

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 PB20-0344			
<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 1752 Bay Road, 1738 Bay Road, 1730 Bay Road, 1724 Bay Road, 1759 Purdy Avenue, 1747 Purdy Avenue, 1743 Purdy Avenue, and 1733 Purdy Avenue, Miami Beach, FL			
FOLIO NUMBER(S) 02-3233-012-0550, -0530, -0540, -0520, -0510, -0500, -0490, and -0480			
Property Owner Information			
PROPERTY OWNER NAME Sunset Land Associates LLC and SH Owner LLC			
ADDRESS 1691 Michigan Ave, Ste 510		CITY Miami Beach	STATE FL
BUSINESS PHONE 305-749-0921		CELL PHONE	EMAIL ADDRESS bradley.colmer@decocapital.com
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
ZIP CODE			
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Approval of a conditional use on the subject property to allow office use within approved mixed use development and deletion of condition 10 j. of the approved 2018 conditional use permit. For further information, please refer to the letter of intent.			

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.		66,995	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		132,764	SQ. FT.
Party responsible for project design			
NAME Bermello Ajamil & Partners		<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 2601 S Bayshore Dr #1000		CITY Miami	STATE FL ZIPCODE 33133
BUSINESS PHONE 954-248-3844	CELL PHONE	EMAIL ADDRESS ajenkins@bermelloajamil.com	
Authorized Representative(s) Information (if applicable)			
NAME Tracy R. Slavens		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS Holland & Knight, 701 Brickell Ave, Suite 3300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-789-7642	CELL PHONE	EMAIL ADDRESS tracy.slavens@hklaw.com	
NAME Vanessa Madrid		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS Holland & Knight, 701 Brickell Ave, Suite 3300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-789-7453	CELL PHONE	EMAIL ADDRESS vanessa.madrid@hklaw.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:

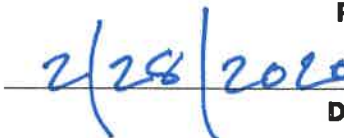
- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida 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

Bradley Colmer, Manager, Sunset Land Associates LLC

PRINT NAME

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: _____

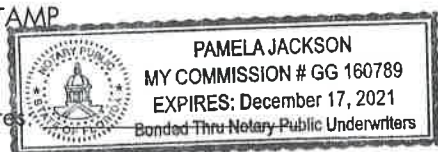
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

I, Bradley Colmer, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Sunset Land Associates 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 28 day of FEB, 2020. The foregoing instrument was acknowledged before me by BRADLEY COLMER, who has produced FLA. 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: _____

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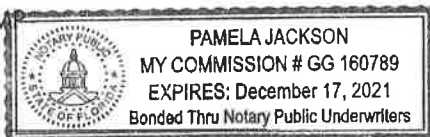
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NOTARY SEAL OR STAMP



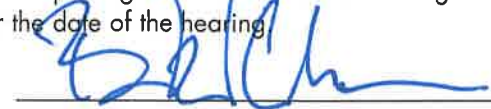
My Commission Expires: _____

NOTARY PUBLIC**PRINT NAME**

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-Dade

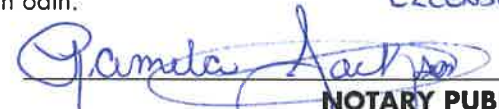
I, Bradley Colmer, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Tracy Slavens & Vanessa Madrid to be my representative before the Planning Board Board. (3) 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.

Bradley Colmer, Manager, Sunset Land Associates LLC

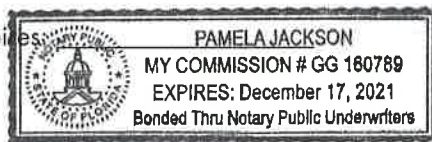
PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 28 day of FEB., 2020. The foregoing instrument was acknowledged before me by BRADLEY COLMER, who has produced FLORIDA 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
PAMELA JACKSON
PRINT NAME

My Commission Expires:

**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.

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.

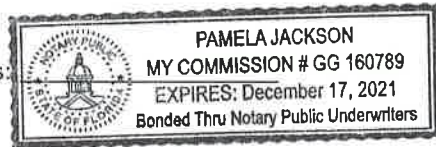
POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-Dade

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Bradley Colmer, Manager, Sunset Land Associates LLC**PRINT NAME (and Title, if applicable)****SIGNATURE**

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NOTARY SEAL OR STAMP



My Commission Expires:

Pamela Jackson
NOTARY PUBLIC
PAMELA JACKSON
PRINT NAME

CONTRACT FOR PURCHASE

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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.

Sunset Land Associates LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Please see attached Exhibit "A."

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
Tracy Slavens	Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131	305-789-7642
Vanessa Madrid	Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131	305-789-7453
See also Exhibit "B."		

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

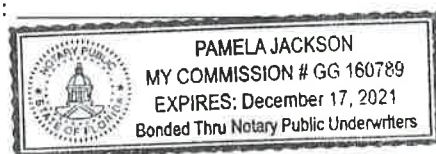
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[Signature]
SIGNATURE

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NOTARY SEAL OR STAMP

My Commission Expires:



Pamela Jackson
NOTARY PUBLIC
PAMELA JACKSON
PRINT NAME

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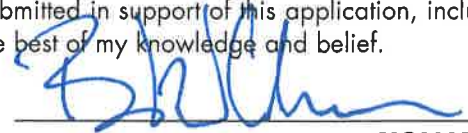
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APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

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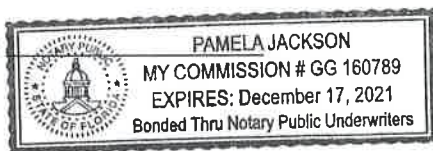
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NOTARY SEAL OR STAMP



NOTARY PUBLIC

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PAMELA JACKSON
PRINT NAME

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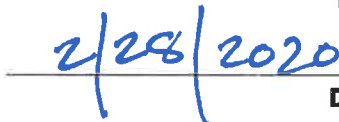
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☐ Owner of the subject property ☒ Authorized representative


SIGNATURE

Bradley Colmer, Manger, SH Owner LLC

PRINT NAME

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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NOTARY SEAL OR STAMP

NOTARY PUBLIC

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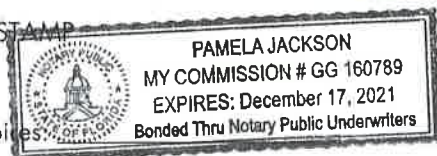
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NOTARY PUBLICPAMEIA JACKSON**PRINT NAME**

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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 means of _____ physical presence or _____ online notarization 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, Bradley Colmer, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of SH Owner 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.

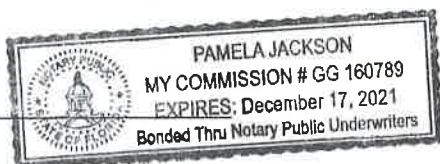
SIGNATURE

Sworn to and subscribed before me this 28 day of FEB, 2020. The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization by BRADLEY COLMER, who has produced FLA. 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: _____

PRINT NAME

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-Dade

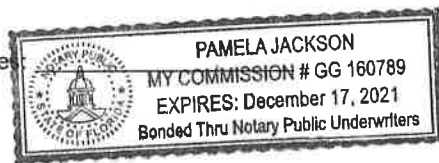
I, Bradley Colmer, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Tracy Slavens & Vanessa Madrid to be my representative before the Planning Board Board. (3) 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.

Bradley Colmer, Manager, SH Owner LLC**PRINT NAME (and Title, if applicable)**

SIGNATURE

Sworn to and subscribed before me this 28 day of FEB, 2020. The foregoing instrument was acknowledged before me by BRADLEY COLMER, who has produced FLA. DRIVER as identification and/or is personally known to me and who did/did not take an oath. LICENSE

NOTARY SEAL OR STAMP

My Commission Expires:



NOTARY PUBLIC
PAMELA JACKSON
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 is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-Dade

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Bradley Colmer, Manager, SH Owner LLC**PRINT NAME (and Title, if applicable)**

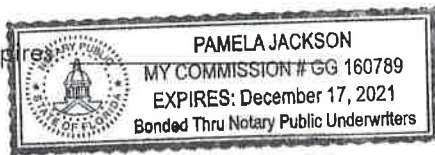
[Signature]
SIGNATURE

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LICENSE

NOTARY SEAL OR STAMP

[Signature]
NOTARY PUBLIC
PAMELA JACKSON
PRINT NAME

My Commission Expires:

**CONTRACT FOR PURCHASE**

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NAME, ADDRESS AND OFFICE

% OF STOCK

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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.

SH Owner LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Please see attached Exhibit "A."

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
Tracy Slavens	Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131	305-789-7642
Vanessa Madrid	Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131	305-789-7453
See also Exhibit "B."		

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

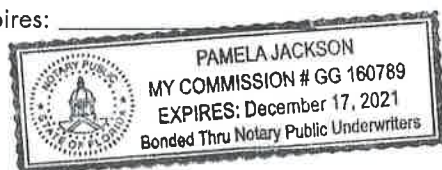
I, Bradley Colmer, Manager, SH Owner LLC, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are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

[Signature]
SIGNATURE

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NOTARY SEAL OR STAMP

My Commission Expires: _____



[Signature]
NOTARY PUBLIC
PAMELA JACKSON
PRINT NAME

COMPENSATED LOBBYIST

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APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

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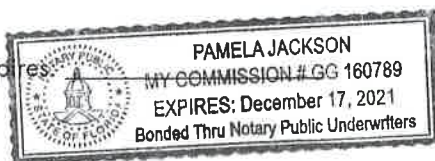
Bradley Colmer
SIGNATURE

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NOTARY SEAL OR STAMP

Pamela Jackson
NOTARY PUBLIC
PAMELA JACKSON
PRINT NAME

My Commission Expires



LEGAL DESCRIPTION

The West 1/2 of Lot 3, Lot 4 Lot 5, Lot 6 and Lot 7, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6 at Page 115 of the Public Records of Miami-Dade County, Florida.

EXHIBIT “A”

DISCLOSURE OF INTEREST

Interests in Sunset Land Associates, LLC

Percentage of Interest

Sunset Harbor Holdings, LLC	100%
c/o Deco Capital Group	
1691 Michigan Ave., Suite 510	
Miami Beach, FL 33139	

Interests in SH Owner, LLC

Percentage of Interest

Sunset Harbor Holdings, LLC	100%
c/o Deco Capital Group	
1691 Michigan Ave., Suite 510	
Miami Beach, FL 33139	

Interests in Sunset Harbor Holdings, LLC

Percentage of Interest

Deco Capital Investments, LLC	10%
c/o Deco Capital Group	
1691 Michigan Ave., Suite 510	
Miami Beach, FL 33139	

RWNIH-REP Sunset Harbor, LLC	90%
c/o Deco Capital Group	
1691 Michigan Ave., Suite 510	
Miami Beach, FL 33139	

Interests in Deco Capital Investments, LLC

Percentage of Interest

Brad Colmer c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	5.41%
Dan Marinberg c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	9.90%
M-1752 Deco Investor, LLC c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	5.01%
Michael Beattie c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	4.84%
Frederic Khalil c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	8.87%
David Neithardt Beaumont c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	12.19%
Douglas Silverman c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	10.19%

Boris Marinberg c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	1.70%
Deco Capital Group, LLC c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	4.69%
Ralph Bekkevold c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	19.32%
Joseph Furst c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	1.7%
Max and Roger Leifer c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	5.82%
Christopher Roe c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	1.46%
Gloria Canasi c/o Deco Capital Group 1691 Michigan Ave., Suite 510	5.54%
GJ Toggle Holdings LLC c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	3.12%
DCP Sunset Harbour LLC c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	0.24%

Interests in RWNH-REP Sunset Harbor LLC

Percentage of Interest

RWNH-REP, LLC c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	95.9588%
Ari Shalam c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	0.4822%
Joshua Shapiro c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	0.0698%
Barry Kringstein c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	3.4892%

Interests in RWNH-REP LLC

Percentage of Interest

Marc Rowan and Carolyn Rowan, as Husband and Wife c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	98.5603%
Ken Glassman c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	1.2972%
Mary Harada c/o Deco Capital Group 1691 Michigan Ave., Suite 510 Miami Beach, FL 33139	0.1299%

Ari Shalam
c/o Deco Capital Group
1691 Michigan Ave., Suite 510
Miami Beach, FL 33139

0.0126%

M-1752 Deco Investor, LLC

Percentage of Interest

Camilo Miguel
c/o Deco Capital Group
1691 Michigan Ave., Suite 510
Miami Beach, FL 33139

100%

Deco Capital Group, LLC

Percentage of Interest

Brad Colmer
c/o Deco Capital Group
1691 Michigan Ave., Suite 510
Miami Beach, FL 33139

100%

EXHIBIT "B"

COMPENSATED LOBBYISTS SUPPLEMENTAL LIST

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. In addition to the persons listed on page 8 of the application, below is a supplemental list of all persons or entities retained by the applicant, as of the date of this application, to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
<u>Bradley Colmer</u>	<u>Sunset Land Associates LLC and</u> <u>SH Owner LLC</u> <u>1691 Michigan Ave. # 510</u> <u>Miami Beach, FL 33133</u>	<u>305-749-0921</u>
<u>Daniel Marinberg</u>	<u>Sunset Land Associates LLC and</u> <u>SH Owner LLC</u> <u>1691 Michigan Ave. # 510</u> <u>Miami Beach, FL 33133</u>	<u>305-749-0921</u>
<u>Gregory R. Togel</u>	<u>Sunset Land Associates LLC and</u> <u>SH Owner LLC</u> <u>1691 Michigan Ave. # 510</u> <u>Miami Beach, FL 33133</u>	<u>305-749-0921</u>
<u>Raimundo Fernandez</u>	<u>Bermillo Ajamil & Partners</u> <u>2601 S Bayshore Dr., #100</u> <u>Miami, FL 33133</u>	<u>954-248-3844</u>
<u>Alicia Jenkins</u>	<u>Bermillo Ajamil & Partners</u> <u>2601 S Bayshore Dr., #100</u> <u>Miami, FL 33133</u>	<u>954-248-3844</u>
<u>Adrian K. Dabkowski</u>	<u>Kimley-Horn</u> <u>600 North Pine Island Rd., # 450</u> <u>Plantation, FL 33124</u>	<u>954-535-5144</u>
<u>Francisco Llado Nuffer</u>	<u>DOMO Architecture + Design</u> <u>420 Lincoln Rd., # 506</u> <u>Miami Beach, FL 33133</u>	<u>305-674-8031</u>

<u>Robert Moehring</u>	<u>DOMO Architecture + Design</u> <u>420 Lincoln Rd., # 506</u> <u>Miami Beach, FL 33133</u>	<u>305-674-8031</u>
<u>Jeffrey S. Bass</u>	<u>Shubin & Bass PA</u> <u>46 SW 1 St, #300</u> <u>Miami, FL 33130</u>	<u>305-381-6060</u>
<u>Mercy Arce</u>	<u>Holland and Knight</u> <u>701 Brickell Ave, #3300</u> <u>Miami, FL 33131</u>	<u>305-349-2178</u>