

# MIAMI BEACH

## PLANNING DEPARTMENT

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

<b>Application Information</b>			
FILE NUMBER HPB19-0295			
<input type="radio"/> <b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<input type="radio"/> <b>Design Review Board</b> <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<input type="radio"/> <b>Planning Board</b> <input 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 checked="" type="radio"/> <b>Historic Preservation Board</b> <input checked="" type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input checked="" type="checkbox"/> Variance	
<input type="checkbox"/> <b>Other:</b>			
<b>Property Information - Please attach Legal Description as "Exhibit A"</b>			
ADDRESS OF PROPERTY 400, 410, and 420 Collins Avenue and 221 4th Street, Miami Beach, Florida			
FOLIO NUMBER(S) 02-4203-003-0800, 02-4203-003-0780, 02-4203-003-0770, and 02-4203-003-0790			
<b>Property Owner Information</b>			
PROPERTY OWNER NAME Savoy Hotel Partners, L.L.C.			
ADDRESS 425 Ocean Drive	CITY Miami Beach	STATE FL	ZIP CODE 33139
BUSINESS PHONE 305-532-7806	CELL PHONE N/A	EMAIL ADDRESS N/A	
<b>Applicant Information (if different than owner)</b>			
APPLICANT NAME Same as owner			
ADDRESS	CITY	STATE	ZIP CODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
<b>Summary of Request</b>			
PROVIDE A BRIEF SCOPE OF REQUEST The Applicant is seeking a Certificate of Appropriateness for the design of a project, the primary use of which will be a parking garage. The structure will consist of approximately 63,834 square feet of parking, 7,910 square feet of commercial uses on the ground floor, and 15 residential units. The Applicant is also seeking a three-foot height variance and a one-foot drive aisle variance.			



<b>Project Information</b>			
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.		N/A	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		97,242	SQ. FT.
<b>Party responsible for project design</b>			
NAME Brandon Haw Architecture LLP		<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 375 Park Avenue, #3308		CITY New York	STATE NY      ZIPCODE 10152
BUSINESS PHONE 212-300-8440	CELL PHONE	EMAIL ADDRESS bhaw@brandonhawarch.com	
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME Carter McDowell		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 1450 Brickell Avenue		CITY Miami	STATE FL      ZIPCODE 33131
BUSINESS PHONE 305-350-2355	CELL PHONE	EMAIL ADDRESS cmcdowell@bilzin.com	
NAME Carly Grimm		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 1450 Brickell Avenue		CITY Miami	STATE FL      ZIPCODE 33131
BUSINESS PHONE 305-350-2352	CELL PHONE	EMAIL ADDRESS cgrimm@bilzin.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	

**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).

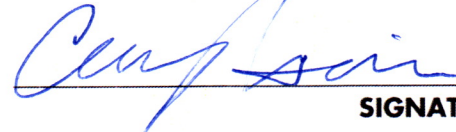


**Please read the following and acknowledge below:**

- 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 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

  
SIGNATURE

Carly Grimm  
PRINT NAME

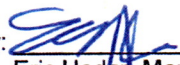
4/5/19  
DATE SIGNED

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I, Eric Hadar, being first duly sworn, depose and certify as follows: (1) I am the manager of Allied Savoy, LLC, the manager of Savoy Hotel Partners, LLC, a Florida Limited Liability Corporation. (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 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.

SAVOY HOTEL PARTNERS, LLC  
a Florida Limited Liability Company  
By: Allied Savoy, LLC, Manager

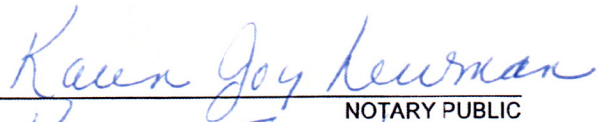
By:   
Eric Hadar, Manager

Sworn to and subscribed before me this 5 day of April, 2019. The foregoing instrument was acknowledged before me by Eric Hadar, the manager of Allied Savoy, LLC, the manager of Savoy Hotel Partners, LLC, a Florida Limited Liability Corporation, 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: 12-15-2019

KAREN JOY NEWMAN  
NOTARY PUBLIC-STATE OF NEW YORK  
NO. 01NE6102952  
QUALIFIED IN NEW YORK COUNTY  
MY COMMISSION EXPIRES 12-15-2019

  
NOTARY PUBLIC  
KAREN JOY NEWMAN  
PRINT NAME

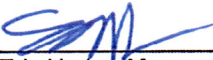


**POWER OF ATTORNEY AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I, Eric Hadar, 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 Carter N. McDowell, Carly Grimm, and Javier Aviñó of the firm of Bilzin Sumberg Baena Price & Axelrod, LLP to be my representatives before the Historic Preservation Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

SAVOY HOTEL PARTNERS, LLC  
a Florida Limited Liability Company  
By: Allied Savoy, LLC, Manager

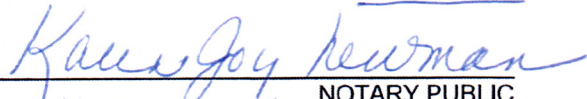
By:   
Eric Hadar, Manager

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**NOTARY SEAL OR STAMP**

My Commission Expires: 12-15-2019

**KAREN JOY NEWMAN**  
**NOTARY PUBLIC-STATE OF NEW YORK**  
**NO. 01NE6102952**  
**QUALIFIED IN NEW YORK COUNTY**

  
NOTARY PUBLIC  
KAREN JOY NEWMAN  
PRINT NAME

**CONTRACT FOR PURCHASE**

~~MY COMMISSION EXPIRES 12-15-2019~~  
If there is a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships or trusts, list all individuals and/or complete the appropriate disclosure clause above.\*

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

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date of the application if filed, but prior to the dates 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.

Savoy Hotel Partners, L.L.C.

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

See Disclosure of Interest attached as Exhibit "B"

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**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

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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.

<b>TRUST NAME</b>	
<b>NAME AND ADDRESS</b>	<b>% INTEREST</b>
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4. **COMPENSATED LOBBYIST:**

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

	NAME	ADDRESS	PHONE #
a.	Carter N. McDowell	1450 Brickell Avenue, #2300, Miami, FL	305-350-2355
	Bilzin Sumberg Baena Price & Axelrod, LLP		
b.	Carly Grimm	1450 Brickell Avenue, #2300, Miami, FL	305-350-2352
	Bilzin Sumberg Baena Price & Axelrod, LLP		
c.	Javier Aviño	1450 Brickell Avenue, #2300, Miami, FL	305-350-7202
	Bilzin Sumberg Baena Price & Axelrod, LLP		
d.	Brandon Haw	375 Park Avenue, #3308, New York, NY	212-300-8452
	Brandon Haw Architecture LLP		

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

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

**APPLICANT AFFIDAVIT**

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

SAVOY HOTEL PARTNERS, LLC  
a Florida Limited Liability Company  
By: Allied Savoy, LLC, Manager

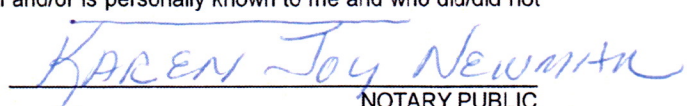
By: 

Eric Hadar, Manager

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NOTARY SEAL OR STAMP

My Commission Expires: 12-15-2019

  
NOTARY PUBLIC

  
PRINT NAME

KAREN JOY NEWMAN  
NOTARY PUBLIC-STATE OF NEW YORK  
NO. 01NE6102952  
QUALIFIED IN NEW YORK COUNTY  
MY COMMISSION EXPIRES 12-15-2019

MIAMI 6304046.1 77655/31661



**Exhibit "A"**  
**Legal Description**

Lots 5, 6, and 7, Block 6 of "Ocean Beach Subdivision", according to the Plat thereof, as recorded in Plat Book 2, Page 38, of the Public Records of Miami-Dade County, Florida.

## Exhibit "B"

### Disclosure of Ownership Interest for Savoy Hotel Partners, LLC

Savoy Hotel Partners, L.L.C. a Florida Limited Liability Company  
455 Ocean Drive  
Miami Beach, FL 33139

#### A. Managers

Allied Savoy TLC  
% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

#### B. Ownership

100%

Savoy Arlington LLC  
% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

##### 1) Allied Savoy Holding LLC

100%

% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

a) Eric D. Hadar, Manager 10%  
% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

b) The Eric D. Hadar Family Trust 90%  
% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

c) Eric D. Hadar 100%  
The Eric D. Hadar Family Trust  
%Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065