



FINAL BOA App - signed.pdf

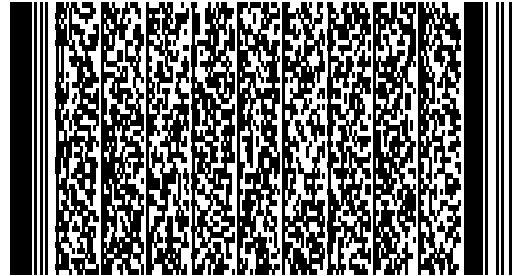
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E-Signature Summary

E-Signature Notary: Diana Ramos (dra)
May 10, 2021 06:38:46 -8:00 [0845D4CEA546] [162.244.152.118]
dramos@brzoninglaw.com



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 ZBA21-0128		Is the property the primary residence & homestead of the applicant/property owner? Yes <input type="checkbox"/> No <input type="checkbox"/> (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment Variance from a provision of the Land Development Regulations Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		Design Review Board Design review approval Variance Modification of existing Board Order	
Planning Board Conditional Use Permit Lot Split Amendment to the Land Development Regulations or Zoning Map Amendment to the Comprehensive Plan or Future Land Use Map Modification of existing Board Order		Historic Preservation Board Certificate of Appropriateness for design Certificate of Appropriateness for demolition Historic District/Site Designation Variance Modification of existing Board Order	
Other:			
Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 743 Washington Avenue, Miami Beach, Florida 33139			
FOLIO NUMBER(S) 02-4203-004-0690			
Property Owner Information			
PROPERTY OWNER NAME Jamestown Premier 775 Washington Avenue LLC			
ADDRESS 675 Ponce de Leon Ave. NE 7 Fl.		CITY Atlanta	STATE GA
ZIP CODE 30308			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Applicant Information (if different than owner)			
APPLICANT NAME Mansourandco, LLC			
ADDRESS 600 NE 27 Street		CITY Miami	STATE FLORIDA
ZIP CODE 33137			
BUSINESS PHONE 786-390-8019	CELL PHONE	EMAIL ADDRESS jonathan.mansour@hotmail.fr	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Modification to condition in previously approved variance under BOA File 3420, specifically to change name of operator.			

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Project Information			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input 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 N/A	<input type="checkbox"/> Architect <input type="checkbox"/> Engineer	<input type="checkbox"/> Contractor <input type="checkbox"/> Tenant	<input type="checkbox"/> Landscape Architect <input type="checkbox"/> Other _____
ADDRESS	CITY	STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Authorized Representative(s) Information (if applicable)			
NAME Michael W. Larkin	<input type="checkbox"/> Attorney <input type="checkbox"/> Agent	Contact Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 300	CITY Miami	STATE FL	ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Michael J. Marrero	<input type="checkbox"/> Attorney <input type="checkbox"/> Agent	Contact Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 300	CITY Miami	STATE FL	ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mmarrero@brzoninglaw.com	
NAME Cecilia Torres-Toledo	<input type="checkbox"/> Attorney <input type="checkbox"/> Agent	Contact Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 300	CITY Miami	STATE FL	ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS ctorres@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".

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

DocuSigned by:
Eric Hines
0EB2911C94684D6...
SIGNATURE

Eric Hines
PRINT NAME

5/10/2021

DATE SIGNED

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OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, N/A, 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, Eric Hines, being first duly sworn, depose and certify as follows: (1) I am the Authorized Signor (print title) of Jamestown Premier 775 Washington Avenue 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.

DocuSigned by:

Eric Hines

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SIGNATURE

Sworn to and subscribed before me this 10 day, of May, 2021. The foregoing instrument was acknowledged before me by Eric Hines, 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 PUBLICMy Commission Expires: 4-10-2023

Diana Ramos

PRINT NAME

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, N/A, 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

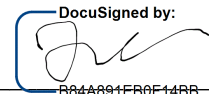
NOTARY PUBLIC

My Commission Expires: _____

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

I, Jonathan Mansour, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Mansourandco, 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.

DocuSigned by:



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SIGNATURE

Sworn to and subscribed before me this 10 day of May, 2021. The foregoing instrument was acknowledged before me by Jonathan Mansour, 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 PUBLICMy Commission Expires: 4-10-2023

Diana Ramos

PRINT NAME

Diana Ramos
Commission # GG 308355
 Notary Public - State of Florida
 My Commission Expires Apr 10, 2023

Notary Stamp 2021/05/10 06:38:46 PST

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Signed on 2021/05/10 06:38:46 -0000



POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-Dade

I, Jamestown Premier 775 Washington Aven, 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 BRFL&T, PLLC* to be my representative before the Board of Adjustment 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.

Eric Hines, Authorized Signor**PRINT NAME (and Title, if applicable)***Michael Larkin, Michael Marrero & Cecilia Torres-Toledo

Sworn to and subscribed before me this 10 day, of May, 2021. The foregoing instrument was acknowledged before me by Eric Hines, 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: 4-10-2023

[Signature]
Signed on 2021/05/10 06:38:46 -00

NOTARY PUBLICDiana Ramos**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.



POWER OF ATTORNEY AFFIDAVIT

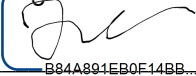
STATE OF Florida

COUNTY OF Miami-Dade

I, Mansourandco, 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 * BRFL&T PLLC to be my representative before the Board of Adjustment 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.

Jonathan Mansour, Manager

PRINT NAME (and Title, if applicable)

DocuSigned by:

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SIGNATURE

Sworn to and subscribed before me this 10 day, of May, 2021. The foregoing instrument was acknowledged before me by Jonathan Mansour, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP




Signed on 2021/05/10 06:38:46 -0000

NOTARY PUBLIC

My Commission Expires: 4-10-2023

Diana Ramos

PRINT NAME

*Michael Larkin, Esq. & Michael Marrero, Esq. & Cecilia Torres-Toledo, Esq.

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.

Jamestown Premier 775 Washington Avenue LLC

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
See Attached Ownership Affidavit	

Mansourandco, LLC

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
Jonathan Mansour, 600 NE 27 St, Miami FL 33137	100%

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.

OWNERSHIP DISCLOSURE AFFIDAVIT

STATE OF GEORGIA)
) ss:
COUNTY OF FULTON)

Before me, the undersigned authority, this day personally appeared Eric Hines, as Authorized Signatory of JAMESTOWN Premier 755 Washington Avenue, LLC, and as Authorized Signatory of JPPF REIT, Inc. ("Affiant"), who being by me first duly sworn, upon oath, deposes and says:

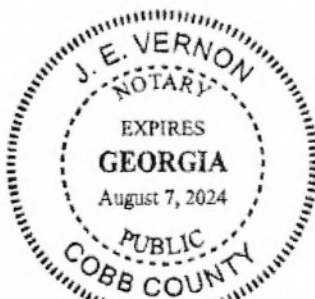
1. That I am an Authorized Signatory of JAMESTOWN Premier 755 Washington Avenue, LLC ("Property Owner"), the landlord of the applicant submitting the accompanying applications for public hearings before the City's Planning Board ("PB") and Board of Adjustment ("BOA") as required by the City of Miami Beach's ("City") Land Development Regulations for the Certificates of Appropriateness and Variances to be modified under PB File No. 2053 and BOA File No. 3420 affecting the real property located in the City described in the aforesaid application made a part hereof.
2. That I am an Authorized Signatory of JPPF REIT, Inc., a Delaware corporation, the sole member of JPPF OP GP, LLC, a Delaware limited liability company, which in turn is the sole general partner of JPPF Operating Partnership, L.P., a Delaware limited partnership, which in turn is the sole member of JPPF TRS Holdings, LLC, a Delaware limited liability company, which in turn is the sole member of Jamestown Premier 755 Washington, Avenue LLC, a Delaware limited liability company. No one natural person holds a total of five percent (5%) or more of the ownership interests in the applicant entity. As Authorized Signatory I am authorized to make this affidavit and have knowledge of the facts set forth herein.
3. That the facts stated in this Affidavit, and represented in the application and documents submitted in conjunction with this Affidavit, are true and correct, to the best of the Affiant's knowledge, information and belief.

Further Affiant sayeth not.

Eric Hines
 Eric Hines

The foregoing instrument was sworn and subscribed before me this 2nd day of April, 2021, by Eric Hines, Authorized Signatory of JAMESTOWN Premier 755 Washington Avenue, LLC, and of Jamestown Properties Corp, who is personally known to me.

[Signature]
 Notary Public



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.

N/A

TRUST NAME	
NAME AND ADDRESS	% INTEREST

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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
Michael W. Larkin	200 S. Biscayne Boulevard, Suite 300	(305) 374-5300
Michael J. Marrero	200 S. Biscayne Boulevard, Suite 300	(305) 606-5300
Cecilia Torres-Toledo	200 S. Biscayne Boulevard, Suite 300	(305) 606-5300

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

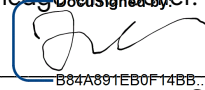
APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH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

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Jonathan Mansour, 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.



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SIGNATURE

Sworn to and subscribed before me this 10 day, of May, 2021. The foregoing instrument was acknowledged before me by Jonathan Mansour, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Diana Ramos
Commission # GG 308355
Notary Public - State of Florida
My Commission Expires Apr 10, 2023

My Commission Expires: 4-10-2023

Notary Stamp 2021/05/10 06:38:46 PST

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Signed on 2021/05/10 06:38:46 -8:00

NOTARY PUBLIC

Diana Ramos

PRINT NAME



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EXHIBIT A

LEGAL DESCRIPTION:

Lots 14, 15 and 16, Block 33 of OCEAN BEACH, FLA., ADDITION NO. 1, according to the Plat thereof, as recorded in Plat Book 3, Page(s) 11, of the Public Records of Miami-Dade County, Florida.

57468428;1

