitigated. The Board shall have the authority to require the full or partial retention of structures constructed prior to 1942 and determined by the Planning Director or designee to be architecturally significant under section 142-108 (2).**

Not Applicable— The property is currently vacant; however there was a pre-1942 home on the site, which was demolished with an emergency demolition order in 2014.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

1. **A recycling or salvage plan for partial or total demolition shall be provided.**
Not Applicable (vacant lot).
2. **Windows that are proposed to be replaced shall be hurricane proof impact windows.**
All windows in the proposed structures will be hurricane proof impact windows.
3. **Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.**
Operable windows will be provided.
4. **Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.**

All new landscaping will consist of Florida friendly plants.

5. **Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.**

According to the survey the lowest point at the rear yard is 4.1 NGVD and the lowest point at the front yard (Alton Rd) is 4.0 NGVD.

Per LOI, The applicant has considered the elevation of the right-of-way and surrounding properties, and plans to grade the yards accordingly.

6. **The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.**

Per LOI, the applicant has taken in to consideration the raising of the public right-of-ways and has designed the proposed home accordingly; the addition of freeboard will be used to elevate each home and will allow the front yard to address the future raising of the streets.

7. **Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.**

All critical mechanical and electrical systems will be located above base flood elevation.

8. **Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.**

Not applicable (vacant lot).

9. **When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.**

Not Applicable.

10. **Where feasible and appropriate, water retention systems shall be provided.**

Per LOI, a water retention system will be provided.

ANALYSIS:

The subject property consists of a single owner (the applicant) who proposes to divide the subject property into two (2) separate parcels. An Opinion of Title was submitted in conformance with the requirements of the City Code.

The RS-4 residential single-family zoning district requires a minimum lot area of 6,000 square feet and a minimum lot width of 50 feet. The proposed parcels comply with the minimum lot area and lot width.

The table below summarizes the statistical data of similar properties in the surrounding area, (see also analysis parcels aerial). The source of the data is the Miami Dade County Property Appraiser's Office.

As a point of information, the Property Appraiser's Office adjusts the size of structures by increasing or adjusting the stated square footage for outdoor covered areas such as loggias, covered patios, etc. and for non-air-conditioned garages. As per the City's definitions, these items are generally excluded from unit size calculations. In the Data Analysis below, the

adjusted unit size percentage is the percentage unit size of the existing home using the adjusted square footage from the Property Appraiser's office. Staff has included a "20% allowance" column, to take into consideration a reasonable accommodation for future renovations and additions for existing homes. Taking into consideration this 20% allowance, the average unit size is 42% of the lot area.

Staff does not object to a unit size of up to 50% of the lot area for the proposed homes, due to the relatively higher unit sizes of homes within the study area, provided that the inconsistencies noted in the aforementioned lot split review criteria Nos. 1 & 3 can be satisfactorily addressed by the Design Review Board. This may require relocating the parking to the rear yard, or shifting the mass of the home away from 44th Street to accommodate the parking, and redesigning the pool and rear yard area.

Area Analysis Data:

Subject Site:

Address	Lot Size (SF)	Unit Size (SF)	Proposed Unit Size %
North Lot	6,030	2,924	48.49%
South Lot	6,500	3,249	49.98%

Surrounding Sites Summary:

Statistic	Year Built	Lot Size (SF)	Unit Size (SF)	Unit Size +20% Allowanc e (SF)	Unit Size %	Unit Size +20% Allowanc e %	Floors
Average	1941	8,416	2,992	3,396	37%	42%	2
Median	1938	8,456	2,990	3,294	36%	42%	2
Max	2015	15,650	5,159	5,647	72%	72%	3
Min	1925	4,020	1,759	1,878	17%	20%	1
First Quartile	1935	6,000	2,438	2,797	31%	37%	1
Third Quartile	1940	9,600	3,453	3,911	45%	48%	2
Mode	1936	6,000	2,440	#N/A	#N/A	#N/A	2

The table and aerial on the following pages describe the make-up of the parcels in the surrounding lots utilized for the previous analysis:

Analysis Parcels (aerial)



Analysis Parcels Data

Address	Year Built	Lot Size	Unit Size (SF)	Unit Size +20% Allowance (SF)	Unit Size %	Unit Size +20% Allowance %	Floors
4431 ALTON RD	1936	10,867.76	3,604	4,325	33%	40%	2
4425 ALTON RD	1939	9,600.00	2,262	2,714	24%	28%	1
4423 ALTON RD	1935	14,400.00	3,576	4,291	25%	30%	1
4409 ALTON RD	1938	9,600.00	3,252	3,902	34%	41%	1
4401 ALTON RD	1941	14,400.00	2,433	2,920	17%	20%	1
4365 ALTON RD	1935	9,465.60	2,724	3,269	29%	35%	2
4353 ALTON RD	1938	8,456.40	2,618	3,142	31%	37%	2
4345 ALTON RD	1937	8,456.40	2,156	2,587	25%	31%	2
4335 ALTON RD	1936	8,456.40	2,479	2,975	29%	35%	1
4331 ALTON RD	1939	9,175.20	3,125	3,750	34%	41%	1
4321 ALTON RD	1938	9,600.00	3,436	4,123	36%	43%	2
4315 ALTON RD	1940	9,600.00	1,936	2,323	20%	24%	2
4307 ALTON RD	1938	9,600.00	3,242	3,890	34%	41%	2
4301 ALTON RD	1938	9,600.00	2,940	3,528	31%	37%	1
4430 NAUTILUS DR	1936	9,113.52	3,249	3,899	36%	43%	2
4424 NAUTILUS DR	1938	9,450.00	2,139	2,567	23%	27%	1
4416 NAUTILUS DR	1936	9,450.00	2,920	3,504	31%	37%	2
4410 NAUTILUS DR	1940	9,450.00	3,279	3,935	35%	42%	2
4404 NAUTILUS DR	1941	8,400.00	3,031	3,637	36%	43%	2
4370 NAUTILUS DR	1939	8,710.80	3,521	4,225	40%	49%	2
4350 NAUTILUS DR	1946	10,520.64	3,223	3,868	31%	37%	1
4340 NAUTILUS DR	1937	11,102.00	3,633	4,360	33%	39%	2
4330 NAUTILUS DR	1938	10,614.00	5,159	5,159	49%	49%	2
4322 NAUTILUS DR	2015	9,600.00	3,612	4,334	38%	45%	2
4316 NAUTILUS DR	1936	9,600.00	3,198	3,838	33%	40%	2
4310 NAUTILUS DR	1936	9,600.00	3,950	4,740	41%	49%	2
4294 NAUTILUS DR	1936	9,600.00	4,013	4,013	42%	42%	2
4433 N BAY RD *	2015	6,750.00	3,271	3,271	48%	48%	2
4425 N BAY RD	1935	6,000.00	2,683	2,683	45%	45%	2
4419 N BAY RD*	1953	6,000.00	4,320	4,320	72%	72%	2
4415 N BAY RD*	1940	6,000.00	3,502	3,502	58%	58%	1
4411 N BAY RD	1933	12,000.00	4,706	5,647	39%	47%	2
4401 N BAY RD*	1950	6,000.00	3,432	3,432	57%	57%	2
4400 ALTON RD	1952	6,000.00	2,297	2,756	38%	46%	1
4410 ALTON RD	1932	12,000.00	2,893	3,472	24%	29%	1
4416 ALTON RD	1937	6,000.00	2,137	2,564	36%	43%	2
4420 ALTON RD	1940	6,000.00	2,493	2,992	42%	50%	2
4422 ALTON RD	1927	6,017.00	3,088	3,088	51%	51%	2
4430 ALTON RD	1929	7,128.00	3,581	3,581	50%	50%	3
4373 N BAY RD	1952	6,158.00	2,440	2,928	40%	48%	1
4365 N BAY RD	1937	7,500.00	2,475	2,970	33%	40%	1
4351 N BAY RD	1941	7,150.00	1,759	2,111	25%	30%	1
4343 N BAY RD	1928	15,650.00	4,055	4,866	26%	31%	2
4335 N BAY RD	1925	6,680.00	2,979	2,979	45%	45%	2
4329 N BAY RD	1935	6,000.00	2,810	2,810	47%	47%	2
4323 N BAY RD	1956	5,400.00	2,440	2,440	45%	45%	1
4315 N BAY RD	1956	4,020.00	1,878	1,878	47%	47%	1
4312 ALTON RD*	1930	6,000.00	3,000	3,000	50%	50%	2
4318 ALTON RD	1930	6,000.00	2,836	2,836	47%	47%	2
4322 ALTON RD	1957	6,000.00	2,409	2,891	40%	48%	1
4326 ALTON RD	1940	6,000.00	1,926	2,311	32%	39%	1
4328 ALTON RD	1925	6,500.00	2,288	2,746	35%	42%	2
4334 ALTON RD	1927	6,500.00	1,820	2,184	28%	34%	2
4342 ALTON RD	1937	6,500.00	3,317	3,317	51%	51%	2

* Data from recent Building Permit records.

The 20% allowance was added to the adjusted square footage only if the increase remained within permissible limits pursuant to the Land Development Regulations.

Summary of Data Analysis:

- The analysis area consists of RS-4 lots along Alton Road, North Bay Road and Nautilus Drive between W 43rd Street to W 44th Ct, as they are most uniform in character in relation to the subject parcel.
- There are 54 parcels in the analysis area, excluding the applicant's site (4354 Alton Road).
- All parcels range in size from 4,020 to 15,650 square feet.
- The average lot size is 8,416 square feet. The median lot size is 8,456 square feet, the most common lot size (mode) is 6,000 square.
- The average adjusted unit size is 2,992 square feet (37% of lot area), the median unit size is 2,990 square feet (36% of lot area). Six (6) homes exceed the current maximum unit size of 50%.
- Factoring a reasonable assumption of future additions to existing homes of 20% of the current adjusted size, the average home size increases to 3,396 SF (42% of lot area).
- The applicant is proposing a unit size for the Northern lot of 48.5% of the lot area (6,030 SF), the southern lot will have a unit size of 50% of the lot area (6,500 SF).

STAFF RECOMMENDATION:

In view of the foregoing analysis, staff recommends that the application be approved subject to the conditions enumerated in the attached Draft Order.

TRM/MAB/AG

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ZONING/SITE PLAN



**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 4354 Alton Road

FILE NO. PB 18-0206

IN RE: The applicant, 4354 Alton Homes, LLC, requested a Division of Land/Lot Split, pursuant to Chapter 118, Article VII of the City Code, to divide the existing site comprised of two platted lots, into two individual buildable parcels.

LEGAL DESCRIPTION: Lots 20 and 21, Block 6, PLAT OF NAUTILUS SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 8, Page 95, Public Records of Miami-Dade County, Florida.

MEETING DATE: September 25, 2018

**DIVISION OF LAND/LOT SPLIT
FINAL ORDER**

The applicant, 4354 Alton Homes, LLC, requested a Division of Land/Lot Split, pursuant to Chapter 118, Article VII of the City Code, to divide the existing site into two individual buildable parcels.

The City of Miami Beach Planning Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with Planning Board "Division of Land/Division of Land/Lot Split" criteria in Section 118-321.B of the Miami Beach Code.
- B. The project would remain consistent with the criteria and requirements of Section 118-321.B subject to the subject to the following conditions, to which the Applicant has agreed:
 - 1. The two (2) lots created pursuant to this lot split application at 4354 Alton Road, shall comply with the following:
 - a. The subject lots shall not be subdivided any further.
 - b. Design Review Board review and approval shall be required for the proposed home(s) on each lot.

- c. The building parcels created by this lot split shall be as depicted on the signed and sealed surveys by Longitude Survey, dated 07-26-2018.
 - d. Individual underground utility, water, sewer, electric, telephone and cable connections, as well as the payment of any applicable impact fees, shall be the responsibility of the owners of each respective lot.
 - e. If required, the removal and replacement of all or portions of the sidewalk curb and gutter along all portions of each lot shall be the responsibility of the applicant.
 - f. The maximum unit size for each lot shall be limited to the lesser of 50% or the maximum permitted at the administrative level at the time of building permit, as per Section 142-105 (b), as may be revised from time to time.
 - g. The maximum lot coverage for each lot shall be limited to the lesser of 30% or the maximum permitted at the administrative level at the time of building permit, as per Section 142-105 (b), as may be revised from time to time.
 - h. Any proposed new home on each lot shall fully adhere to the review criteria and development regulations identified in Sections 142-105, *Development regulations and area requirements*. Enhancements of these applicable development regulations through Design Review Board review and approval, including variances, shall not be permitted from Section 142-105.
 - i. The proposed driveway layout on the south lot (Lot 20) shall be designed in such a manner to accommodate the maneuvering of vehicles inside the property, subject to the review and approval of staff. Backing into or backing out of the site (from Alton Road) shall not be permitted.
 - j. Prior to the issuance of a Building Permit, a tree report prepared by a certified arborist for all of the existing trees on site shall be submitted for the review and evaluation of the CMB Urban Forester. Any trees identified to be in good health shall be retained or relocated if determined to be feasible by the CMB Urban Forester.
2. The applicant and/or owner, for each lot created herein, both now and in the future, shall abide by all the documents and statements submitted with this application for Division of Land/Lot Split, as well as all conditions of this Order. The conditions of approval for this Lot Split are binding on the applicant, the property owners, and all successors in interest and assigns.
 3. The Planning Board shall maintain jurisdiction of this Lot Split approval. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The Board reserves the right to modify

the Lot Split approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address problems and to determine the timing and need for future progress reports. This Lot Split is also subject to modification or revocation under City Code Sec. 118-323.

4. The applicant and/or owner of each property shall resolve all outstanding violations and fines on each respective property, if any, prior to the issuance of a building permit for any home proposed.
5. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
6. The executed Order for the Division of Land/Lot Split shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the applicant and returned to the Planning Department. A building permit, certificate of occupancy, or certificate of completion shall not be issued until this requirement has been satisfied.
7. The Lot Split approval approved herein shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the City Code, and shall be subject to enforcement procedures set forth in Section 114-8 of the Code and such other enforcement procedures as are permitted by law. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this approval.
8. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board that the Division of Land/Lot Split as requested and set forth above be GRANTED, subject to those certain conditions specified in Paragraph B of the Findings of Fact (Condition Nos. 1-8, inclusive) hereof, to which the applicant has agreed.

Dated this _____ day of _____, 2018.

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 4354 Alton Road

FILE NO. PB 18-0215

IN RE: The applicant, 4354 Alton Homes, LLC, requested a Division of Land/Lot Split, pursuant to Chapter 118, Article VII of the City Code, to divide the existing site comprised of two platted lots, into two individual buildable parcels.

LEGAL DESCRIPTION: Lots 20 and 21, Block 6, PLAT OF NAUTILUS SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 8, Page 95, Public Records of Miami-Dade County, Florida.

MEETING DATE: September 25, 2018

DIVISION OF LAND/LOT SPLIT
CORRECTED FINAL ORDER (For file number)

The applicant, 4354 Alton Homes, LLC, requested a Division of Land/Lot Split, pursuant to Chapter 118, Article VII of the City Code, to divide the existing site into two individual buildable parcels.

The City of Miami Beach Planning Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with Planning Board "Division of Land/Division of Land/Lot Split" criteria in Section 118-321.B of the Miami Beach Code.
- B. The project would remain consistent with the criteria and requirements of Section 118-321.B subject to the following conditions, to which the Applicant has agreed:
 - 1. The two (2) lots created pursuant to this lot split application at 4354 Alton Road, shall comply with the following:
 - a. The subject lots shall not be subdivided any further.
 - b. Design Review Board review and approval shall be required for the proposed home(s) on each lot.

MB

-
- c. The building parcels created by this lot split shall be as depicted on the signed and sealed surveys by Longitude Survey, dated 07-26-2018.
 - d. Individual underground utility, water, sewer, electric, telephone and cable connections, as well as the payment of any applicable impact fees, shall be the responsibility of the owners of each respective lot.
 - e. If required, the removal and replacement of all or portions of the sidewalk curb and gutter along all portions of each lot shall be the responsibility of the applicant.
 - f. The maximum unit size for each lot shall be limited to the lesser of 50% or the maximum permitted at the administrative level at the time of building permit, as per Section 142-105 (b), as may be revised from time to time.
 - g. The maximum lot coverage for each lot shall be limited to the lesser of 30% or the maximum permitted at the administrative level at the time of building permit, as per Section 142-105 (b), as may be revised from time to time.
 - h. Any proposed new home on each lot shall fully adhere to the review criteria and development regulations identified in Sections 142-105, *Development regulations and area requirements*. Enhancements of these applicable development regulations through Design Review Board review and approval, including variances, shall not be permitted from Section 142-105. Notwithstanding the foregoing, the Design Review Board may consider waiver requests for the second floor volumes of the proposed homes in accordance with the applicable design review criteria.
 - i. The proposed driveway layout on the south lot (Lot 20) shall be designed in such a manner to accommodate the maneuvering of vehicles inside the property, subject to the review and approval of staff. Backing into or backing out of the site (from Alton Road) shall not be permitted.
 - j. Prior to the issuance of a Building Permit, a tree report prepared by a certified arborist for all of the existing trees on site shall be submitted for the review and evaluation of the CMB Urban Forester. Any trees identified to be in good health shall be retained or relocated if determined to be feasible by the CMB Urban Forester.
2. The applicant and/or owner, for each lot created herein, both now and in the future, shall abide by all the documents and statements submitted with this application for Division of Land/Lot Split, as well as all conditions of this Order. The conditions of approval for this Lot Split are binding on the applicant, the property owners, and all successors in interest and assigns.

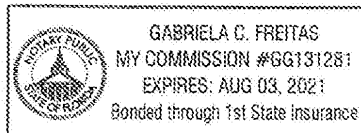
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3. The Planning Board shall maintain jurisdiction of this Lot Split approval. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the Lot Split approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address problems and to determine the timing and need for future progress reports. This Lot Split is also subject to modification or revocation under City Code Sec. 118-323.
4. The applicant and/or owner of each property shall resolve all outstanding violations and fines on each respective property, if any, prior to the issuance of a building permit for any home proposed.
5. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
6. The executed Order for the Division of Land/Lot Split shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the applicant and returned to the Planning Department. A building permit, certificate of occupancy, or certificate of completion shall not be issued until this requirement has been satisfied.
7. The Lot Split approval approved herein shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the City Code, and shall be subject to enforcement procedures set forth in Section 114-8 of the Code and such other enforcement procedures as are permitted by law. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this approval.
8. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board that the Division of Land/Lot Split as requested and set forth above be GRANTED, subject to those certain conditions specified in Paragraph B of the Findings of Fact (Condition Nos. 1-8, inclusive) hereof, to which the applicant has agreed.

PB 18-0215- 4354 Alton Road

Page 4 of 4

Dated this 12th day of OCTOBER, 2018.PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDABY: Michael Belush
Michael Belush,
Chief of Planning & Zoning
For ChairmanSTATE OF FLORIDA)
COUNTY OF MIAMI-DADE)The foregoing instrument was acknowledged before me this 12th day of October, 2018, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

[NOTARIAL SEAL]

Notary: Gabriela Freitas
Print Name: Gabriela Freitas
Notary Public, State of Florida
My Commission Expires: 8-3-21
Commission Number: 39131201Approved As To Form:
Legal Department[Signature] 10/12/18Filed with the Clerk of the Planning Board on [Signature] (10/12/18)

MB

MIAMI BEACH

LAND USE BOARDS

PROPERTY:

6432 Allison Road

FILE NO.

PB 18-0217

APPLICANT:

Clara Homes, LLC

MEETING DATE:

9/25/2018

IN RE:

The applicant, Clara Homes, LLC, is requesting Division of Land/Lot Split, pursuant to Chapter 118, Article VII of the City Code, to divide the existing site comprised of one platted lot and a portion (2/3) of a second platted lot, into two individual buildable parcels.

PRIOR ORDER NUMBER:

ATTACHMENTS:

Description	Type
▢ Application Documents	Memo
▢ Existing Conditions Plans	Memo
▢ Proposed Plans	Memo
▢ Supplemental Documents	Memo
▢ Staff Report 9-25-18	Memo
▢ Recorded Order	Memo
▢ Recorded Order	Memo

MIAMIBEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER			
<input type="radio"/> Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<input type="radio"/> Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<input checked="" type="radio"/> Planning Board <input type="checkbox"/> Conditional use permit <input checked="" type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		<input type="radio"/> Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY			
6431 Allison Road			
FOLIO NUMBER(S)			
02-3211-003-0100			
Property Owner Information			
PROPERTY OWNER NAME			
Marisol Binn Trust & Marina Fernandez Living Trust			
ADDRESS		CITY	STATE
599 Branchville Road		Ridgefield	CT
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
Applicant Information (if different than owner)			
APPLICANT NAME			
Clara Homes, LLC			
ADDRESS		CITY	STATE
36 Bleecker Street, Apt. 3A		New York	NY
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
			jc@gusthld.com
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST			
Lot split			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
Party responsible for project design			
NAME Raymond Fort - Arquitectonica		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 2900 Oak Avenue		CITY Miami	STATE FL ZIPCODE 33133
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS rfort@arquitectonica.com	
Authorized Representative(s) Information (if applicable)			
NAME Monika Entin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Blvd., Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS MEntin@brzoninglaw.com	
NAME Greg Fontela		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Blvd., Suite 850		CITY Miami	STATE FL ZIPCODE 33133
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS GFontela@brzoninglaw.com	
NAME Michael Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Blvd., Suite 850		CITY Miami	STATE FL ZIPCODE 33133
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS MLarkin@brzoninglaw.com	

Please note the following information:

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☒ Owner of the subject property ☐ Authorized representative

W Binn
SIGNATURE

Marisa Binn
PRINT NAME

June 5, 2018
DATE SIGNED

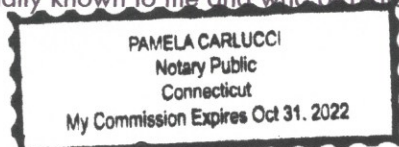
OWNER AFFIDAVIT FOR TRUSTSTATE OF ConnecticutCOUNTY OF Fairfield

I, Marisol Binn, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

Marisol Binn**SIGNATURE**

Sworn to and subscribed before me this 5th day of July, 2018. The foregoing instrument was acknowledged before me by marisol Binn, who has produced Drivers License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: Oct 31, 2021Pamela Carlucci**NOTARY PUBLIC**PAMELA CARLUCCI**PRINT NAME****ALTERNATE CONTRACT PURCHASER AFFIDAVIT FOR CORPORATION**

STATE OF _____

COUNTY OF _____

I, James Curnin, being first duly sworn, depose and certify as follows: (1) I am the President (print title) of Clara Homes, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

OWNER AFFIDAVIT FOR TRUST

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

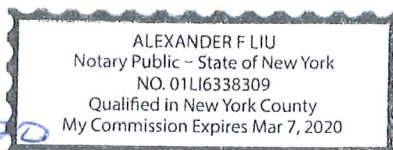
PRINT NAME**ALTERNATE CONTRACT PURCHASER AFFIDAVIT FOR CORPORATION**STATE OF New YorkCOUNTY OF New York

I, James Curnin, being first duly sworn, depose and certify as follows: (1) I am the President (print title) of Clara Homes, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 5th day of July, 2018. The foregoing instrument was acknowledged before me by James Curnin, who has produced Driver License 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: 3/7/2020Alexander Liu**PRINT NAME**

POWER OF ATTORNEY AFFIDAVITSTATE OF New YorkCOUNTY OF New York

I, James Curnin, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell Fernandez & L to be my representative before the Planning Board. (3) 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. (4) I am responsible for remove this notice after the date of the hearing.

James Curnin**PRINT NAME (and Title, if applicable)****SIGNATURE**

Sworn to and subscribed before me this 5th day of July, 2018. The foregoing instrument was acknowledged before me by James Curnin, who has produced Driver License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 3/7/2020**NOTARY PUBLIC**Alexander Liu**PRINT NAME****CONTRACT FOR PURCHASE**

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

Clara Homes, LLC**NAME****DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

James Curnin100%36 Bleecker Street, Apt. 3ANew York, NY 10012

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

Clara Homes, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
James Curnin	100%
36 Bleecker Street, Apt. 3A	
New York, NY 10012	

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

TRUST NAME	
NAME AND ADDRESS	% INTEREST

COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
Monika Entin	200 South Biscayne Blvd., Suite 850, Miami, FL	305-374-5300
Greg Fontela	200 South Biscayne Blvd., Suite 850, Miami, FL	305-374-5300

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

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

APPLICANT AFFIDAVIT

STATE OF New York

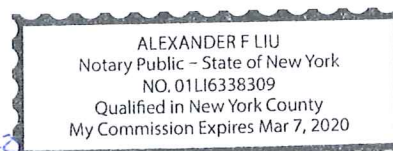
COUNTY OF New York

I, James Curnin, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

[Signature]
SIGNATURE

Sworn to and subscribed before me this 5th day of July, 2018. The foregoing instrument was acknowledged before me by James Curnin, who has produced Driver License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

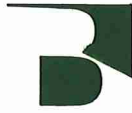


My Commission Expires: 3/7/2020

[Signature]
NOTARY PUBLIC
Alexander Liu
PRINT NAME

EXHIBIT A

LEGAL DESCRIPTION: LOT 10 AND THE SOUTH 50 FEET OF LOT 11, INDIAN CREEK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6233
E-Mail: GFontela@brzoninglaw.com

July 9, 2018

VIA HAND DELIVERY

Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: PB18-0217 - Request for a Lot Split of the Property Located at 6431 Allison Road
in Miami Beach, Florida

Dear Tom:

This law firm represents Clara Homes, LLC (the "Applicant"), the contract purchaser of the above-referenced property (the "Property"). Please consider this letter the Applicant's letter of intent in support of a lot split application to divide the existing building site into two individual building sites.

The Property. The Property is situated along Allison Road fronting the water. The Property is identified by Miami-Dade County Folio No. 02-3211-003-0100 and is located within the RS-3 Single-Family Residential zoning district. The Property is the largest RS-3 zoned lot on Allison Island at approximately 32,325 square feet (0.74 acres) in size. The Property is currently improved with a single-family structure built in 1930, which has been uninhabited for the past ten (10) years.

Lot Split Request. The Applicant is under contract to purchase the Property and is seeking to split it into two equal-sized lots – North Lot and South Lot. The requested lot split will result in two equal-sized lots of 16,162.5 square feet each with lot widths of 75 feet each. The dimensions of these resulting lots will be in compliance with the City's land development regulations, as RS-3 regulations call for minimum lot area of 10,000 square feet and minimum lot width of 60 feet. The resulting lots will also be more compatible with the properties within the surrounding area. Sixteen (16) of the 38 RS-3 zoned properties in the surrounding neighborhood have a lot size of 16,200 square feet. The unit sizes of each of the proposed homes on the resulting split lots will be appropriately sized for the lot on which it sits.

Lot Split Review Criteria. According to Section 118-321.B. of the City of Miami Beach's Code of Ordinances (the "Code"), the Planning Board shall apply the following criteria to the review of any lot split application:

(1) Whether the lots that would be created are divided in such a manner that they are in compliance with the regulations of these land development regulations.

According to Section 142-105(b)(1), the minimum lot size in the RS-3 zoning district is 10,000 square feet. The proposed resulting lots will be approximately 16,163 square feet each, which satisfy the minimum requirements required in the Code.

(2) Whether the building site that would be created would be equal to or larger than the majority of the existing building sites, or the most common existing lot size, and of the same character as the surrounding area.

The most common existing lot size in the RS-3 zoned lots in the neighborhood is 16,200 square feet. The proposed lots will be similar to this lot size, and as such will be consistent with the character of the surrounding area.

(3) Whether the scale of any proposed new construction is compatible with the as-built character of the surrounding area, or creates adverse impacts on the surrounding area; and if so, how the adverse impacts will be mitigated. To determine whether this criterion is satisfied, the applicant shall submit massing and scale studies reflecting structures and uses that would be permitted under the land development regulations as a result of the proposed lot split, even if the applicant presently has no specific plans for construction.

The scale of the proposed homes will be compatible with the as-built character of the surrounding area. In fact, if the Property were redeveloped as a single site, a significantly larger home could be constructed; this hypothetical single-site home would be incompatible with the surrounding area.

(4) Whether the building site that would be created would result in existing structures becoming nonconforming as they relate to setbacks and other applicable regulations of these land development regulations, and how the resulting nonconformities will be mitigated.

With the creation of the new building sites, the existing single-family home on the Property would need to be demolished. The existing home has been uninhabited for over 10 years. Additionally, the Property is one of the lowest lying in the City of Miami Beach. As such, the existing structure on the Property is currently uninsurable. The proposed lot split will result in two building sites where new homes can be developed in full compliance with the Code.

(5) Whether the building site that would be created would be free of encroachments from abutting buildable sites.

The building sites created by the lot split will be free of encroachments from abutting buildable lots. There are no existing or proposed encroachments.

(6) Whether the proposed lot split adversely affects architecturally significant or historic homes, and if so, how the adverse effects will be mitigated. The board shall have the authority to require the full or partial retention of structures constructed prior to 1942 and determined by the planning director or designee to be architecturally significant under subsection 142-108(a).

The lot split will affect the existing home on the Property, which was built in 1930. However, the Applicant will mitigate this effect by aiming to recycle and re-use key architectural features of the existing structure. Further, the approval of the single-family homes on the resulting lots will be subject to the new construction requirements for properties containing a single-family home constructed prior to 1942, as outlined in Section 142-108(g) of the Code.

The proposed lot split will allow for elevation of the grade of the Property, which is currently one of the lower lying points in the City of Miami Beach. The result will be two equal-sized lots with two distinct single-family homes more compatible with the scale, character, and massing of the built context of the neighborhood.

Sea Level Rise and Resiliency Criteria. The proposed single-family homes resulting from the lot split will advance the sea level rise and resiliency criteria in Section 133-50(a) as follows:

(1) A recycling or salvage plan for partial or total demolition shall be provided.

The Applicant will provide a recycling or salvage plan during permitting.

- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.**

The Applicant proposes hurricane impact windows.

- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.**

Operable windows will be provided.

- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.**

The Applicant will provide appropriate landscaping at the Property. Proposed species include native and Florida-friendly plants appropriate for the area, including salt tolerant species.

- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.**

The Applicant has considered the elevation of the right-of-way and surrounding properties, and plans to grade the front and side yards appropriately to remain compatible with the existing conditions, while slowly sloping-up as you get closer to the home in order to adapt to future raised elevations. The property will slope from the existing front yard elevation and gradually arrive at the first floor slab. The Applicant will work with the Public Works Department to further address sea level rise projections with respect to the right-of-way connections.

- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.**

The Applicant has taken into consideration the raising of public rights-of-ways and has designed the proposed home accordingly. The additional 1' of freeboard used to elevate the home will allow raising of the front yard to address the future raising of the streets.

- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.**

Proper precautions will be taken to ensure the critical mechanical and electrical systems are located above base flood elevation.

- (8) **Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.**

This is not applicable as the Property is vacant and the lot split application will result in construction of two (2) new single family homes.

- (9) **When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.**

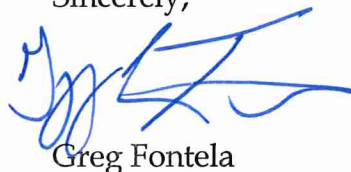
No wet or dry flood proofing will be necessary as all habitable space will be located above base flood elevation plus City of Miami Beach Freeboard of 1'.

- (10) **Where feasible and appropriate, water retention systems shall be provided.**

The Applicant has incorporated Shallow Retention Areas ("SRAs") to direct and collect rainwater on the proposed plan. At time of permitting, the Applicant will engage the services of a civil engineer to analyze and provide the subsurface drainage design. Accordingly, a water retention system will be provided

Conclusion. We believe that the approval of the application will permit the development of two beautiful single-family homes on the Property that will be compatible with the character of the residential neighborhood. We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-374-5300

Sincerely,



Greg Fontela



rdr | rio development resources

public hearing notification services: certified lists of property owners within a specific radius + radius maps + mailing labels
mailouts + site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

July 2, 2018

City of Miami Beach
Planning Department
1700 Convention Center Dr.
Miami Beach, FL 33139

Re: Property Owners List within 375 feet of:

SUBJECT: 6431 Allison Road, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-003-0100

LEGAL DESCRIPTION: INDIAN CREEK SUB PB 31-75 LOT 10 & S50FT OF LOT 11

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **23, including 0 international**

Name	Address	City	State	Zip	Country
6420 ALLISON ROAD LLC	135 E 57 ST 22 FLR	NEW YORK	NY	10022	USA
6480 ALLISON RD LLC	1320 S BISCAYNE POINT RD	MIAMI BEACH	FL	33141	USA
6493 AR DEVELOPMENT LLC	12685 N BAYSHORE DR	NORTH MIAMI BEACH	FL	33181	USA
ALAN COUREY	6470 ALLISON RD	MIAMI BEACH	FL	33141-4540	USA
BARBARA B VOIGHT TR BARBARA B VOIGHT (BEN)	6500 ALLISON RD	MIAMI BEACH	FL	33141-4509	USA
BRUNO MARTINO CLAIRE MARTINO	6455 ALLISON RD	MIAMI BEACH	FL	33141	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
DREW ROSENHAUS JASON ROSENHAUS	6400 ALLISON RD	MIAMI BEACH	FL	33141-4540	USA
FIC INVESTMENTS INC	6381 ALLISON RD	MIAMI BEACH	FL	33141	USA
FREDRIC FENSTERMACHER	6444 ALLISON RD	MIAMI BEACH	FL	33141-4540	USA
GERARDO M PEREZ &W SILVIA	6505 ALLISON RD	MIAMI BEACH	FL	33141-4508	USA
KYMBERLY A FOGLIA TRS KYMBERLY A FOGLIA TRUST	51 HILLBURN LANE	NORTH BARRINGTON	IL	60010	USA
MAQUINARIAS NG CORPORATION	6380 ALLISON RD	MIAMI BEACH	FL	33141-4506	USA
MARISOL BINN TRS MARINA FERNANDES LIVING TRUST	599 BRANCHVILLE RD	RIDGEFIELD	CT	06877	USA
MARK MELAND &W JILL	6391 ALLISON RD	MIAMI BEACH	FL	33141-4505	USA
MICHAEL J SMITH & KATRINA KELLOGG	6491 ALLISON RD	MIAMI BEACH	FL	33141-4507	USA
MORDECHAI BROUDO &W LANA R BUTNIS	6370 ALLISON RD	MIAMI BEACH	FL	33141-4506	USA
PIERO FILPI LISETTE ZAYAS FILPI	6450 ALLISON RD	MIAMI BEACH	FL	33141	USA
ROBERT M SCHWARTZ &W IDA K	6360 ALLISON RD	MIAMI BEACH	FL	33141-4506	USA
SHIRLEY L JACOBS TRS SHIRLEY L JACOBS	6415 ALLISON RD	MIAMI BEACH	FL	33141	USA
SILVIO HIDALGO TRS SILVIO HIDALGO REVOCABLE TRUST	PMB 73 8168	CROWN BAY ST THOMAS		00802	VIRGIN ISLANDS
STEVEN RESNICK ELIZABETH RESNICK	6475 ALLISON RD	MIAMI BEACH	FL	33141	USA
LESLIE HEIDEN LISA HEIDEN	6494 ALLISON RD	MIAMI BEACH	FL	33141	USA

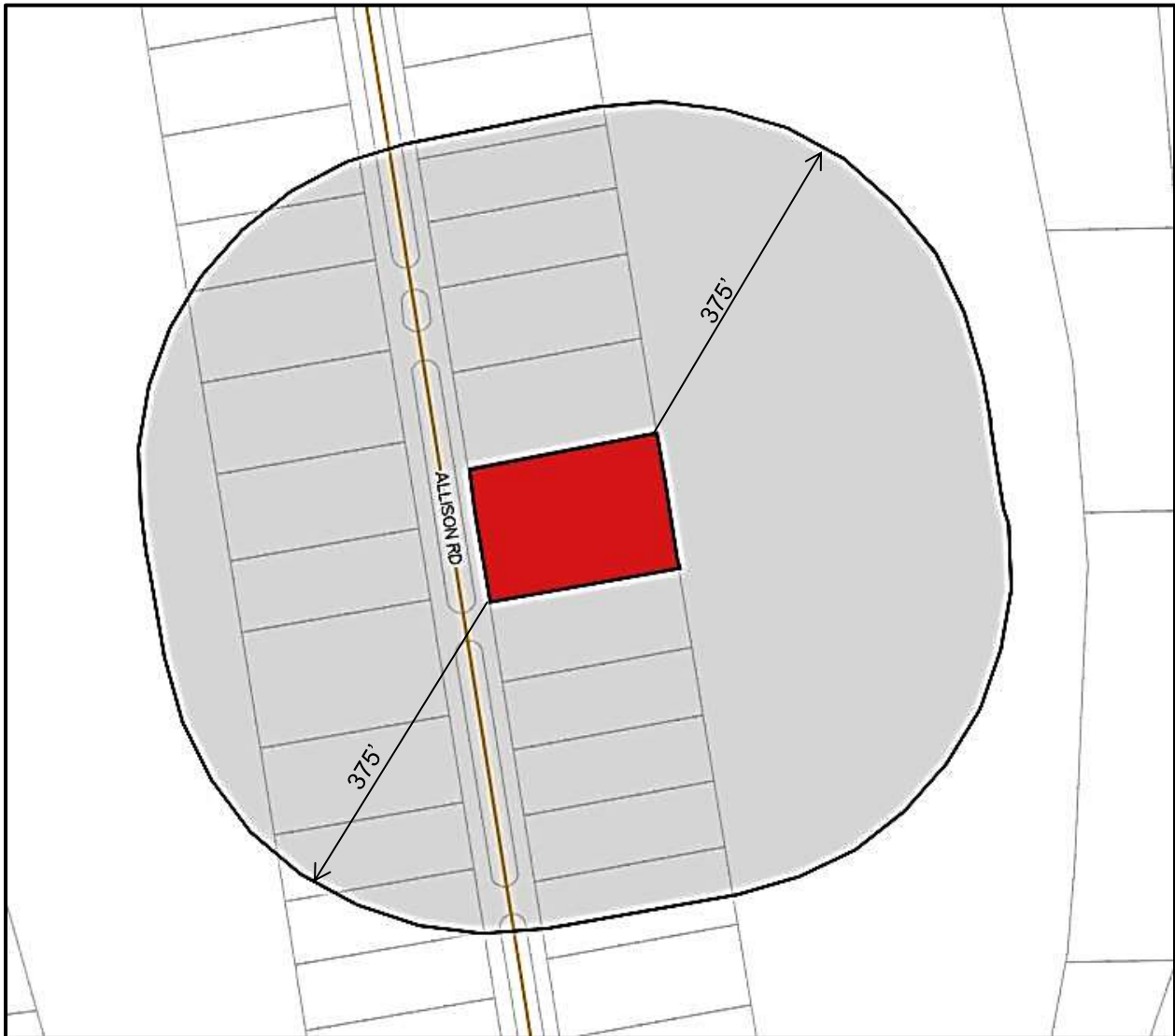


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375' RADIUS MAP



SUBJECT: 6431 Allison Road, Miami Beach, FL 33141

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6420 ALLISON ROAD LLC
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1320 S BISCAYNE POINT RD
MIAMI BEACH, FL 33141

6493 AR DEVELOPMENT LLC
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NORTH MIAMI BEACH, FL 33181

ALAN COUREY
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6500 ALLISON RD
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CLAIRE MARTINO
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MAQUINARIAS NG CORPORATION
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MARINA FERNANDES LIVING TRUST
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6391 ALLISON RD
MIAMI BEACH, FL 33141-4505

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SHIRLEY L JACOBS
6415 ALLISON RD
MIAMI BEACH, FL 33141

SILVIO HIDALGO TRS
SILVIO HIDALGO REVOCABLE TRUST
PMB 73 8168
CROWN BAY ST THOMAS 00802
VIRGIN ISLANDS

STEVEN RESNICK
ELIZABETH RESNICK
6475 ALLISON RD
MIAMI BEACH, FL 33141

LESLIE HEIDEN
LISA HEIDEN
6494 ALLISON RD
MIAMI BEACH, FL 33141

MIAMI BEACH

Page 1 of 4

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address: 6431 Allison Rd. Board: PB 18-0217 Date: 6/28/18

BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five(5) business days prior to CAP First submittal.

Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CAP to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CAP (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CAP First submittal deadline.

Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL (VIA CAP) ** To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	X
2	Copy of signed and dated check list issued at Pre-Application meeting.	X
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	X
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	X
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	X
9	Architectural Plans and Exhibits (must be 11"x 17")	X
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	X
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	X
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google Images)	X
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	X
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	X
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	X
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	X

* 60 day lead time for projects including traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.

Indicate N/A If Not Applicable

Initials: L

MIAMI BEACH

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address: 6431 Allison Rd.

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	X
k	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
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	X
m	Demolition Plans (Floor Plans & Elevations with dimensions)	X
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	X
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X
p	Proposed Section Drawings	X
q	Color Renderings (elevations and three dimensional perspective drawings).	
10	Landscape Plans and Exhibits (must be 11"x 17")	
a	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.	
b	Hardscape Plan, i.e. paving materials, pattern, etc.	
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/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 Dept.	
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, 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 and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	

TREE SURVEY X

Photo Montage X

MIAMI BEACH

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address: 6431 Allison Rd.

29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	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 _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats Indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
42	The Letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	X
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

Indicate N/A If Not Applicable

Initials: Li

MIAMI BEACH

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property Address: 6431 Allison Rd.

f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	X
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A	

**ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING

ITEM #	FINAL SUBMITTAL (via CAP)
	Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Upload documents online (via CAP) before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).

ITEM #	PAPER FINAL SUBMITTAL:	Required
46	Original application with all signed and notarized applicable affidavits and disclosures.	X
47	Original of all applicable items.	X
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	X
49	14 collated copies of all required documents	X
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	X
51	Traffic Study (Hard copy)	
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	X

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- 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. (If applicable)


Applicant or designee's signature

6/28/18
Date

Indicate N/A If Not Applicable

Initials: L

FOLIO NO. 02-3211-003-0100



FINAL SUBMITTAL
JULY 27, 2018

INDEX OF DRAWINGS

A0-01	COVER
A0-02	SITE LOCATION
A0-03	CURRENT SURVEY
A0-03a	NORTH SURVEY
A0-03b	SOUTH SURVEY
A0-03c	TREE SURVEY
A0-04	EXISTING LOT ZONING DATA
A0-05	LOT SPLIT ZONING DATA (PER LOT)
A0-06	EXISTING SITE BOUNDARY
A0-07	LOT COVERAGE DIAGRAM 30%
A0-08	PROPOSED LOT SPLIT
A0-09	LOT COVERAGE DIAGRAM 25%
A0-10	SITE PLAN
A0-11	SINGLE LOT ENVELOPE STUDY
A0-12	LOT SPLIT ENVELOPE STUDY
A0-13	SINGLE LOT MASSING STUDY
A0-14	LOT SPLIT MASSING STUDY
A0-15	CONTEXT IMAGES
A0-16	CONTEXT IMAGES
A0-17	EXISTING STRUCTURE EXTERIOR IMAGES
A0-18	EXISTING STRUCTURE EXTERIOR IMAGES
A0-19	EXISTING STRUCTURE INTERIOR IMAGES
A0-20	EXISTING STRUCTURE INTERIOR IMAGES
A0-21	PROPOSED HOUSE #1 - MOOD BOARD
A0-22	PROPOSED HOUSE #2 - MOOD BOARD

[illegible]

PH: 305-373-4990 | FX: 305-373-4991
FIRM LICENSE # AA26001123
WWW.STRANG.DESIGN

PROJECT LOCATION:
6431 ALLISON RD, MIAMI BEACH,
FL, 33141

PROJECT CLIENT(S) / OWNER(S):
JAMES CURNIN

ARCHITECT:
MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28th Terrace, Suite 301,
Miami, FL 33133

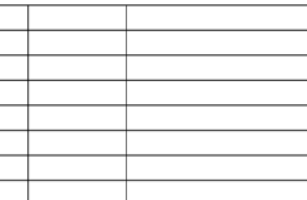
STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBD

PROJECT NAME:
ALLISON ISLAND

PROFESSIONAL SEAL(S):



	07/27/18	PB FINAL SUBMITTAL
No.	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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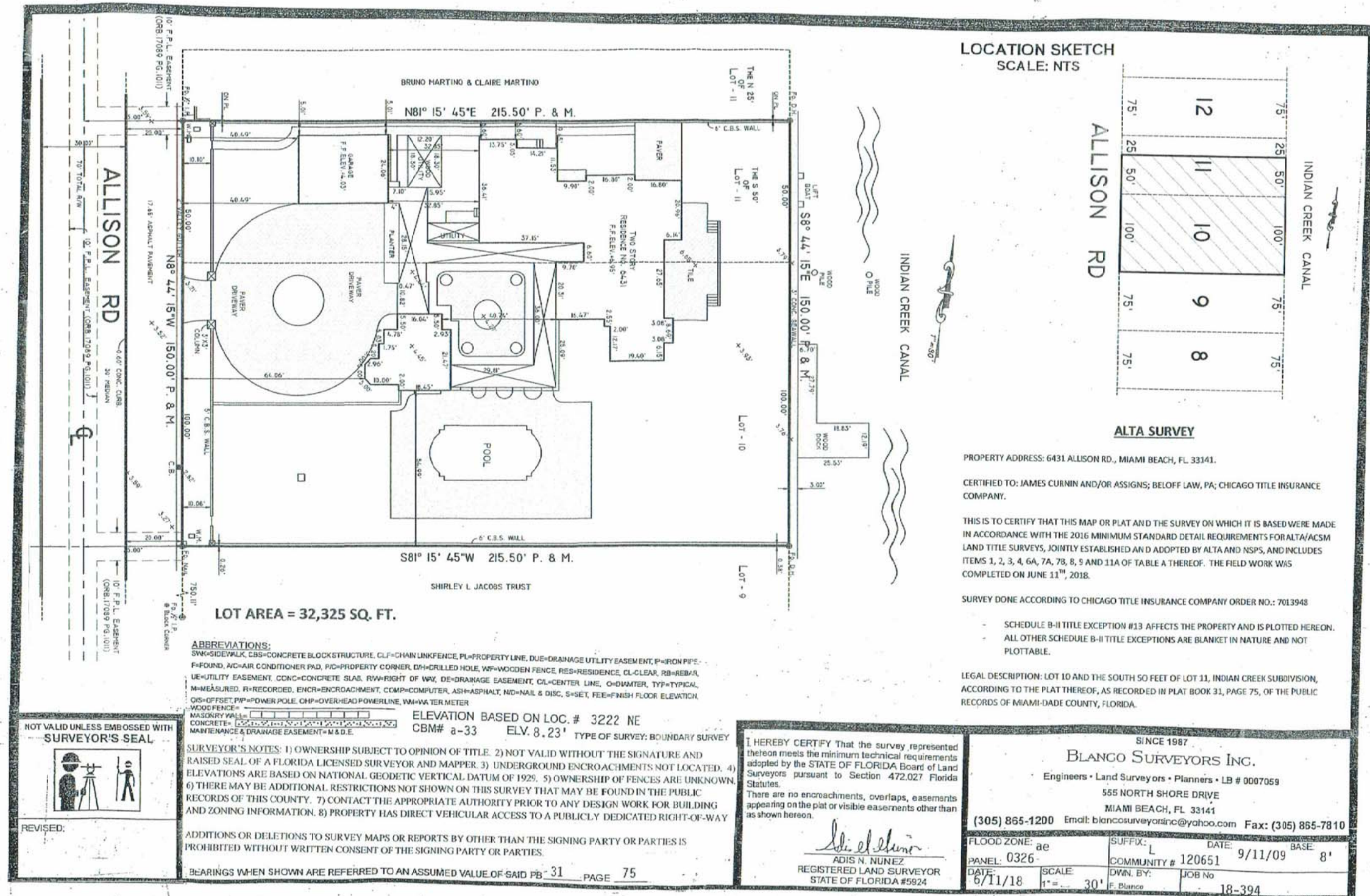
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Print Date: JULY 27th, 2018	Scale:

Sheet Title:

CURRENT SURVEY

Sheet No:

A0-03



[STRANG]

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

PH: 305-373-4990 | FX: 305-373-4991
FIRM LICENSE # AA26001123
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MAX WILSON STRANG, RA / AIA
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2900 SW 28th Terrace, Suite 301,
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TBD

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TBD

GENERAL CONTRACTOR
TBD

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ALLISON ISLAND

PROFESSIONAL SEAL(S):

No.	DATE	DESCRIPTION
	07/27/18	PB FINAL SUBMITTAL

SHEET ISSUE / REVISION LOG

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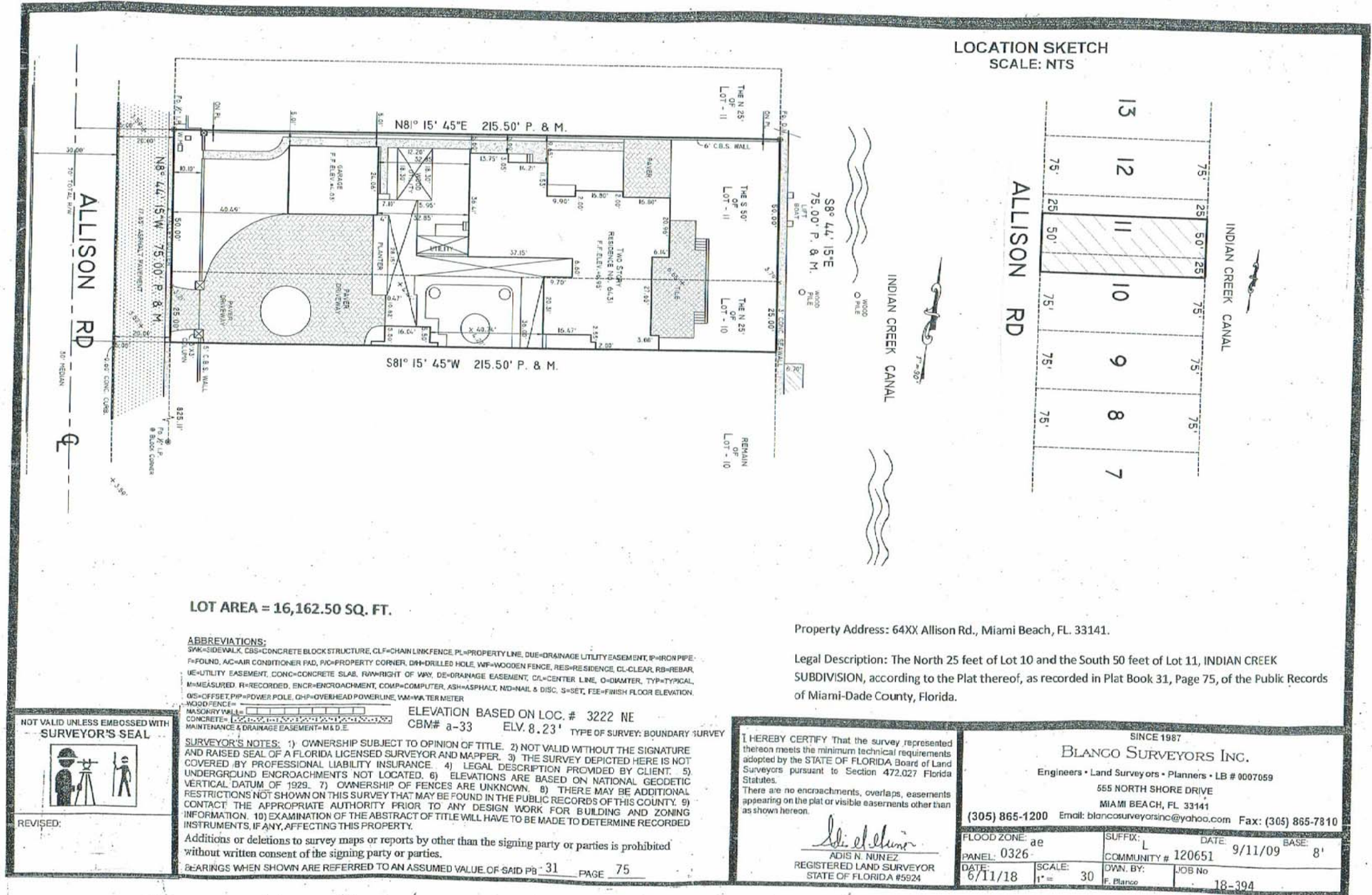
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Print Date: JULY 27th, 2018	Scale:

Sheet Title:

NORTH
SURVEY

Sheet No:

A0-03a



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FIRM LICENSE # AA26001123
WWW.STRANG.DESIGN

PROJECT LOCATION:
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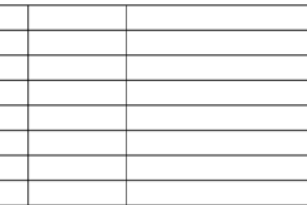
STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBD

PROJECT NAME:
ALLISON ISLAND

PROFESSIONAL SEAL(S):



Property Address: 64XX Allison Rd., Miami Beach, FL. 33141.

Legal Description: The North 25 feet of Lot 10 and the South 50 feet of Lot 11, INDIAN CREEK SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 31, Page 75, of the Public Records of Miami-Dade County, Florida.

	07/27/18	PB FINAL SUBMITTAL
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Sheet Title:

SOUTH SURVEY

Sheet No:

A0-03b

PH: 305-373-4990 | FX: 305-373-4991
FIRM LICENSE # AA26001123
WWW.STRANG.DESIGN

PROJECT LOCATION:
431 ALLISON RD, MIAMI BEACH,
FL, 33141

PROJECT CLIENT(S) / OWNER(S):
JAMES CURNIN

ARCHITECT:
MAX WILSON STRANG, RA / AIA
LICENSE # ARD017183
900 SW 28th Terrace, Suite 301,
Miami, FL 33133

STRUCTURAL ENGINEERING:
TBD

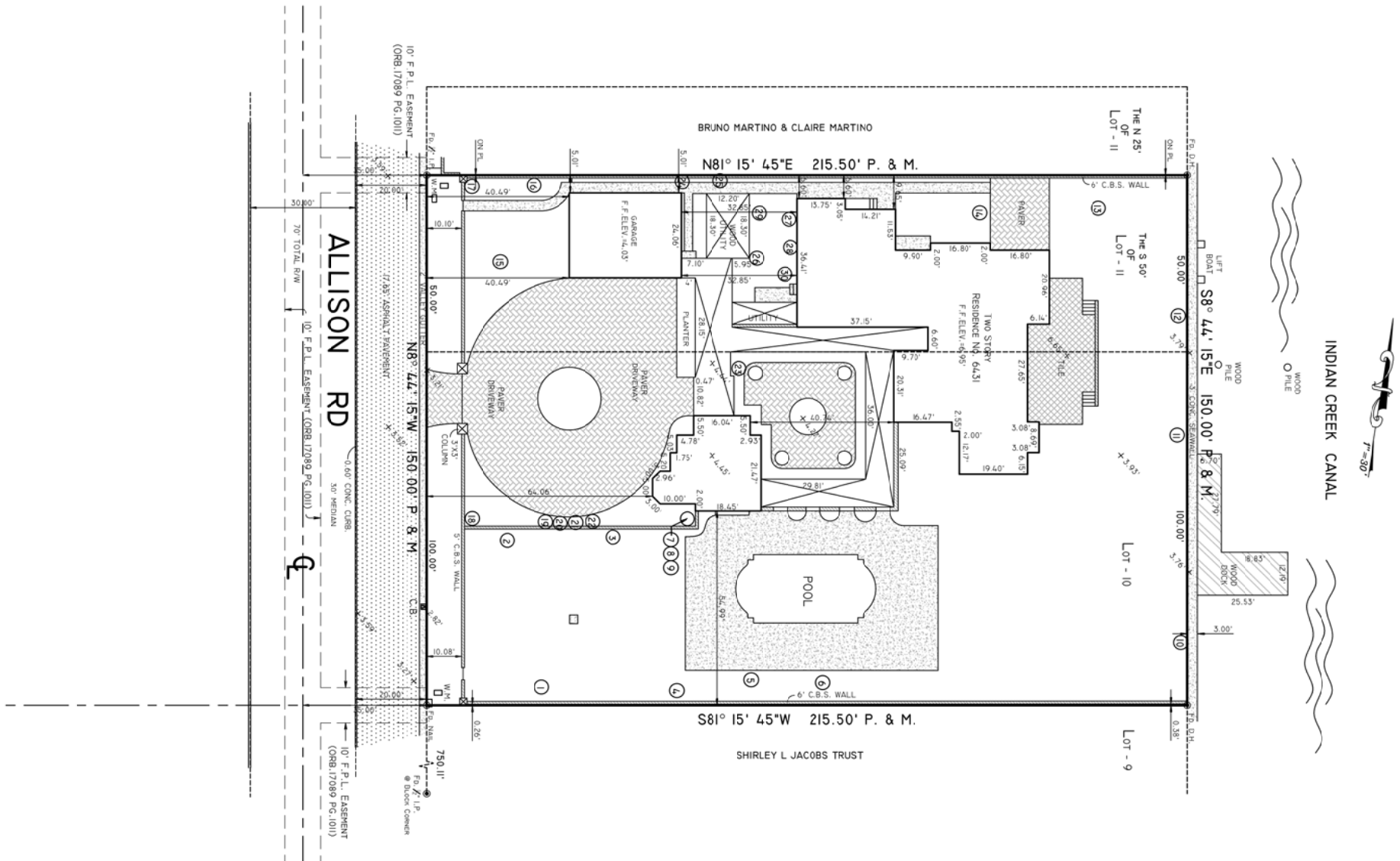
EP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBDPROJECT NAME:
MILLISON ISLAND

PROFESSIONAL SEAL(S):

TREE TABULATION

TREE TABULATION				
NUMBER	COMMON NAME	DIAMETER	HEIGHT	CANOPY
1	Albizia	0	12	12
2	Plumiera Tree	0	18	12
3	Plumiera Tree	0	18	12
4	Albizia Tree	0	12	20
5	Palmetto Palm	0	12	12
6	Albizia	0	12	18
7	Palm	0.75	22	6
8	Palm	0.75	22	6
9	Palm	0.83	24	6
10	COCONUT PALM	0.92	22	6
11	ROYAL PALM	1.00	30	12
12	ROYAL PALM	1.00	30	12
13	Black olive	0.75	12	12
14	Black olive	0	12	12
15	Black olive	0	12	12
16	Myrsine	1.40	20	20
17	MALAY	1.40	20	20
18	Unidentified	1.20	20	20
19	Coprosma	0.75	18	18
20	Coprosma	0.50	18	18
21	Coprosma	0.50	20	4
22	Coprosma	0.50	20	4
23	FRICK	1.50	10	4
24	Gumbie Limbo	0	20	20
25	Unidentified	0.50	18	18
26	Alum	0.50	18	18
27	Gumbie Limbo	0	20	20
28	Gumbie Limbo	0	20	20
29	Lavender	0.50	12	12
30	Gumbie Limbo	1.20	24	24



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TREE SURVEY

Sheet No:

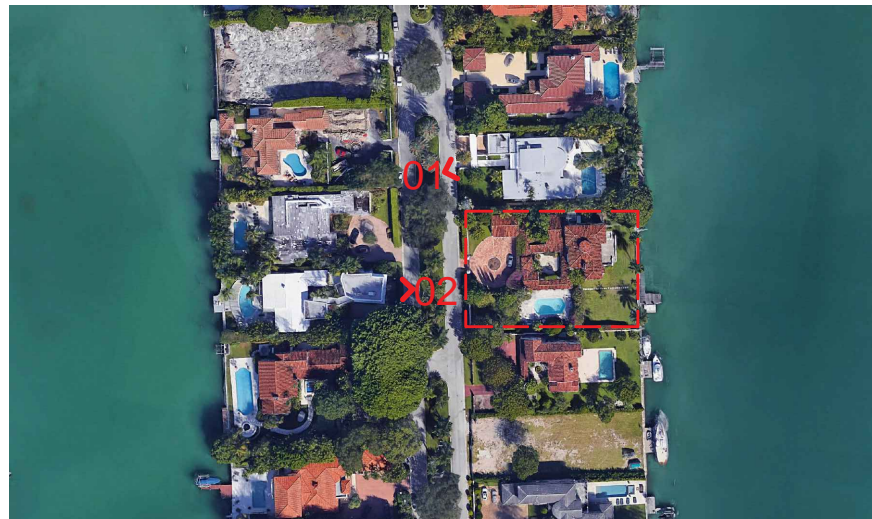
A0-03c



VIEW 01



VIEW 02



KEY DIRECTIONAL PLAN

[STRANG]

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

PH: 305-373-4990 | FX: 305-373-4991
FIRM LICENSE # AA26001123
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PROJECT LOCATION:
6431 ALLISON RD, MIAMI BEACH,
FL, 33141

PROJECT CLIENT(S) / OWNER(S):
JAMES CURNIN

ARCHITECT:
MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28th Terrace, Suite 301,
Miami, FL 33133
STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBD

PROJECT NAME:
ALLISON ISLAND

PROFESSIONAL SEAL(S):

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**CONTEXT
IMAGES**

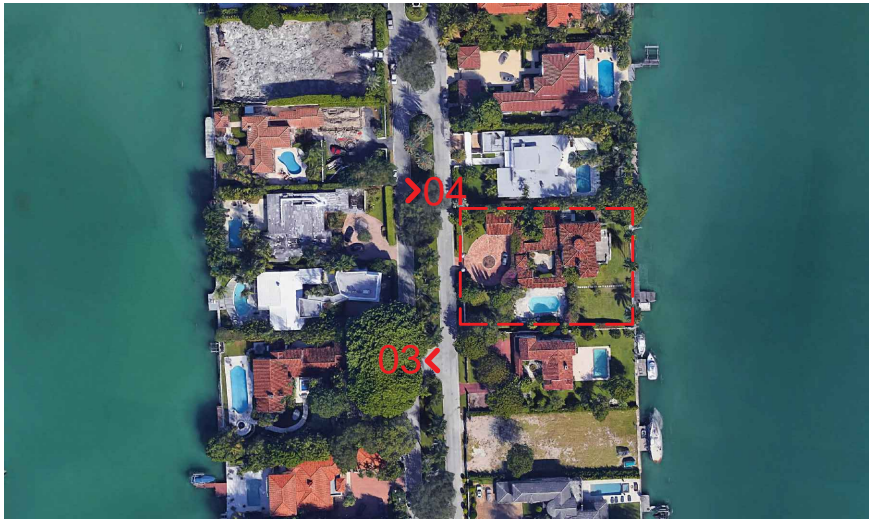
Sheet No:
A0-15



VIEW 03



VIEW 04



KEY DIRECTIONAL PLAN

[STRANG]

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

PH: 305-373-4990 | FX: 305-373-4991
FIRM LICENSE # AA26001123
WWW.STRANG.DESIGN

PROJECT LOCATION:
6431 ALLISON RD, MIAMI BEACH,
FL, 33141

PROJECT CLIENT(S) / OWNER(S):
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ARCHITECT:
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LICENSE # AR0017183
2900 SW 28th Terrace, Suite 301,
Miami, FL 33133
STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBD

PROJECT NAME:
ALLISON ISLAND

PROFESSIONAL SEAL(S):

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CONTEXT
IMAGES

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[STRANG]

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MIAMI, FL 33133

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PROJECT LOCATION:
6431 ALLISON RD, MIAMI BEACH,
FL, 33141

PROJECT CLIENT(S) / OWNER(S):
JAMES CURNIN

ARCHITECT:
MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28th Terrace, Suite 301,
Miami, FL 33133
STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBD

PROJECT NAME:
ALLISON ISLAND

PROFESSIONAL SEAL(S):

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**EXISTING
STRUCTURE
EXTERIOR IMAGES**

Sheet No:
A0-17

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PROJECT LOCATION:
431 ALLISON RD, MIAMI BEACH,
FL, 33141

PROJECT CLIENT(S) / OWNER(S):
JAMES CURNIN

ARCHITECT:
MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28th Terrace, Suite 301,
Miami, FL 33133

STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBD

PROJECT NAME:
MALLISON ISLAND

PROFESSIONAL SEAL(S):

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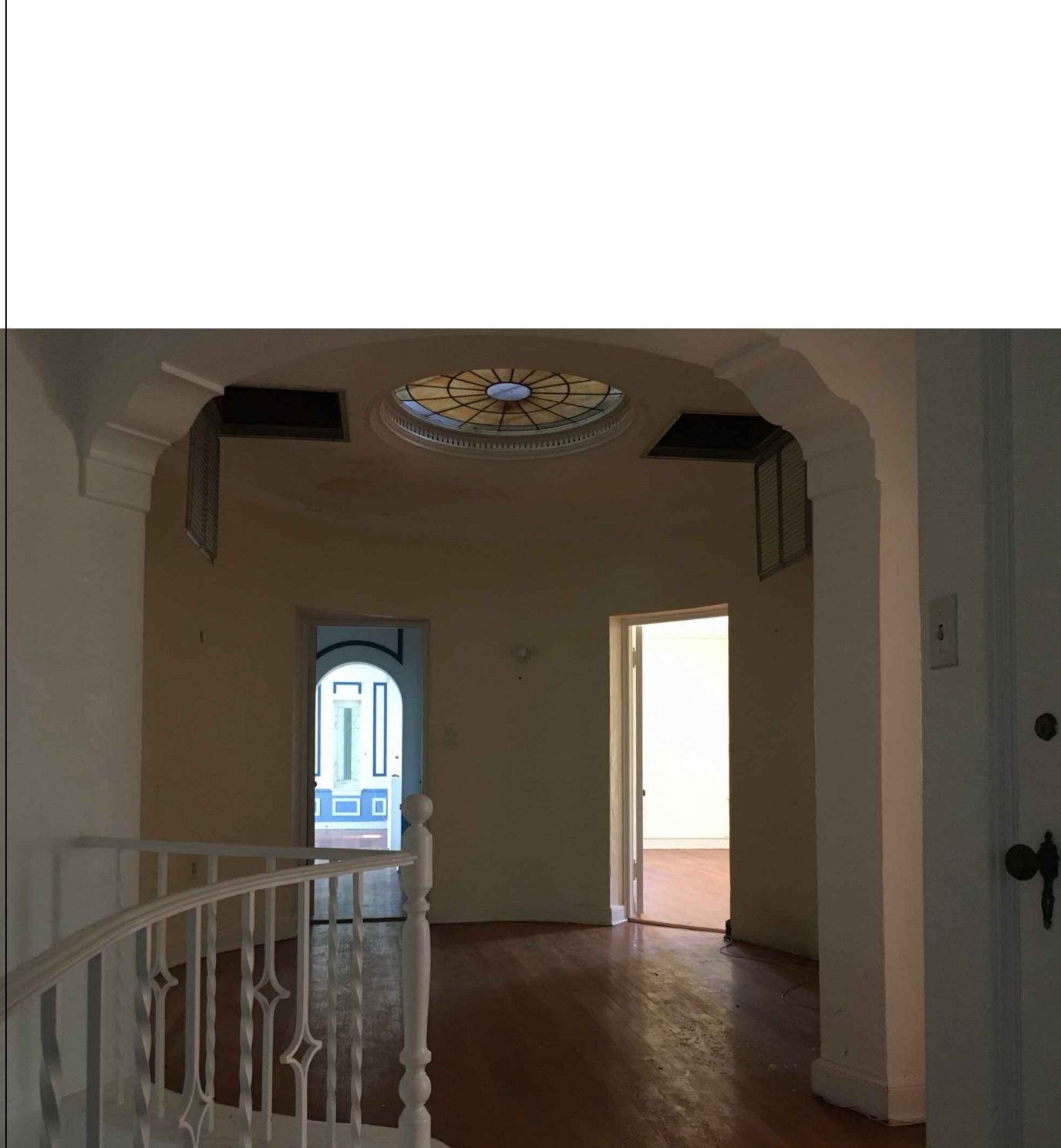
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EXISTING
STRUCTURE
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Sheet No:

A0-18





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MIAMI, FL 33133

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PROJECT LOCATION:
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FL, 33141

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ARCHITECT:
MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28th Terrace, Suite 301,
Miami, FL 33133
STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBD

PROJECT NAME:
ALLISON ISLAND

PROFESSIONAL SEAL(S):

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Sheet Title:

EXISTING
STRUCTURE
INTERIOR IMAGES

Sheet No:

A0-20

FOLIO NO. 02-3211-003-0100



FINAL SUBMITTAL
JULY 27, 2018

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A0-03c	TREE SURVEY
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<div>[STRANG]</div> <div>2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133</div> <div>PH: 305-373-4990 FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANG.DESIGN</div>		
PROJECT LOCATION: 6431 ALLISON RD, MIAMI BEACH, FL, 33141		
PROJECT CLIENT(S) / OWNER(S): JAMES CURNIN		
ARCHITECT: MAX WILSON STRANG, RA / AIA LICENSE # AR0017183 2900 SW 28th Terrace, Suite 301, Miami, FL 33133		
STRUCTURAL ENGINEERING: TBD		
MEP ENGINEERING: TBD		
GENERAL CONTRACTOR TBD		
PROJECT NAME: ALLISON ISLAND		
PROFESSIONAL SEAL(S):		
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Print Date: JULY 27th, 2018		Scale:
Sheet Title: COVER		
Sheet No: A0-01		

[STRANG]

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

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FIRM LICENSE # AA26001123
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FL, 33141

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TBD

MEP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBD

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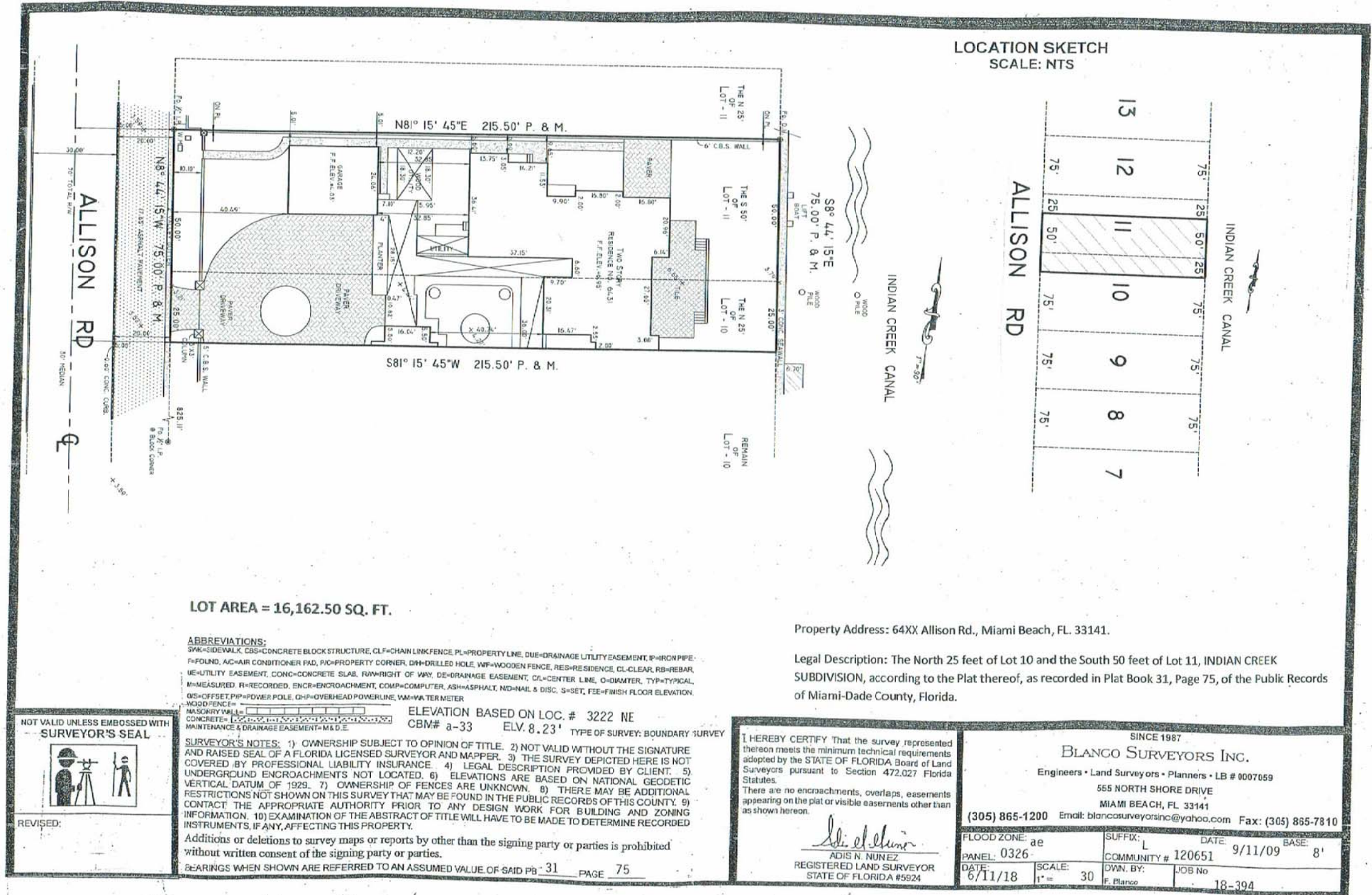
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Sheet Title:
**NORTH
SURVEY**

Sheet No:

A0-03a



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PROJECT LOCATION:
6431 ALLISON RD, MIAMI BEACH,
FL, 33141

PROJECT CLIENT(S) / OWNER(S):
JAMES CURNIN

ARCHITECT:
MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28th Terrace, Suite 301,
Miami, FL 33133

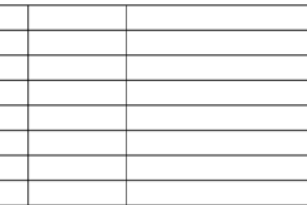
STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBD

PROJECT NAME:
ALLISON ISLAND

PROFESSIONAL SEAL(S):



Property Address: 64XX Allison Rd., Miami Beach, FL. 33141.

Legal Description: The North 25 feet of Lot 10 and the South 50 feet of Lot 11, INDIAN CREEK SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 31, Page 75, of the Public Records of Miami-Dade County, Florida.

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SOUTH SURVEY

Sheet No:

A0-03b

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PROJECT CLIENT(S) / OWNER(S):
JAMES CURNIN

GENERAL CONTRACTOR
TBD

PROFESSIONAL SEAL(S):

INDIAN CREEK CAN



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Sheet Title:

TREE SURVEY

Sheet No:

A0-03c

[STRANG]

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

PH: 305-373-4990 | FX: 305-373-4991
FIRM LICENSE # AA26001123
WWW.STRANG.DESIGN

PROJECT LOCATION:
6431 ALLISON RD, MIAMI BEACH,
FL, 33141

PROJECT CLIENT(S) / OWNER(S):
JAMES CURNIN

ARCHITECT:
MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28th Terrace, Suite 301,
Miami, FL 33133
STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBD

PROJECT NAME:
ALLISON ISLAND

PROFESSIONAL SEAL(S):

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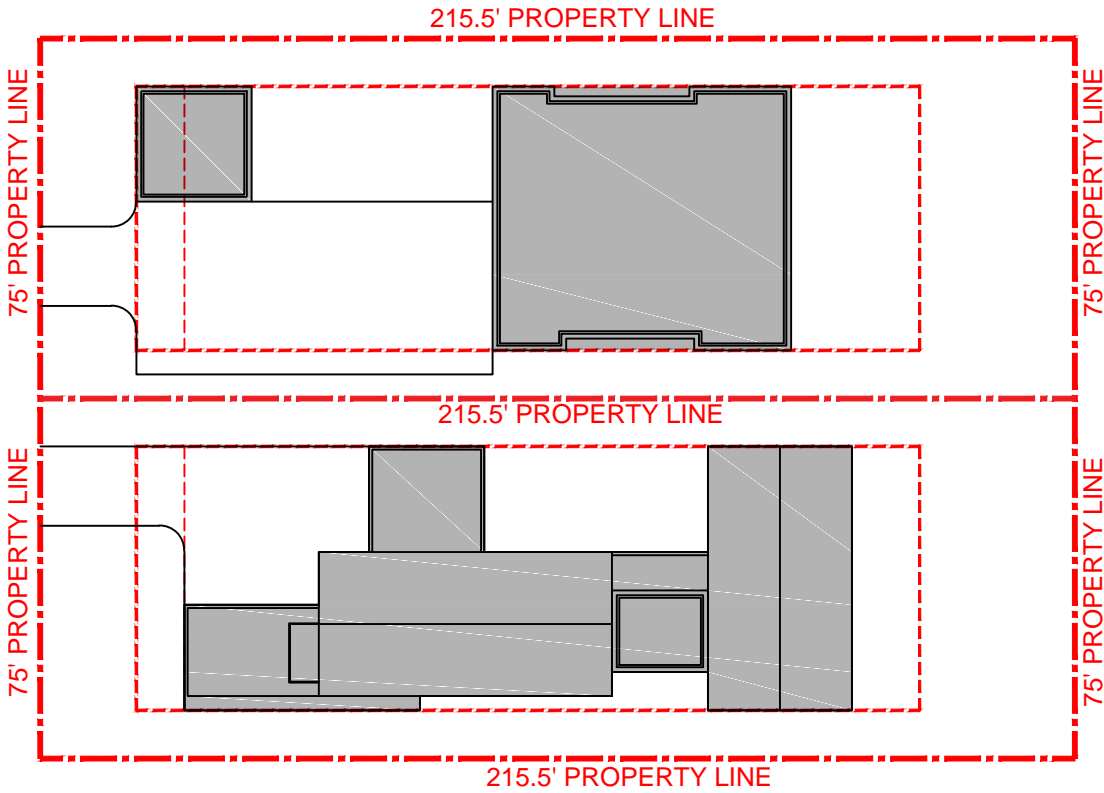
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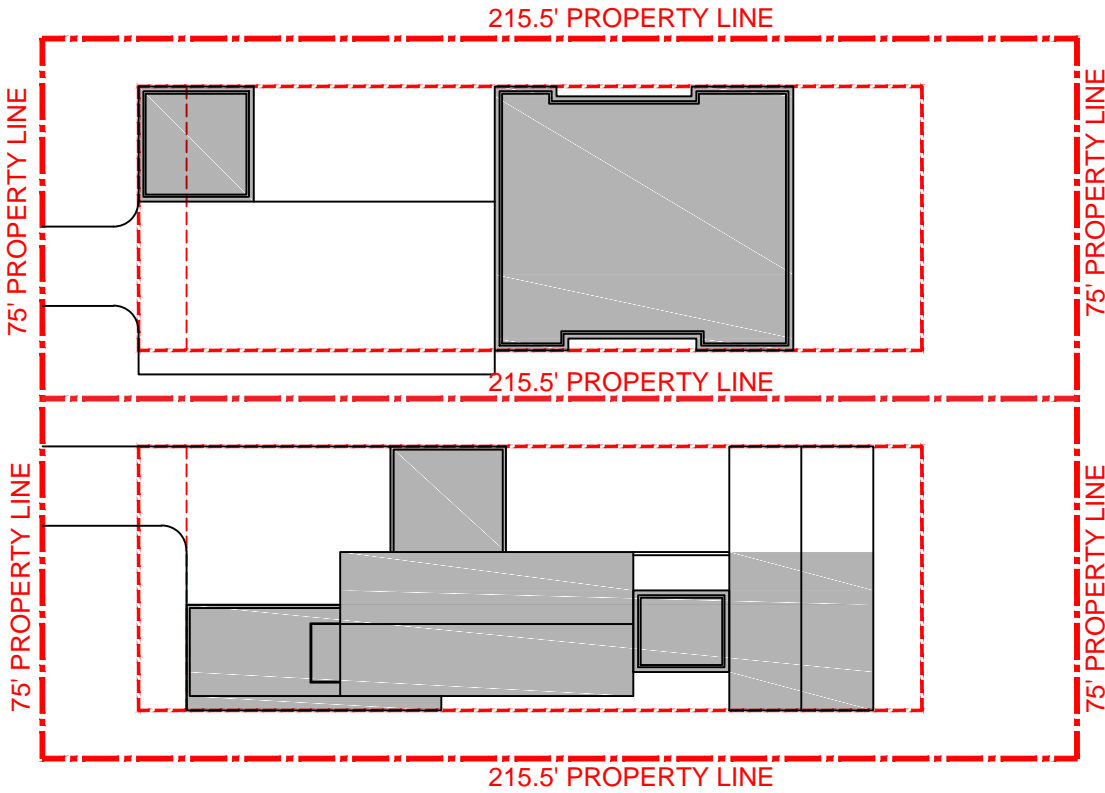
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**LOT SPLIT
ZONING DATA
(PER LOT)**

Sheet No:

A0-05

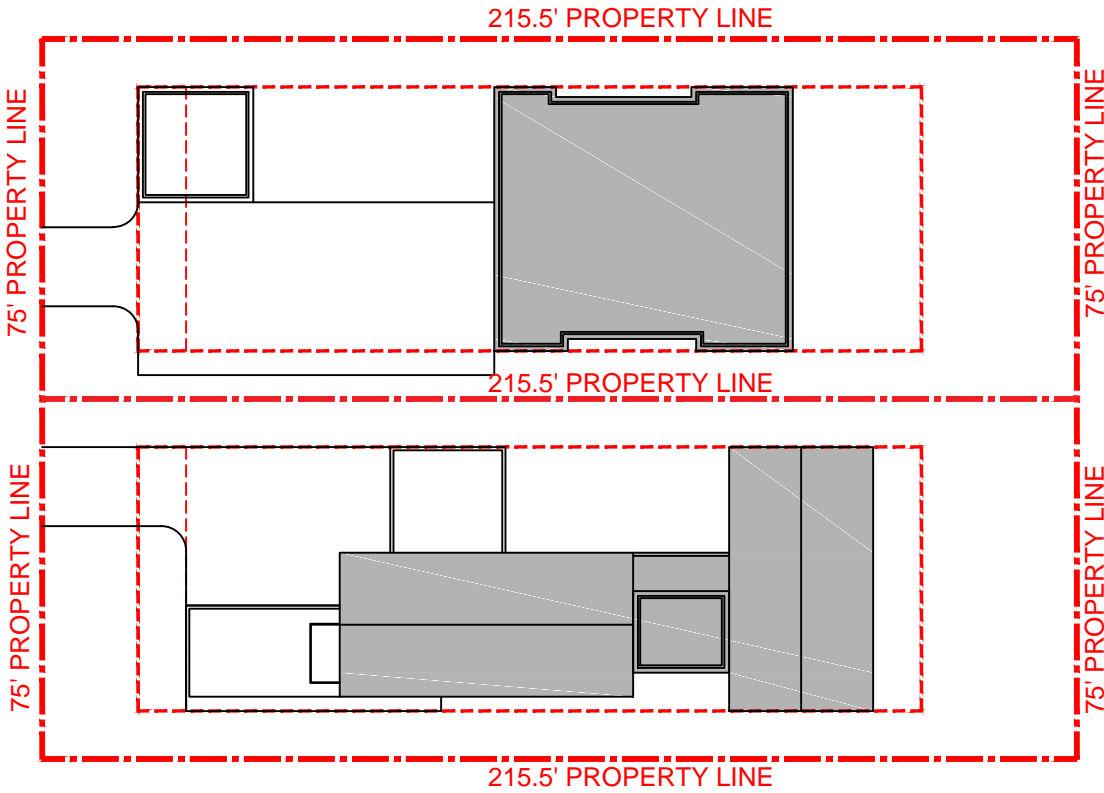


LOT COVERAGE DIAGRAM



FIRST FLOOR UNIT SIZE DIAGRAM

SINGLE FAMILY RESIDENTIAL ZONING DATA SHEET WITH LOT SPLIT					
ITEM #	ZONING INFORMATION				
1	ADDRESS:	6431 ALLISON ROAD			
2	FOLIO NUMBER(S):	02-3211-003-0100			
3	BOARD & FILE NUMBERS:	PB18-0217			
4	YEAR BUILT:	1930	ZONING DISTRICT:	RS-3	
5	BASE FLOOD ELEVATION:	8.0' NGVD	GRADE VALUE IN NGVD:	3.93' NGVD	
6	ADJUSTED GRADE (FLOOD + GRADE/2):	6.115' NGVD	FREE BOARD:	9.0' NGVD	
7	LOT AREA:	16,162.5 SF EACH			
8	LOT WIDTH:	75' EACH	LOT DEPTH:	215.5'	
9	MAX LOT COVERAGE SF AND %:	4,040 SF (25%)	PROPOSED LOT COVERAGE SF AND %:	4,040 SF (25%)	
10	EXISTING LOT COVERAGE SF AND %:	6,497 SF (20.1%)	LOT COVERAGE DEDUCTED (GARAGE/STORAGE) SF:	500 SF	
11	FRONT YARD OPEN SPACE SF AND %:	750 SF (50%)	REAR YARD OPEN SPACE SF AND %:	1,696 SF (70%)	
12	MAX UNIT SIZE SF AND %:	6,465 SF (40%)	PROPOSED UNIT SIZE SF AND %:	6,465 SF (40%)	
13	EXISTING FIRST FLOOR UNIT SIZE:	4,808 SF	PROPOSED FIRST FLOOR UNIT SIZE:	3,300 SF	
14	EXISTING SECOND FLOOR UNIT SIZE:	3,287 SF	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND %	N/A	
15	GROSS CONSTRUCTION AREA:	7,000 SF	PROPOSED SECOND FLOOR UNIT SIZE:	3,165 SF	
			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	0 SF (0%)	
ITEM #		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	24' FLAT, 27' SLOPED	27'	24'-0"	N/A
18	SETBACKS:				
19	FRONT FIRST LEVEL:	30'	40'-6"	30'	N/A
20	FRONT SECOND LEVEL:	30'	105'-0"	30'	N/A
21	SIDE 1:	10' MIN.	5'-0"	12'-6"	N/A
22	SIDE 2 or (FACING STREET):	10' MIN.	55'-0"	12'-6"	N/A
23	REAR:	20' OR 15% OF LOT DEPTH (32'-4")	39'-1"	32'-1"	N/A
	ACCESSORY STRUCTURE SIDE 1:	7'-6"	N/A	N/A	N/A
24	ACCESSORY STRUCTURE SIDE 2:	7'-6"	N/A	N/A	N/A
25	ACCESSORY STRUCTURE REAR:	15'	N/A	N/A	N/A
26	SUM OF SIDE YARD:	25% OF LOT WIDTH (18'-9")	60'-0"	15'-0"	N/A
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?			NO	
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?			NO	
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?			YES	



SECOND FLOOR UNIT SIZE DIAGRAM

PH: 305-373-4990 | FX: 305-373-4991
FIRM LICENSE # AA26001123
WWW.STRANG.DESIGN

PROJECT CLIENT(S) / OWNER(S):
JAMES CURNIN

GENERAL CONTRACTOR
TBD

PROFESSIONAL SEAL(S):

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DATE	DESCRIPTION

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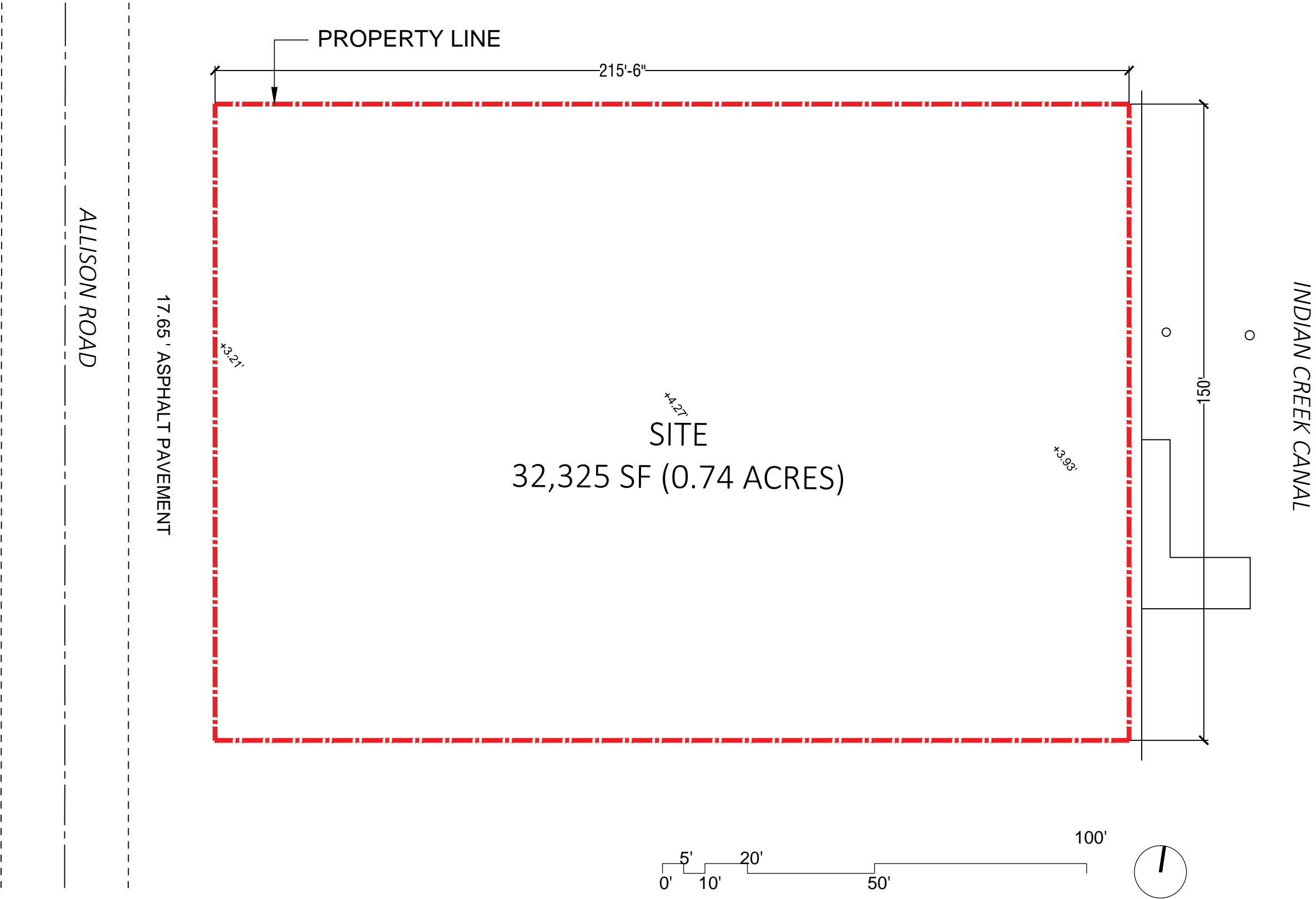
Print Date:	Scale:
JULY 27th, 2018	

Sheet Title:

EXISTING SITE BOUNDARY

Sheet No:

A0-06



[STRANG]

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

PH: 305-373-4990 | FX: 305-373-4991
FIRM LICENSE # AA26001123
WWW.STRANG.DESIGN

PROJECT LOCATION:
6431 ALLISON RD, MIAMI BEACH,
FL, 33141

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ARCHITECT:
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LICENSE # AR0017183
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STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBD

PROJECT NAME:
ALLISON ISLAND

PROFESSIONAL SEAL(S):

	07/27/18	PB FINAL SUBMITTAL
No.	DATE	DESCRIPTION

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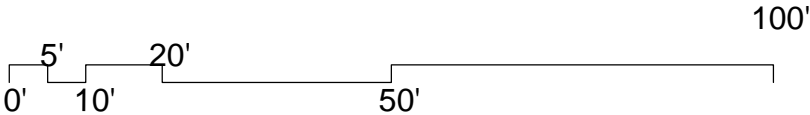
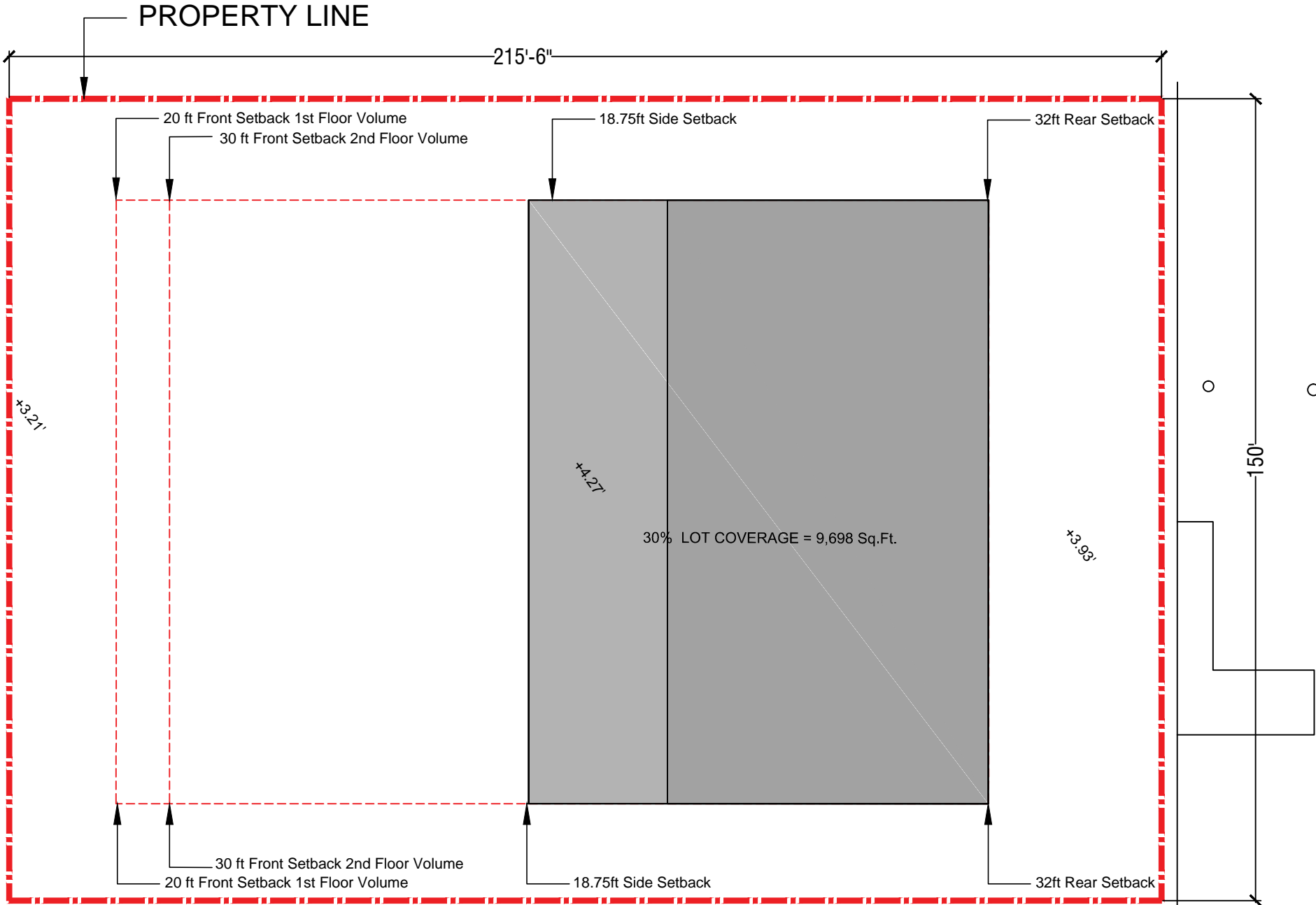
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Project ID: XXXXXXXX	Drawn By: VF
Print Date: JULY 27th, 2018	Scale:

Sheet Title:
LOT
COVERAGE
DIAGRAM (30%)

Sheet No:
A0-07



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WWW.STRANG.DESIGN

PROJECT LOCATION:
431 ALLISON RD, MIAMI BEACH,
FL, 33141

PROJECT CLIENT(S) / OWNER(S):
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ARCHITECT:
MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
900 SW 28th Terrace, Suite 301,
Miami, FL 33133

STRUCTURAL ENGINEERING:
TBD

EP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBD

PROJECT NAME:
MALLISON ISLAND

PROFESSIONAL SEAL(S):

[illegible]

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Project ID: XXXXXXXX	Drawn By: VF
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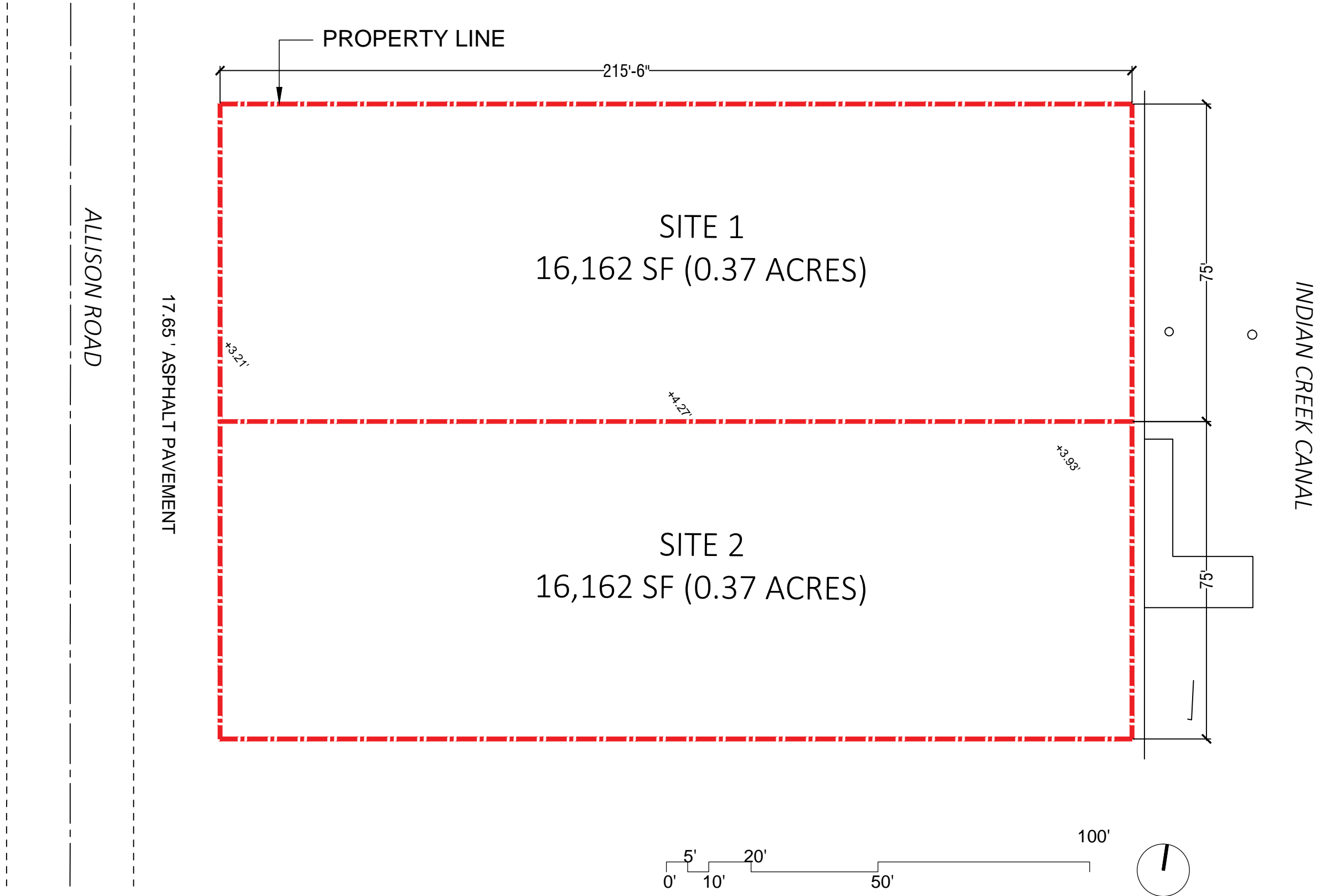
Print Date: JULY 27th, 2018	Scale:
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Sheet Title:

PROPOSED LOT SPLIT

Sheet No:

A0-08



[STRANG]

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

PH: 305-373-4990 | FX: 305-373-4991
FIRM LICENSE # AA26001123
WWW.STRANG.DESIGN

PROJECT LOCATION:
6431 ALLISON RD, MIAMI BEACH,
FL, 33141

PROJECT CLIENT(S) / OWNER(S):
JAMES CURNIN

ARCHITECT:
MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28th Terrace, Suite 301,
Miami, FL 33133
STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBD

PROJECT NAME:
ALLISON ISLAND

PROFESSIONAL SEAL(S):

	07/27/18	PB FINAL SUBMITTAL
No.	DATE	DESCRIPTION

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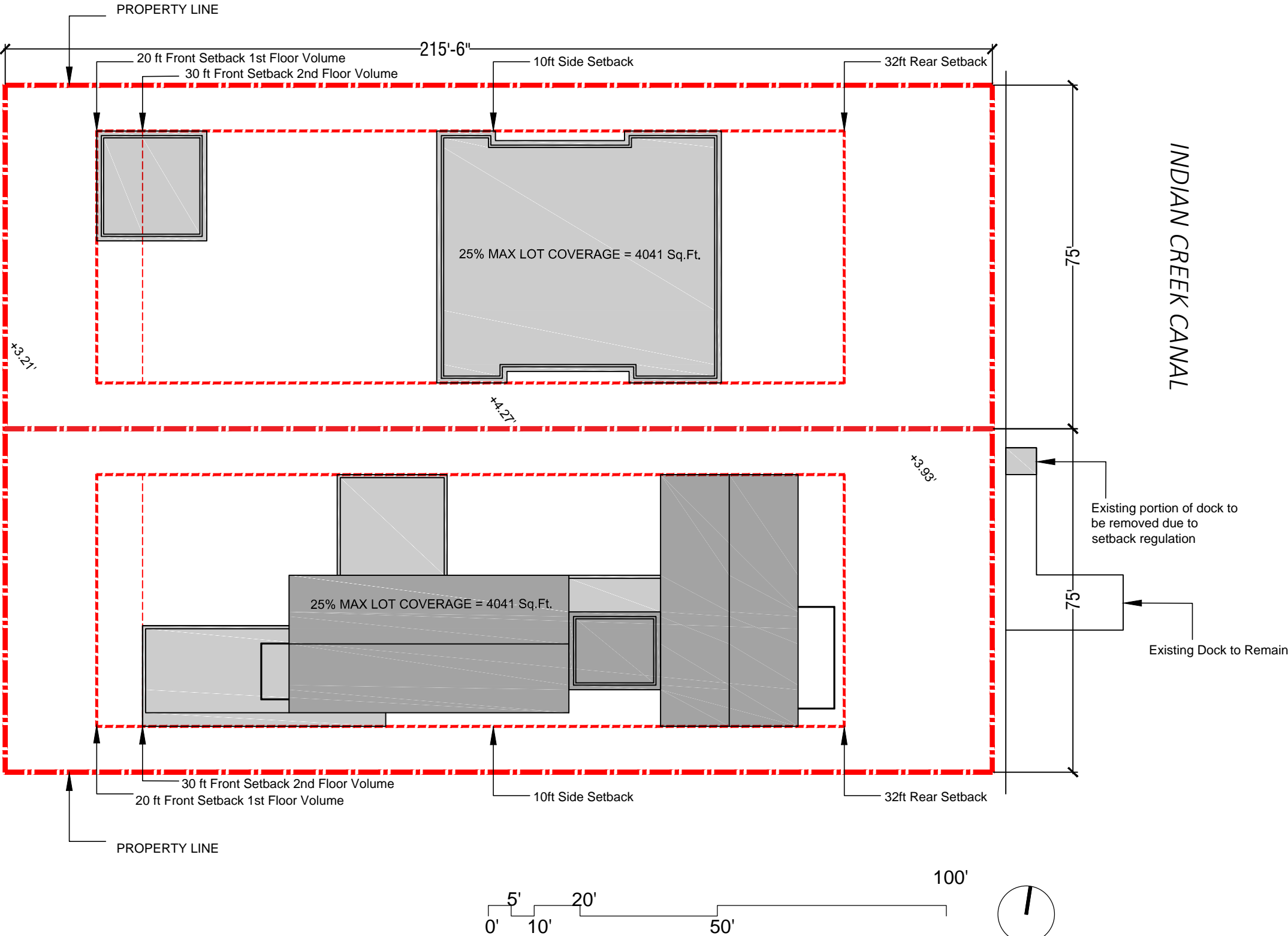
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Project ID: XXXXXXXX	Drawn By: VF
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Print Date: JULY 27th, 2018	Scale:
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Sheet Title:
**LOT
COVERAGE
DIAGRAM (25%)**

Sheet No:
A0-09



2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

PROJECT LOCATION:
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FL, 33141

ARCHITECT:
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LICENSE # AR0017183
2900 SW 28th Terrace, Suite 301,
Miami, FL 33133

STRUCTURAL ENGINEERING:
TBD

EP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBDPROJECT NAME:
MALLISON ISLAND

PROFESSIONAL SEAL(S):

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Project ID: XXXXXXXX	Drawn By: VF
Print Date: JULY 27th, 2018	Scale:

heet Title:

**SINGLE LOT
ENVELOPE
STUDY**

heet No:

A0-11



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PROJECT LOCATION:
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FL, 33141

PROJECT CLIENT(S) / OWNER(S):
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ARCHITECT:
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LICENSE # AR0017183
2900 SW 28th Terrace, Suite 301,
Miami, FL 33133

STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBD

PROJECT NAME:
MALLISON ISLAND

PROFESSIONAL SEAL(S):

[illegible]

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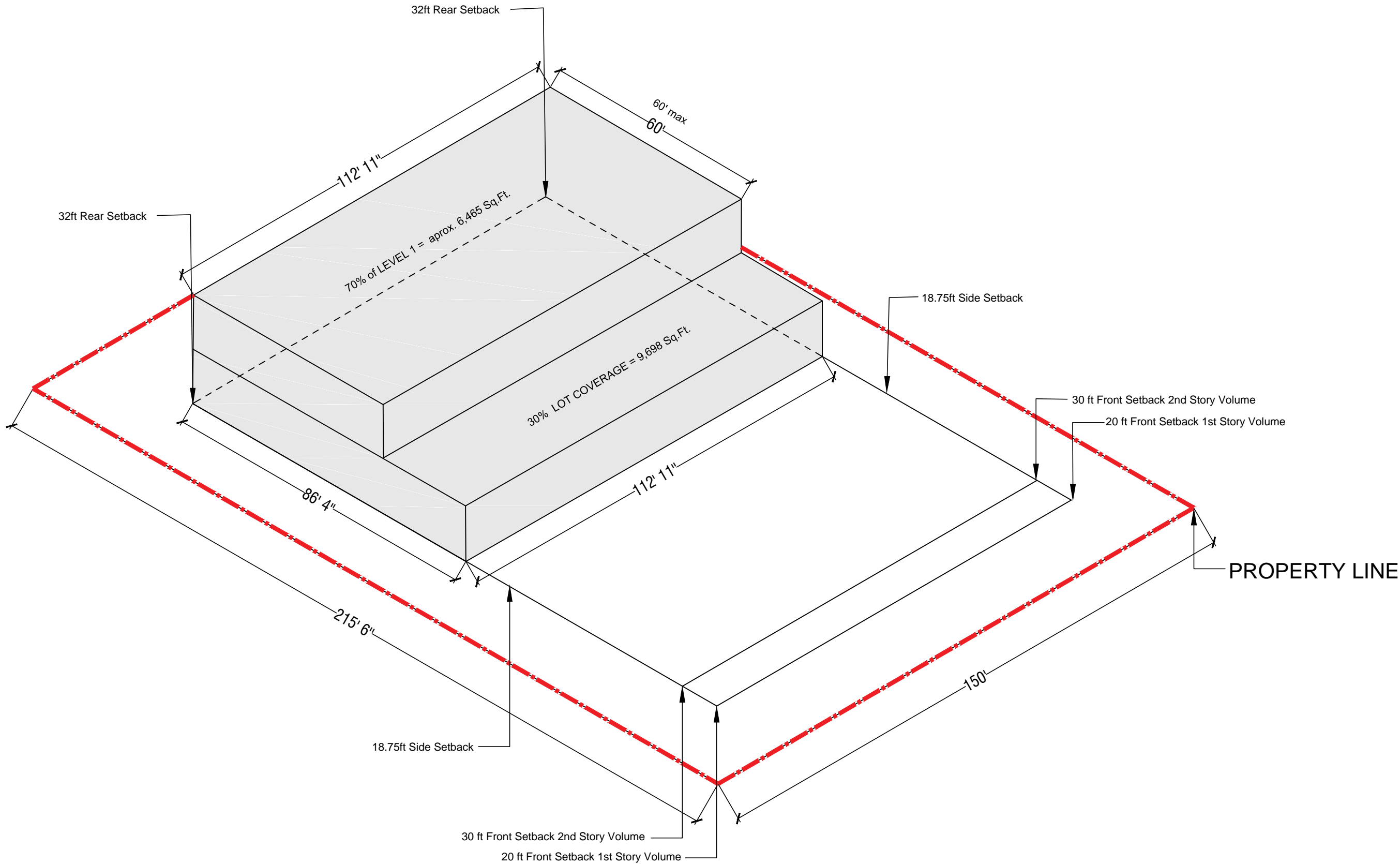
Sheet Title:

LOT SPLIT ENVELOPE STUDY

Sheet No:

A0-12





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MIAMI, FL 33133

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FIRM LICENSE # AA26001123
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PROJECT LOCATION:
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FL, 33141

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JAMES CURNIN

ARCHITECT:
MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28th Terrace, Suite 301,
Miami, FL 33133
STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBD

PROJECT NAME:
ALLISON ISLAND

PROFESSIONAL SEAL(S):

	07/27/18	PB FINAL SUBMITTAL
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No.	DATE	DESCRIPTION
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Sheet Title:
**SINGLE LOT
MASSING
STUDY**

Sheet No:

A0-13

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FIRM LICENSE # AA26001123
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PROJECT LOCATION:
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ARCHITECT:
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LICENSE # AR0017183
2900 SW 28th Terrace, Suite 301,
Miami, FL 33133

STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBD

PROJECT NAME:
MALLISON ISLAND

PROFESSIONAL SEAL(S):

	07/27/18	PB FINAL SUBMITTAL
	DATE	DESCRIPTION

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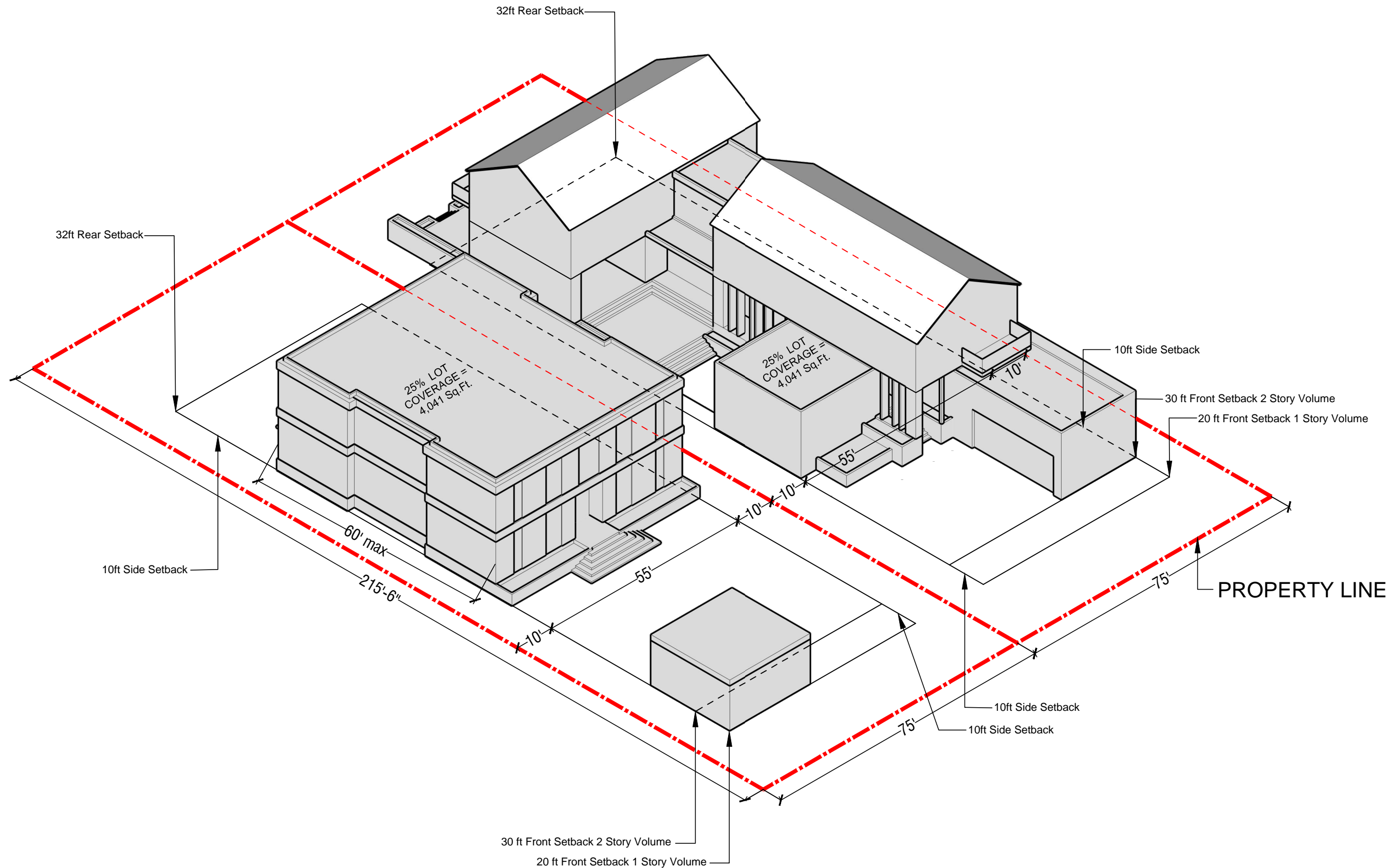
Project ID: XXXXXXXX	Drawn By: VF
Print Date: JULY 27th, 2018	Scale:

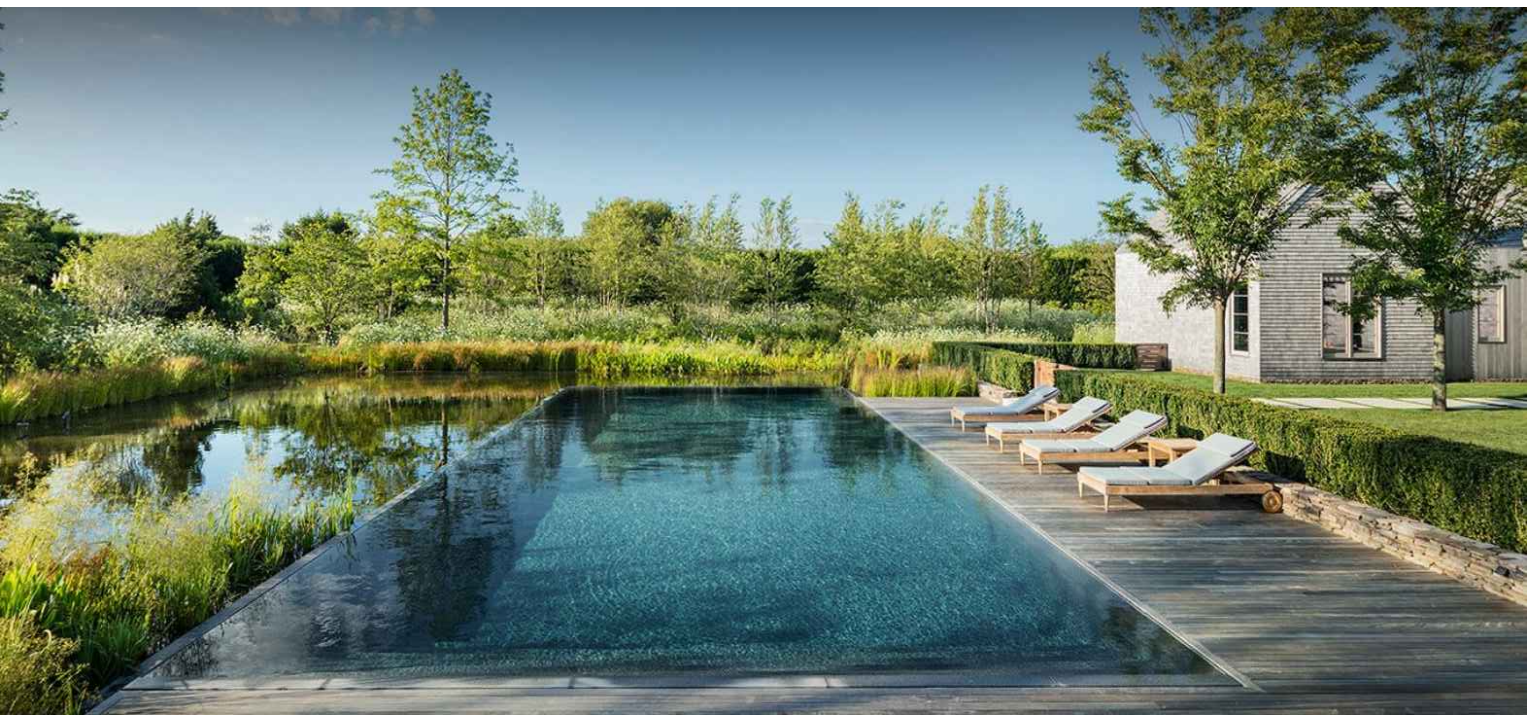
Sheet Title:

LOT SPLIT MASSING STUDY

Sheet No:

A0-14





[STRANG]

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PROJECT LOCATION:
6431 ALLISON RD, MIAMI BEACH,
FL, 33141

PROJECT CLIENT(S) / OWNER(S):
JAMES CURNIN

ARCHITECT:
MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28th Terrace, Suite 301,
Miami, FL 33133
STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBD

PROJECT NAME:
ALLISON ISLAND

PROFESSIONAL SEAL(S):

	07/27/18	PB FINAL SUBMITTAL
No.	DATE	DESCRIPTION

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Project ID: XXXXXXXX	Drawn By: VF
Print Date: JULY 27th, 2018	Scale:

Sheet Title:
PROPOSED
HOUSE #1
MOOD BOARD

Sheet No:

A0-21



[STRANG]

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

PH: 305-373-4990 | FX: 305-373-4991
FIRM LICENSE # AA26001123
WWW.STRANG.DESIGN

PROJECT LOCATION:
6431 ALLISON RD, MIAMI BEACH,
FL, 33141

PROJECT CLIENT(S) / OWNER(S):
JAMES CURNIN

ARCHITECT:
MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28th Terrace, Suite 301,
Miami, FL 33133

STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

GENERAL CONTRACTOR
TBD

PROJECT NAME:
ALLISON ISLAND

PROFESSIONAL SEAL(S):

No.	DATE	DESCRIPTION
	07/27/18	PB FINAL SUBMITTAL

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Project ID: XXXXXXXX	Drawn By: VF
Print Date: JULY 27th, 2018	Scale:

Sheet Title:

PROPOSED
HOUSE #2
MOOD BOARD

Sheet No:

A0-22

Owner PAUL AMES
Earl Kiser

Mailing Address

Permit No.

3732

Lot 10^{450'} Block 11

Subdivision ALLISON ISLAND
Indian Co.

No. 6431 Street Allison Rd. Date 5-5-30

General Contractor J. L. Berry

Architect B. Kingston Hall

Front 80-0 Depth 135-0 Height

Type of construction C. B. S.

Cost \$60,000

Address

Address

Stories

Use

Foundation RAILED PILING
WOOD PILE

Res.
Roof

Tile

Plumbing Contractor

No. fixtures

Rough approved by

Plumbing Contractor

No. fixtures set

Final approved by

Sewer connection

Septic tank 1

Address

Date

Address

Date

Make Kenyon (5299)

Date 7-14-30

Electrical Contractor Hardy #1574

No. outlets 100 Heaters Stoves 1 Motors

Rough approved by

Address

Date 5-21-30

Fans Temporary service

Date

Electrical Contractor Hardy

No. fixtures set 5-4 Final approved by

Address

Date 10-21-30

Date

Date of service

Alterations or repairs Owner- PAUL AMES, PERMIT # 5578 - COST \$1,000.00 - Date 10-13-33

Remodelling -
Kingston Hall, Architect.

Contractor- Owner by day labor. -

Permit # 6833;- Block Wall 268-0 cost \$1,500.00 - Geo W. Langford, contractor; - - Apr. 6-1935

(over)

BUILDING PERMITS: #65588 Bridge Paint exterior of building - \$1000. - 8/9/61

#81377 G & L Roofing Co. Re-roof 48 Squares \$5,695.00 11/13/68

#01440-Snapp, Inc.-Sandblasting, exterior perimeter, res. & garage-\$2000-7-14-72

#~~7~~ #89396-McGrath and Associates-Pool, 24,300 gallons and patio-\$20,000-8-22-77

#24320 8/5/83 - SANDBLAST AND PAINT EAST SIDE OF 2 STORY HOUSE \$1,500 \$15.00

#MO7080 12/13/84 P & H Refrigeration - air cond central 1-2½ ton air, replacement

PLUMBING PERMIT: #49277-Morgen Plumbing, Inc.- 4" sewer connection; 1 Pump and Abandon Septic Tank-7-19-77

#55282-Dependable Plumbing-repair pipe and change service-9-27-77

#56223-McGrath & Assoc,-pool piping-6-23-78

#57130-McGrath and Assoc- pool heater-new installation-3-30-79

#57135-Dependable Plumbing and Service- gas piping to heater-4-3-79

#57203-Peoples Gas System- 1 meter set(gas)-4-24-79

Electric 74321-Kay Electric- 4 light outlets, 1 motors, 0-1HP-9-12-77

#79375 5/3/84 Bermac Elect - 3 switch, 4 light outlets, 6 recpt, 1-400A service size in amps, 1 appliance outlets frig
4 fixtures,(above deletions by Roy McDade 5/3/84)

#79477 6/19/84 Cable Security Corp - 1 burglar alarm, 13 devices

#80883 2/26/86 Cableguard Inc - 1 burglar alarm control, 16 devices

July 9, 2018

City of Miami Beach
Attn.: Planning Department
1700 Convention Center Drive
Second Floor
Miami Beach, FL 33139

RE: 6431 Allison Road, Miami Beach, Florida
Opinion of Title Lot Split Application
Planning Board
Folio No. 02-3211-003-0100

Dear Sir or Madam:

Pursuant to Section 118-321(A)(1) of the Code of the City of Miami Beach, and with the express understanding that this Opinion of Title is furnished to you as inducement for approval of the subject application ("Application") for a lot split of the property identified in this opinion (the "Property"), I render this Opinion of Title as of June 18, 2018, at 11:00 p.m.

I certify that accompanying this Opinion of Title, as part of the Application, are copies of all deed restrictions, reservations, and covenants applicable to the Property.

I have conducted a title examination of the Property, whose legal description is as follows:

Lot 10 and the South 50 feet of Lot 11, Indian Creek Subdivision, according to the Plat thereof, as recorded in Plat Book 31, Page 75, of the Public Records of Miami-Dade County, Florida.

To be subdivided on approval of Lot Split as follows:

- A. **North 25 feet of Lot 10 and the South 50 feet of Lot 11, Indian Creek Subdivision, according to the Plat thereof, as recorded in Plat Book 31, Page 75, of the Public Records of Miami-Dade County, Florida.**
- B. **South 75 feet of Lot 10, Indian Creek Subdivision, according to the Plat thereof, as recorded in Plat Book 31, Page 75, of the Public Records of Miami-Dade County, Florida.**

In my opinion:

The fee simple title to the Property is vested in:

Marisol Binn, as Trustee of the Marina Fernandes Living Trust by virtue of Warranty Deed filed 1/29/2016 in Official Records Book 29942, page 3774, of the Public Records of Miami-Dade County, Florida


Title to the Property is subject to the following:

1. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable under Folio # 02-3211-003-0100.
2. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Indian Creek Subdivision, recorded in Plat Book 31, Page, 75, of the Public Records of Miami-Dade County, Florida.
3. All matters as contained on the Metropolitan Dade County, Florida Bulkhead Line Part One, recorded in Plat Book 74, Page 1, of the Public Records of Miami-Dade County, Florida.
4. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida as contained in Deed Book 197, page 464 and Deed Book 1652, page 282, affected by Quit Claim Deed filed in Official Records Book 9626, page 212, of the Public Records of Miami-Dade County, Florida. As to said reservation, the reservation for mining and exploration have been modified by the release of the right of entry into the insured premises, as contained in Section 270.11 of the Florida Statutes.
5. Easements and setbacks specific to subject property as contained in that certain instrument filed in Deed Book 1517, page 385, of the Public Records of Miami-Dade County, Florida. (Restrictions on subdivision of lots have been removed)
6. Provisions and dedications as contained in instrument from Miami Beach Bay Shore Company to the City of Miami Beach filed in Deed Book 1607, page 506, of the Public Records of Miami-Dade County, Florida.
7. Memorandums regarding Allison Island Security Guard Special Taxing District filed in Official Records Book 14364, page 1958 and Official Records Book 15129, page 846, of the Public Records of Miami-Dade County, Florida.
8. Resolution No. R-1408-89 creating and establishing Allison Island Security Guard Special Taxing District filed in Official Records Book 14364, page 1975, and Resolution No. R-812-91 filed in Official Records Book 15168, page 1735, of the Public Records of Miami-Dade County, Florida.
9. Easement in favor of Florida Power & Light Company filed in Official Records Book 17089, page 1011, of the Public Records of Miami-Dade County, Florida
10. The nature, extent or existence of riparian rights is not insured.
11. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
12. The inalienable rights of the public to use the navigable waters covering the lands described on Schedule A.
13. Encroachments if any as disclosed on a survey of the Property.
14. Zoning and other restrictions imposed by governmental authority.

16. Any lien provided by Florida Statutes Chapter 159 or by Metropolitan Dade County Ordinance No. 84-10 for unpaid sewer charges for service by any water systems, sewer systems, or gas systems serving the Property.

I certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of The Florida Bar.

Respectfully submitted,


Beloff Law, P.A.
Jonathan D. Beloff, Esq.
Bar No. 0178838

State of Florida)
) SS
County of Miami-Dade)

ANNETTE M. M. G. Printed Name of Notary Public
My Commission Expires: 8/22/2022.



Tree Resource Evaluation for 6431 Allison Road, Miami Beach

Prepared for:

Strang Architecture

Prepared by:

Jeff Shimonski

President, Tropical Designs of Florida

Member, American Society of Consulting Arborists

ISA Certified Arborist Municipal Specialist FL-1052AM

ISA Tree Risk Assessment Qualification

305-773-9406

Jeff@TropicalArboriculture.com

July 19, 2018

Summary

I performed a tree resource evaluation on the property located at 6431 Allison Road, Miami Beach on July 17, 2018. The location of these trees and palms can be found in Appendix B.

The evaluation in Appendix A includes tree and palm measurements, recommended size of the TPZ (tree protection zone), and condition rating.

I rated the trees and palms in accordance with ANSI A300 (Part 5) – 2005, Annex A, Management Report Information. Trees are rated Good, Moderate or Poor, see Appendix C. I recommend the removal of trees and palms that I rate as Poor.

I also followed the Levels and Scope of Tree Risk Assessment from the ANSI A300 Part 9- 2017: Levels of tree risk assessment; Level 1 limited visual tree risk assessment, Level 2 basic tree risk assessment, and Level 3 advanced tree risk assessment. The scope of this report/evaluation was limited to a Level 2 Assessment for all trees onsite.

To perform all measurements, I used a forestry diameter measuring tape and a measuring wheel. I rounded-off to the nearest inch when measuring trunk diameter, heights and canopy diameters are approximate.

Any trees that are to remain should have their canopies cleared of dead wood and hazardous branches by a certified arborist.

Appendix E contains the ANSI A300 definitions of Tree Protection Zone (TPZ) and Critical Root Zone (CRZ). Some trees have their root systems limited by adjacent concrete, patios or driveways. This will limit the size of the TPZ/CRZ on the side of a tree nearest this flatwork.

The TPZ/CRZ is a radius measured from the outside of the trunk.

Photos below

The color and brightness on some photos has been adjusted to provide contrast and clarity to the subject matter. This follows the Basic section on Enhancement Techniques found in Section 11, Best Practices for Documenting Image Enhancement in a document produced by SWGIT Scientific Working Group Imaging Technology, www.SWGIT.org.



Photo 1 above is tree 1 viewed from the north. The trunk of this tree is significantly decayed on the south side. See following photo. This tree should be removed.



Photo 2 above is the south side of the trunk of tree 1 showing signs of significant decay. The orange knife is 7 inches in length.



Photo 3 above is tree 2 viewed from the south. This tree is currently in the seasonal process of losing its leaves.



Photo 4 above is tree 3 viewed from the south. Palm 7 has three trunks but they should not be counted individually, hence the numbers 8 & 9 removed from Appendix A.



Photo 5 above is trees 4 & 6 and palm 5 along the southern edge of the property. Tree 6 is in moderate condition due to the large branches removed on the east side of the tree.



Photo 6 above is palm 10 near the southeast corner of the property. The bush to the right is *Schinus terebinthifolius*, Brazilian pepper which is an invasive exotic species.



Photo 7 above is palms 11 & 12 along the eastern edge of the property. Both palms have severe uncorrectable nutrient deficiencies and pining crownshafts. They both should be removed.



Photo 8 above is tree 13 near the northeastern corner of the property. This tree is a good candidate for relocation.



Photo 9 above is tree 14 viewed from the east. This tree is a good candidate for relocation.



Photo 10 above is tree 15 viewed from the south. This tree is a good candidate for relocation.



Photo 11 above is tree 16 viewed from the south. This tree is not a good candidate for relocation due to the greatly restricted root plate.



Photo 12 above is tree 17 viewed from the east. This tree is not a good candidate for relocation due to the greatly restricted root plate.



Photo 13 above is tree 18 viewed from the north. This tree is not a good candidate for relocation due to the greatly restricted root plate.



Photo 14 above is trees 19, 20, 21 & 22 viewed from the west. Tree 21 is dead.



Photo 15 above is trees 19, 20, 21 & 22 viewed from the north. Tree 21 is dead. The green on tree 21 is a climbing fig vine.



Photo 16 above is ponytail palm 23 (not a true tree or palm) and tree 23a with poor branch structure and grown-in as a volunteer. This tree should be removed.



Photo 17 above is tree 24 viewed from the south. This tree is not a good candidate for relocation due to the greatly restricted root plate.



Photo 18 above is tree 25 viewed from the east. This tree is not a good candidate for relocation due to the greatly restricted root plate.



Photo 19 above is trees 26 & 29 viewed from the north. These trees are not good candidates for relocation due to the greatly restricted root plates and poor branch taper.



Photo 20 above is trees 27 & 28 viewed from the south. These trees are not good candidates for relocation due to the greatly restricted root plates and poor branch taper. The blue arrow indicates a tamarind (*Tamarindus indicus*) with a DBH of 1 inch.



Photo 21 above is trees 26, 28 & 30 viewed from the north. These trees are not good candidates for relocation due to the greatly restricted root plates and poor branch taper.

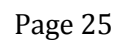
Appendix – A

	Scientific name	Common name	DBH	H/Ct	Canopy	Condition	TPZ
1	Bauhinia purpurea	Hong Kong orchid	31"	30'	35'	Poor	
2	Plumeria rubra	Frangipani	19"	18'	20'	Good	4'
3	Plumeria rubra	Frangipani	25"	20'	30'	Good	4'
4	Juniperus chinensis	Chinese juniper	6"	12'	15'	Good	4'
5	Livistona chinensis	Chinese fan palm	9"	5'	12'	Good	3'
6	Juniperus chinensis	Chinese juniper	52"	20'	25'	Moderate	6'
7	Phoenix reclinata	Senegal date palm	22"	15'	25'	Good	3'
8	Same as 7						
9	Same as 7						
10	Cocos nucifera	Coconut palm	11"	25'	22'	Good	3'
11	Roystonea regia	Royal palm	16"	30'	16'	Poor	
12	Roystonea regia	Royal palm	13"	25'	8'	Poor	
13	Crescentia cujete	Calabash	14"	14'	15'	Good	3'
14	Crescentia cujete	Calabash	30"	18'	18'	Good	4'
15	Crescentia cujete	Calabash	29"	25'	30'	Good	4'
16	Tabebuia heterophylla	Pink trumpet tree	30"	35'	20'	Moderate	6'
17	Manilkara sapota	Sapodilla	22"	30'	32'	Moderate	5'
18	Psidium species		14"	30'	40'	Good	5'
19	Cupressus sempervirens	Italian cypress	8"	30'	3'	Good	4'
20	Cupressus sempervirens	Italian cypress	6"	35'	3'	Good	4'
21	Cupressus sempervirens	Italian cypress	7"	20'	2'	Dead	
22	Cupressus sempervirens	Italian cypress	6"	35'	3'	Good	4'
23	Beaucarnea recurvata	Ponytail palm	9"	24'	4'	Good	2'
23a	Bauhinia purpurea	Hong Kong orchid	3"	14'	20'	Poor	
24	Tabebuia heterophylla	Pink trumpet tree	15"	30'	35'	Poor	
25	Persea americana	Avocado	5"	25'	10'	Poor	
26	Spondias species	Ciriguela	9"	25'	30'	Moderate	5'
27	Inga species		8"	35'	30'	Good	5'
28	Inga species		14"	35'	30'	Good	5'
29	Psidium guajava	Guava	9"	25'	18'	Moderate	4'
30	Persea americana	Avocado	16"	45'	45'	Moderate	5'

- **I recommend the removal of trees or palms that I rate to be in poor condition.**
- **The H/Ct column denotes approximate overall height (H) for trees and approximate clear wood or trunk (Ct) for palms.**
- **Tree canopy measurements are approximate and measured in only one direction.**

6431 Allison Road, Miami Beach
Tropical Designs of Florida

Page 25



Appendix – C

ANSI A300 (Part 5) - 2005, Annex A

Management report information

Examples of suitability ratings

Good: These are trees with good health and structural stability that have the potential for longevity at the site.

Moderate: Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the “good” category.

Poor: Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas.

Appendix – E – Critical Root Zone and Tree Protection Zone

ANSI A 300 (Part 5) – 2012 Management of Trees and Shrubs during Site Planning, Site Development and Construction

Critical Root Zone (CRZ): The minimum volume of roots necessary to have for tree health and stability.

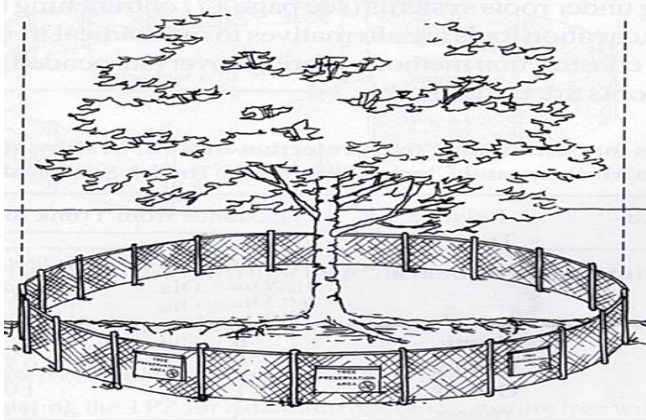
Tree Protection Zone (TPZ): The area surrounding a tree defined by a specified distance, in which excavation and other construction – related activities should be avoided. The TPZ is variable depending on species, factors, age and health of the plant, soil conditions, and proposed construction. The zone may be accomplished by physical barriers or soil protection layers or treatments.

ANSI A300 (Part 5) – 2012 54.7

A tree protection zone (TPZ) shall be delineated around all trees to be protected during a project

- **54.7.1** The area and dimensions of the TPZ should be calculated on the basis of species tolerance, age, and health, root structure, rooting depth and soil conditions.

Appendix – F – Schematic for tree protection during construction



The dimensions for the tree protection zones for all trees to remain onsite are shown in Appendix A. This area shall be encircled with a 4 foot high sturdy fence supported by steel rods or pipes to support the fence every 6 feet. There shall be signage on the fence in English and Spanish not allowing storage of any materials, change of grade or movement of equipment. This fence shall be inspected regularly by the contractor to ensure compliance.

Appendix - G - Assumptions and Limiting Conditions

Tropical Designs of Florida, Inc.
Arboricultural and Horticultural Consulting

Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or to attend meetings, hearings, conferences, mediations, arbitrations, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation Tropical Designs of Florida, Inc. as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only the examined items and their condition at the time of inspection: and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Appendix – H - Certification of Performance

Tropical Designs of Florida, Inc.
Arboricultural and Horticultural Consulting

I, Jeff Shimonski, certify:

- That I have personally inspected the trees and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation is stated in the attached report;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am a member of the American Society of Consulting Arborists and acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Certified Municipal Arborist FL-1052AM, am ISA Tree Risk Assessment Qualified and have been involved in the practice of arboriculture and the study of trees for over forty years.

Signed: Jeff Shimonski

Dated: July 19, 2018



TREE TABULATION

TREE TABULATION				
NUMBER	COMMON NAME	DIAMETER	HEIGHT	CANOPY
①	Unknown	3'	30'	25'
②	Pumeria Tree	1'	16'	13'
③	Plumeria Tre	1'	20'	20'
④	Arborbite	1'	13'	10'
⑤	Palmetto Palm	1'	12'	11'
⑥	Arborbite	1.30'	18'	20'
⑦	Palm	0.70'	23'	6'
⑧	Palm	0.70'	22'	6'
⑨	Palm	0.80'	24'	6'
⑩	COCONUT PALM	0.90'	30'	20'
⑪	ROYAL PALM	1.10'	33'	11'
⑫	ROYAL PALM	1.20'	35'	10'
⑬	Black olive	0.75'	12'	12'
⑭	Black olive	1'	15'	10'
⑮	Black olive	1'	13'	12'
⑯	Mahogany	1.40'	25'	25'
⑰	MAMEY	1'	25'	20'
⑱	Unknown	1.20'	25'	25'
⑲	Cypress	0.50'	18'	4'
⑳	Cypress	0.45'	16'	4'
㉑	Cypress	0.50'	20'	4'
㉒	Cypress	0.50'	20'	4'
㉓	YUCA	1.20'	16'	4'
㉔	Gumbo Limbo	1'	25'	20'
㉕	Unknown	0.45'	18'	6'
㉖	PLUM	0.95'	16'	15'
㉗	Gumbo Limbo	1'	25'	20'
㉘	Gumbo Limbo	1'	30'	25'
㉙	GUAVA	0.60'	12'	10'
㉚	Gumbo Limbo	1.20'	34'	30'

MIAMI BEACH

PLANNING DEPARTMENT Staff Report & Recommendation

Planning Board

TO: Chairperson and Members
Planning Board

DATE: September 25, 2018

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **PB 18-0217. 6431 Allison Road – SFR Lot Split/Subdivision of Land**

The applicant, Clara Homes, LLC, is requesting Division of Land/Lot Split, pursuant to Chapter 118, Article VII of the City Code, to divide the existing site comprised of one platted lot and a portion (2/3) of a second platted lot, into two individual buildable parcels.

RECOMMENDATION:

Approval with conditions

EXISTING STRUCTURES/SITE:

The subject application includes one existing parcel of approximately 32,325 square feet (Per Survey submitted by the applicant), which contains an approximately 8,000 square feet single family home constructed on 1930 according to the Miami-Dade County Property Appraiser. The applicant is proposing to demolish the existing structure and divide the parcel into two individual single family sites.

ZONING / SITE DATA:

Legal Description: Lot 10 and the south 50 feet of lot 11, INDIAN CREEK SUBDIVISION, according to the plat thereof, as recorded in Plat Book 31, Page 75, of the Public Records of Miami-Dade County, Florida.

Zoning: RS-3 Single-Family Residential District

Future Land Use: Single Family Residential Category (RS)

Lot Size: 32,325 Square Feet for the Combined Site (per survey)

REVIEW CRITERIA:

Pursuant to Section 118-321(b), in reviewing an application for the division of lot and lot split, the Planning Board shall apply the following criteria:

1. **Whether the lots that would be created are divided in such a manner that they are in compliance with the regulations of these land development regulations.**

Consistent– The minimum lot size and lot width requirements for RS-3 Zoning district are 10,000 square feet lot size and 60 feet lot width. The proposed area of the northern lot is 16,162.5 square feet and 75 feet lot width. The southern one is 16,162 square feet

and 75 lot width according to the survey, as per the Letter of Intent and zoning data sheet.

2. **Whether the building site that would be created would be equal to or larger than the majority of the existing building sites, or the most common existing lot size, and of the same character as the surrounding area.**

Partially Consistent– The surrounding lots in the RS-3 zoning district consist of lots that have an average size of 18,784 square feet. The proposed lot split will create two lots smaller than the average lot size. However the most common lot size is smaller than the proposed sites (see surrounding sites summary table - mode).

3. **Whether the scale of any proposed new construction is compatible with the as-built character of the surrounding area, or creates adverse impacts on the surrounding area; and if so, how the adverse impacts will be mitigated. To determine whether this criterion is satisfied, the applicant shall submit massing and scale studies reflecting structures and uses that would be permitted under the land development regulations as a result of the proposed lot split, even if the applicant presently has no specific plans for construction.**

Consistent– No adverse impacts are expected to be created by the lot split and the proposed homes, the scale of the proposed home is compatible with the as-built character of the surrounding area.

4. **Whether the building site that would be created would result in existing structures becoming nonconforming as they relate to setbacks and other applicable regulations of these land development regulations, and how the resulting nonconformities will be mitigated.**

Partially Consistent– The existing house will be demolished, however, the existing dock will have to be removed or reconfigured to comply with City Code (See Final Order).

5. **Whether the building site that would be created would be free of encroachments from abutting buildable sites.**

Consistent–The building sites created would be free of encroachments from abutting buildable sites.

6. **Whether the proposed lot split adversely affects architecturally significant or historic homes, and if so, how the adverse effects will be mitigated. The Board shall have the authority to require the full or partial retention of structures constructed prior to 1942 and determined by the Planning Director or designee to be architecturally significant under section 142-108 (2).**

Consistent– The existing pre-1942 architecturally significant home is proposed to be demolished. Because the home is centrally located on the lot, its retention with the lot split is not feasible. Further the applicant has submitted documentation substantiating the very poor structure conditions of the current home. In accordance to section 142-105 (9) the maximum unit size for each lot cannot exceed 40%, which will help mitigate

adverse impacts of what could otherwise be a large home on the current site with a unit size up to 50%.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

1. **A recycling or salvage plan for partial or total demolition shall be provided.**
A recycling plan will be provided as part of the submittal for a demolition permit to the building department.
2. **Windows that are proposed to be replaced shall be hurricane proof impact windows.**
All windows in the proposed structures will be hurricane proof impact windows.
3. **Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.**
The windows for residential units will be operable.
4. **Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.**
All new landscaping will consist of Florida friendly plants.
5. **Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.**
According to the survey the lowest point at the rear yard (Indian Creek Canal) is 3.79 NGVD and the lowest point at the front yard (Allison Rd) is 3.21 NGVD

Per LOI, The applicant has considered the elevation of the right-of-way and surrounding properties, and plans to grade the yards accordingly.
6. **The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.**
Per LOI, the applicant has taken into consideration the raising of the public right-of-ways and has designed the proposed home accordingly; the additional 1' of freeboard used to elevate the home will allow the front yard to address the future raising of the streets.
7. **Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.**
All critical mechanical and electrical systems will be located above base flood elevation.
8. **Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.**
Not applicable, the existing structure is going to be demolished.

- 9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.**

Not Applicable.

- 10. Where feasible and appropriate, water retention systems shall be provided.**

Per LOI, a water retention system will be provided.

ANALYSIS:

The subject property consists of a single owner (the applicant) who proposes to divide the subject property into two (2) separate parcels. An Opinion of Title was submitted in conformance with the requirements of the City Code.

The RS-3 residential single-family zoning district requires a minimum lot area of 10,000 square feet and a minimum lot width of 75 feet. The proposed parcels comply with the minimum lot area and lot width.

The table below summarizes the statistical data of similar properties in the surrounding area, (see also analysis parcels aerial). The source of the data is the Miami Dade County Property Appraiser's Office.

As a point of information, the Property Appraiser's Office adjusts the size of structures by increasing or adjusting the stated square footage for outdoor covered areas such as loggias, covered patios, etc. and for non-air-conditioned garages. As per the City's definitions, these items are generally excluded from unit size calculations. In the Data Analysis below, the adjusted unit size percentage is the percentage unit size of the existing home using the adjusted square footage from the Property Appraiser's office. Staff has included a "20% allowance" column, to take into consideration a reasonable accommodation for future renovations and additions for existing homes.

Area Analysis Data:

Subject Site:

Address	Lot Size (SF)	Unit Size (SF)	Proposed Unit Size %
North Lot	16,162	6,465	40.00%
South Lot	16,162	6,465	40.00%

Surrounding Sites Summary:

Statistic	Year Built	Lot Size (SF)	Unit Size (SF)	Unit Size +20% Allowance (SF)	Unit Size %	Unit Size +20% Allowance %	Floors
Average	1962	18,748	5,752	6,559	31%	35%	2
Median	1950	17,280	5,054	6,065	28%	34%	2
Max	2017	29,160	11,470	11,470	54%	54%	3
Min	1931	16,200	3,397	4,076	18%	22%	0
First Quartile	1939	16,200	4,551	5,461	24%	28%	1
Third Quartile	1992	21,600	6,405	7,618	36%	43%	2
Mode	1952	16,200	5,524	6,629	34%	41%	2

The following aerial and table describe the make-up of the parcels in the surrounding lots utilized for the previous analysis:

Analysis Parcels (aerial)

Analysis Parcels Data

Address	Year Built	Lot Size	Unit Size (SF)	Unit Size +20% Allowance (SF)	Unit Size %	Unit Size +20% Allowance %	Floors
6300 ALLISON RD	1948	16,243	4,854	5,825	30%	36%	2
6307 ALLISON RD	1997	16,200	3,397	4,076	21%	25%	2
6320 ALLISON RD	1948	16,200	5,524	6,629	34%	41%	2
6325 ALLISON RD	1992	18,641	5,027	6,032	27%	32%	3
6330 ALLISON RD	1952	16,200	5,524	6,629	34%	41%	2
6341 ALLISON RD	1942	16,200	4,088	4,906	25%	30%	1
6350 ALLISON RD	1991	16,200	5,681	6,817	35%	42%	2
6355 ALLISON RD*	2013	18,900	7,105	8,526	38%	45%	3
6360 ALLISON RD	1950	16,200	4,552	5,462	28%	34%	1
6365 ALLISON RD	1954	18,900	4,877	5,852	26%	31%	1
6370 ALLISON RD	1952	16,200	4,229	5,075	26%	31%	1
6380 ALLISON RD	2003	16,200	7,566	7,566	47%	47%	2
6381 ALLISON RD	1949	16,200	4,954	5,945	31%	37%	2
6391 ALLISON RD	1949	16,200	8,150	8,150	50%	50%	2
6400 ALLISON RD	1953	21,600	6,431	7,717	30%	36%	2
6411 ALLISON RD*	2016	17,280	7,732	7,732	45%	45%	2
6415 ALLISON RD	1934	20,520	4,024	4,829	20%	24%	1
6420 ALLISON RD	1938	29,160	6,379	7,655	22%	26%	2
6444 ALLISON RD	1952	17,280	9,400	9,400	54%	54%	2
6450 ALLISON RD	1953	20,520	4,903	5,884	24%	29%	1
6455 ALLISON RD	1950	21,600	4,549	5,459	21%	25%	1
6470 ALLISON RD	1935	21,600	4,557	5,468	21%	25%	2
6475 ALLISON RD	1938	21,600	5,436	6,523	25%	30%	1
6480 ALLISON RD	2017	23,760	11,470	11,470	48%	48%	0
6491 ALLISON RD	1931	16,200	3,985	4,782	25%	30%	2
6493 ALLISON RD	1979	16,200	5,358	6,430	33%	40%	2
6494 ALLISON RD	1937	16,200	3,883	4,660	24%	29%	2
6500 ALLISON RD	1936	21,600	3,966	4,759	18%	22%	2
6505 ALLISON RD	1947	21,600	4,793	5,752	22%	27%	1
6520 ALLISON RD	2006	21,600	9,474	9,474	44%	44%	2
6525 ALLISON RD	1937	16,200	3,871	4,645	24%	29%	2
6530 ALLISON RD	1952	21,600	4,842	5,810	22%	27%	1
6535 ALLISON RD	1942	16,200	5,565	6,678	34%	41%	1
6550 ALLISON RD	1937	21,600	5,054	6,065	23%	28%	1
6555 ALLISON RD*	2013	21,600	9,724	9,724	45%	45%	2
6565 ALLISON RD	1940	16,200	5,570	6,684	34%	41%	1
6570 ALLISON RD	2001	17,280	6,317	7,580	37%	44%	2

The 20% allowance was added to the adjusted square footage only if the increase remained within permissible limits pursuant to the Land Development Regulations.

* Unit size value per City of Miami Beach approved permit.

Summary of Data Analysis:

- The analysis area consists of RS-3 lots along Allison Road W 63rd Street to 6570 Allison Road, as they are most uniform in character in relation to the subject parcel.
- There are 37 parcels in the analysis area, excluding the applicant's site (6431 Allison Road).
- All parcels range in size from 16,200 to 29,160 square feet.
- The average lot size is 18,748 square feet. The median lot size is 17,280 square feet, the most common lot size (mode) is 16,200.
- The average adjusted unit size is 5,752 square feet (31% of lot area), the median unit size is 5,054 square feet (28% of lot area).
- Factoring a reasonable assumption of future additions to existing homes of 20% of the current adjusted size, the average home size increases to 6,559 SF (35% of lot area).
- The applicant is proposing a unit size for both lots of 40% of the lot area (6,465 SF).
- Consistent with similar lot split applications and the Land Development Regulations, staff recommends that the unit size for any proposed home on each of the lots, not to exceed 40%.

STAFF RECOMMENDATION:

In view of the foregoing analysis, staff recommends that the application be approved subject to the conditions enumerated in the attached Draft Order.

TRM/MAB/RAM/AG

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ZONING/SITE PLAN



**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 6431 Allison Road

FILE NO. PB 18-0206

IN RE: The applicant, Clara Homes, LLC, requested a Division of Land/Lot Split, pursuant to Chapter 118, Article VII of the City Code, to divide the existing site comprised of one platted lot and a portion (2/3) of a second platted lot, into two individual buildable parcels.

LEGAL DESCRIPTION: Lot 10 and the south 50 feet of lot 11, INDIAN CREEK SUBDIVISION, according to the plat thereof, as recorded in Plat Book 31, Page 75, of the Public Records of Miami-Dade County, Florida.

MEETING DATE: September 25, 2018

**DIVISION OF LAND/LOT SPLIT
FINAL ORDER**

The applicant, Clara Homes, LLC, requested a Division of Land/Lot Split, pursuant to Chapter 118, Article VII of the City Code, to divide the existing site into two individual buildable parcels.

The City of Miami Beach Planning Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with Planning Board "Division of Land/Division of Land/Lot Split" criteria in Section 118-321.B of the Miami Beach Code.
- B. The project would remain consistent with the criteria and requirements of Section 118-321.B subject to the subject to the following conditions, to which the Applicant has agreed:
 - 1. The two (2) lots created pursuant to this lot split application at 6431 Allison Road, shall comply with the following:
 - a. The subject lots shall not be subdivided any further.
 - b. Design Review Board review and approval shall be required for the proposed home(s) on each lot.

- c. The building parcels created by this lot split shall be as depicted on the signed and sealed surveys by Longitude Survey, dated 07-26-2018.
 - d. Individual underground utility, water, sewer, electric, telephone and cable connections, as well as the payment of any applicable impact fees, shall be the responsibility of the owners of each respective lot.
 - e. If required, the removal and replacement of all or portions of the sidewalk curb and gutter along all portions of each lot shall be the responsibility of the applicant.
 - f. The maximum unit size for each lot shall be limited to the lesser of 40% or the maximum permitted at the administrative level at the time of building permit, as per Section 142-105 (b), as may be revised from time to time.
 - g. The maximum lot coverage for each lot shall be limited to the lesser of 30% or the maximum permitted at the administrative level at the time of building permit, as per Section 142-105 (b), as may be revised from time to time.
 - h. The existing dock shall be removed or reconfigured if needed to comply with City Code, in a manner to be reviewed and approved by staff.
 - i. Any proposed new home on each lot shall fully adhere to the review criteria and development regulations identified in Sections 142-105 and 142-106, as may be revised from time to time. Enhancements of the applicable development regulations through Design Review Board review and approval shall not be permitted.
 - j. Prior to the issuance of a Building Permit, a tree report prepared by a certified arborist for all of the existing trees on site shall be submitted for the review and evaluation of the CMB Urban Forester. Any trees identified to be in good health shall be retained or relocated if determined to be feasible by the CMB Urban Forester.
2. The applicant and/or owner, for each lot created herein, both now and in the future, shall abide by all the documents and statements submitted with this application for Division of Land/Lot Split, as well as all conditions of this Order. The conditions of approval for this Lot Split are binding on the applicant, the property owners, and all successors in interest and assigns.
3. The Planning Board shall maintain jurisdiction of this Lot Split approval. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the Lot Split approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address problems and to determine

the timing and need for future progress reports. This Lot Split is also subject to modification or revocation under City Code Sec. 118-323.

4. The applicant and/or owner of each property shall resolve all outstanding violations and fines on each respective property, if any, prior to the issuance of a building permit for any home proposed.
5. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
6. The executed Order for the Division of Land/Lot Split shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the applicant and returned to the Planning Department. A building permit, certificate of occupancy, or certificate of completion shall not be issued until this requirement has been satisfied.
7. The Lot Split approval approved herein shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the City Code, and shall be subject to enforcement procedures set forth in Section 114-8 of the Code and such other enforcement procedures as are permitted by law. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this approval.
8. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board that the Division of Land/Lot Split as requested and set forth above be GRANTED, subject to those certain conditions specified in Paragraph B of the Findings of Fact (Condition Nos. 1-8, inclusive) hereof, to which the applicant has agreed.

Dated this _____ day of _____, 2018.

BY: _____
Michael Belush,
Chief of Planning & Zoning
For Chairman

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**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 6431 Allison Road

FILE NO. PB 18-0217

IN RE: The applicant, Clara Homes, LLC, requested a Division of Land/Lot Split, pursuant to Chapter 118, Article VII of the City Code, to divide the existing site comprised of one platted lot and a portion (2/3) of a second platted lot, into two individual buildable parcels.

LEGAL DESCRIPTION: Lot 10 and the south 50 feet of lot 11, INDIAN CREEK SUBDIVISION, according to the plat thereof, as recorded in Plat Book 31, Page 75, of the Public Records of Miami-Dade County, Florida.

MEETING DATE: September 25, 2018

DIVISION OF LAND/LOT SPLIT
CORRECTED FINAL ORDER (For file Number)

The applicant, Clara Homes, LLC, requested a Division of Land/Lot Split, pursuant to Chapter 118, Article VII of the City Code, to divide the existing site into two individual buildable parcels.

The City of Miami Beach Planning Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with Planning Board "Division of Land/Division of Land/Lot Split" criteria in Section 118-321.B of the Miami Beach Code.
- B. The project would remain consistent with the criteria and requirements of Section 118-321.B subject to the following conditions, to which the Applicant has agreed:
 - 1. The two (2) lots created pursuant to this lot split application at 6431 Allison Road, shall comply with the following:
 - a. The subject lots shall not be subdivided any further.
 - b. Design Review Board review and approval shall be required for the proposed home(s) on each lot.
 - c. The building parcels created by this lot split shall be as depicted on the signed and sealed surveys by Longitude Survey, dated 07-26-2018.

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- d. Individual underground utility, water, sewer, electric, telephone and cable connections, as well as the payment of any applicable impact fees, shall be the responsibility of the owners of each respective lot.
 - e. If required, the removal and replacement of all or portions of the sidewalk curb and gutter along all portions of each lot shall be the responsibility of the applicant.
 - f. The maximum unit size for each lot shall be limited to the lesser of 40% or the maximum permitted at the administrative level at the time of building permit, as per Section 142-105 (b), as may be revised from time to time.
 - g. The maximum lot coverage for each lot shall be limited to the lesser of 30% or the maximum permitted at the administrative level at the time of building permit, as per Section 142-105 (b), as may be revised from time to time.
 - h. The existing dock shall be removed or reconfigured if needed to comply with City Code, in a manner to be reviewed and approved by staff.
 - i. Any proposed new home on each lot shall fully adhere to the review criteria and development regulations identified in Sections 142-105 and 142-106, as may be revised from time to time. Notwithstanding the foregoing, the Design Review Board may consider waiver requests only, pertaining to Section 142-106.
 - j. Prior to the issuance of a Building Permit, a tree report prepared by a certified arborist for all of the existing trees on site shall be submitted for the review and evaluation of the CMB Urban Forester. Any trees identified to be in good health shall be retained or relocated if determined to be feasible by the CMB Urban Forester.
2. The applicant and/or owner, for each lot created herein, both now and in the future, shall abide by all the documents and statements submitted with this application for Division of Land/Lot Split, as well as all conditions of this Order. The conditions of approval for this Lot Split are binding on the applicant, the property owners, and all successors in interest and assigns.
 3. The Planning Board shall maintain jurisdiction of this Lot Split approval. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the Lot Split approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address problems and to determine the timing and need for future progress reports. This Lot Split is also subject to modification or revocation under City Code Sec. 118-323.

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4. The applicant and/or owner of each property shall resolve all outstanding violations and fines on each respective property, if any, prior to the issuance of a building permit for any home proposed.
5. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
6. The executed Order for the Division of Land/Lot Split shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the applicant and returned to the Planning Department. A building permit, certificate of occupancy, or certificate of completion shall not be issued until this requirement has been satisfied.
7. The Lot Split approval approved herein shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the City Code, and shall be subject to enforcement procedures set forth in Section 114-8 of the Code and such other enforcement procedures as are permitted by law. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this approval.
8. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board that the Division of Land/Lot Split as requested and set forth above be GRANTED, subject to those certain conditions specified in Paragraph B of the Findings of Fact (Condition Nos. 1-8, inclusive) hereof, to which the applicant has agreed.

Dated this 12th day of OCTOBER, 2018.

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PB 18-0217- 6431Allison Road

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PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY:

Michael Belush

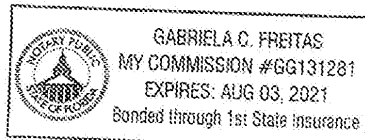
Michael Belush,

Chief of Planning & Zoning

For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 12th day of October, 2018, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[NOTARIAL SEAL]

Notary:

Print Name: *Gabriela Freitas*

Notary Public, State of Florida

My Commission Expires: *8-3-21*

Commission Number: *99131281*

Approved As To Form:

Legal Department

[Signature] 10/12/18

Filed with the Clerk of the Planning Board on _____ ()

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**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 6431 Allison Road

FILE NO. PB 18-0217

IN RE: The applicant, Clara Homes, LLC, requested a Division of Land/Lot Split, pursuant to Chapter 118, Article VII of the City Code, to divide the existing site comprised of one platted lot and a portion (2/3) of a second platted lot, into two individual buildable parcels.

LEGAL DESCRIPTION: Lot 10 and the south 50 feet of lot 11, INDIAN CREEK SUBDIVISION, according to the plat thereof, as recorded in Plat Book 31, Page 75, of the Public Records of Miami-Dade County, Florida.

MEETING DATE: September 25, 2018

DIVISION OF LAND/LOT SPLIT
CORRECTED FINAL ORDER (For file number and survey description)

The applicant, Clara Homes, LLC, requested a Division of Land/Lot Split, pursuant to Chapter 118, Article VII of the City Code, to divide the existing site into two individual buildable parcels.

The City of Miami Beach Planning Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with Planning Board "Division of Land/Division of Land/Lot Split" criteria in Section 118-321.B of the Miami Beach Code.
- B. The project would remain consistent with the criteria and requirements of Section 118-321.B subject to the following conditions, to which the Applicant has agreed:
 - 1. The two (2) lots created pursuant to this lot split application at 6431 Allison Road, shall comply with the following:
 - a. The subject lots shall not be subdivided any further.
 - b. Design Review Board review and approval shall be required for the proposed home(s) on each lot.
 - c. The building parcels created by this lot split shall be as depicted on the signed and sealed surveys by Blanco Surveyors Inc, dated 06-11-2018.

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*PB 18-0217- 6431Allison Road**Page 2 of 4*

- d. Individual underground utility, water, sewer, electric, telephone and cable connections, as well as the payment of any applicable impact fees, shall be the responsibility of the owners of each respective lot.
 - e. If required, the removal and replacement of all or portions of the sidewalk curb and gutter along all portions of each lot shall be the responsibility of the applicant.
 - f. The maximum unit size for each lot shall be limited to the lesser of 40% or the maximum permitted at the administrative level at the time of building permit, as per Section 142-105 (b), as may be revised from time to time.
 - g. The maximum lot coverage for each lot shall be limited to the lesser of 30% or the maximum permitted at the administrative level at the time of building permit, as per Section 142-105 (b), as may be revised from time to time.
 - h. The existing dock shall be removed or reconfigured if needed to comply with City Code, in a manner to be reviewed and approved by staff.
 - i. Any proposed new home on each lot shall fully adhere to the review criteria and development regulations identified in Sections 142-105 and 142-106, as may be revised from time to time. Notwithstanding the foregoing, the Design Review Board may consider waiver requests only, pertaining to Section 142-106.
 - j. Prior to the issuance of a Building Permit, a tree report prepared by a certified arborist for all of the existing trees on site shall be submitted for the review and evaluation of the CMB Urban Forester. Any trees identified to be in good health shall be retained or relocated if determined to be feasible by the CMB Urban Forester.
2. The applicant and/or owner, for each lot created herein, both now and in the future, shall abide by all the documents and statements submitted with this application for Division of Land/Lot Split, as well as all conditions of this Order. The conditions of approval for this Lot Split are binding on the applicant, the property owners, and all successors in interest and assigns.
 3. The Planning Board shall maintain jurisdiction of this Lot Split approval. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the Lot Split approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address problems and to determine the timing and need for future progress reports. This Lot Split is also subject to modification or revocation under City Code Sec. 118-323.

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PB 18-0217- 6431Allison Road

Page 3 of 4

4. The applicant and/or owner of each property shall resolve all outstanding violations and fines on each respective property, if any, prior to the issuance of a building permit for any home proposed.
5. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
6. The executed Order for the Division of Land/Lot Split shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the applicant and returned to the Planning Department. A building permit, certificate of occupancy, or certificate of completion shall not be issued until this requirement has been satisfied.
7. The Lot Split approval approved herein shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the City Code, and shall be subject to enforcement procedures set forth in Section 114-8 of the Code and such other enforcement procedures as are permitted by law. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this approval.
8. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board that the Division of Land/Lot Split as requested and set forth above be GRANTED, subject to those certain conditions specified in Paragraph B of the Findings of Fact (Condition Nos. 1-8, inclusive) hereof, to which the applicant has agreed.

Dated this 1ST day of NOVEMBER, 2018.

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PB 18-0217- 6431Allison Road

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PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

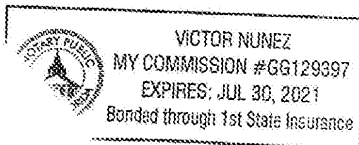
BY:

Michael Belush

Michael Belush,
Chief of Planning & Zoning
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 1 day of November, 2018, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[Signature]

Notary:
Print Name:
Notary Public, State of Florida
My Commission Expires:
Commission Number:

[NOTARIAL SEAL]

Approved As To Form:
Legal Department

[Signature], 11/1/18

Filed with the Clerk of the Planning Board on Jessica Guality (11/1/18)

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