

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 HPB19-0299		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the Property Appraiser Summary Report)	
Board of Adjustment <input checked="" type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		Design Review Board <input checked="" type="checkbox"/> Design review approval <input checked="" type="checkbox"/> Variance	
Planning Board <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		Historic Preservation Board <input checked="" type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input checked="" type="checkbox"/> Historic district/site designation <input checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 4333 COLLINS AVE MIAMI BEACH FLORIDA 33140			
FOLIO NUMBER(S) 02-3226-001-2155			
Property Owner Information			
PROPERTY OWNER NAME FRU MANAGEMENT INC			
ADDRESS 4333 COLLINS AVE		CITY MIAMI BEACH	STATE FLORIDA
ZIP CODE 33140			
BUSINESS PHONE 305-532-3311	CELL PHONE 305-532-2266	EMAIL ADDRESS Stzalik657@aol.com	
Applicant Information (if different than owner)			
APPLICANT NAME ISMAEL ALLENDES			
ADDRESS 8280 SW 139 TH TERRACE		CITY PALMETTO BAY	STATE FLORIDA
ZIP CODE 33158			
BUSINESS PHONE 305-322-9097	CELL PHONE 305-322-9097	EMAIL ADDRESS ISMA2000@AOL.COM	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Request for Historic Preservation Board approval of : (1) twelve guest rooms addition on the top floor, (2) proposed chickee hut bar on ocean frontage, connect to the City boardwalk, (3) variance for North building setback. Please see enclosed Letter of Intent for a more detailed description of the requests.			

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		7,206.00	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		7,926.60	SQ. FT.
Party responsible for project design			
NAME ISMAEL ALLENDES RA		<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 8280 SW 139 TH TERRACE		CITY PALMETTO BAY	STATE FLORIDA ZIPCODE 33158
BUSINESS PHONE 305-322-9097	CELL PHONE 305-322-9097	EMAIL ADDRESS ISMA2000@ AOL.COM	
Authorized Representative(s) Information (if applicable)			
NAME TANIA HERNANDEZ		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Other ASSISTANT _____	
ADDRESS 8280 SW 139 TH TERRACE		CITY PALMETTO BAY	STATE FLORIDA ZIPCODE 33158
BUSINESS PHONE 305-322-9097	CELL PHONE 305-338-5862	EMAIL ADDRESS TANIAHERAN@AOL.COM	
NAME ARTURO MIRANDA		<input type="checkbox"/> Attorney <input checked="" type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 8280 SW 139 TH TERRACE		CITY PALMETTO BAY	STATE FLORIDA ZIPCODE 33158786-319-7328
BUSINESS PHONE 786-319-7328	CELL PHONE 786-319-7328	EMAIL ADDRESS ARTUROM2811@GMAIL.COM	
NAME ERNESTO MEDINA PA		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 782 NW 42 AVE SUITE 350		CITY MIAMI	STATE FLORIDA ZIPCODE 33126
BUSINESS PHONE 786-390-7977	CELL PHONE 786-390-7977	EMAIL ADDRESS EMEDINA0653@YAHOO.COM	

Please note the following information:

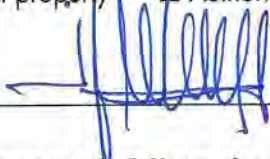
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the 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".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- 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



SIGNATURE
 Ismael Allendes RA

PRINT NAME
 April 04, 2019

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.

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

My Commission Expires: _____

SIGNATURE

NOTARY PUBLIC

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF FLORIDA

COUNTY OF DADE

I, JACOB NEISS, being first duly sworn, depose and certify as follows: (1) I am the OWNER (print title) of FRU MANAGEMENT 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.

Sworn to and subscribed before me this 04 day of APRIL, 2019. The foregoing instrument was acknowledged before me by JACOB NEISS, who has produced IS PERSONALLY KNOWN TO ME as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: APRIL 04, 2022



ISMAEL ALLENDES
SIGNATURE
NOTARY PUBLIC
ISMAEL ALLENDES

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Dade

I, Jacob Neiss

, 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 Ismael Allendes RA to be my representative before the Historic Preservation 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.

Jacob Neiss (Owner)

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 12th day of APRIL, 2019. The foregoing instrument was acknowledged before me by JACOB NEISS, 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: _____

[Handwritten Signature]

NOTARY PUBLIC
Raul V. Gonzalez

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.

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.

FRU MANAGEMENT INC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
CHARLES NEISS 702 OWE P BROOKLYN NY	33.5%
JACOB NEISS 1263 E 27 ST BROOKLYN NY	33.5%
SYLVIA KANOFF 4333 COLLINS AVE MIAMI BEACH FL	33.0%

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

EXHIBIT A

LEGAL DESCRIPTION

All the certain lot, piece or parcel of land, with de buildings and improvements thereon erected, situate, lying and being in the city of Miami Beach, county of Miami Dade, State of Florida.

Lots 3 and 4, block 39, amended map of the ocean front property of the Miami Beach improvement company, according to the plat thereof, as recorded in plat book 5, page 7 and 8, of the public records of Dade county, Florida.

(Recording date of July 10, 1916)

8280 SW 139 th TERRACE
PALMETTO BAY, FLORIDA 33158

TEL. # (305) 322-9097
FAX # (305) 253-3827

May 06, 2019

Members of Miami Beach Historic Preservation Board
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: Request for HPB approval for twelve guestrooms additions on the top floor, chikee hut bar on ocean frontage and variance for existing North building setback, at Holiday Inn, 4333 Collins Ave, Miami Beach 33140

Dear Members of the Historic Preservation Board:

IAA Design Associates PA, representing the owner of the Holiday Inn Oceanfront, located at 4333 Collins Avenue, Miami Beach, Florida, is hereby filing this application with the Historic Preservation Board for the following:

- 1-Twelve guestrooms additions on the top floor of the tower. This penthouse addition will connect and enhance the east and west vertical circulation. Harmony improves the overall appearance of the building, offering guests prime ocean view.
- 2- Chickee hut bar located north-east of the property and connecting with the City wallboard. Surrounded by stunning tropical landscape and white-sand beaches invites guests and tourists to relax, enjoy the cocktails and explore the spirit of Miami Beach.
- 3- A variance is requested for the north side interior tower setback, existing tide 14'-4" instead of 25'-8".

This special condition and circumstance is not the result from action of the applicant. The original design was developed this way as shown in the microfilms. The granting of the variance will be in harmony with the general intent and purpose of the design of the building.

We would greatly appreciate your approval of this application.

Please feel free to contact me to provide any additional information you may need.

Sincerely,



Ismael Allendes
(305) 322-9097

cc: Thomas Mooney, Planning Director
Debbie Tackett, Chief of HPB
James Seiberling, Principal Planner
Victor Nunez, HPB Clerk