

# 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 DRB21-0699		Is the property the primary residence & homestead of the applicant/property owner?      Yes      No (if "Yes," provide office of the property appraiser summary report)	
<b>Board of Adjustment</b> Variance from a provision of the Land Development Regulations Appeal of an administrative decision Modification of existing Board Order		<b>Design Review Board</b> <input type="checkbox"/> Design review approval Variance Modification of existing Board Order	
<b>Planning Board</b> 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		<b>Historic Preservation Board</b> Certificate of Appropriateness for design Certificate of Appropriateness for demolition Historic District/Site Designation Variance Modification of existing Board Order	
<b>Other:</b> waiver for height under Section 142-105(b)(1)			
<b>Property Information - Please attach Legal Description as "Exhibit A"</b>			
ADDRESS OF PROPERTY 228 W Dildo Drive			
FOLIO NUMBER(S) 02-32-32-011-0190; 02-32-32-011-0200			
<b>Property Owner Information</b>			
PROPERTY OWNER NAME 228 Dildo Vg LLC			
ADDRESS 1 Tarragon Drive		CITY Johnston	STATE RI
ZIP CODE 02919			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
<b>Applicant Information (if different than owner)</b>			
APPLICANT NAME N/A			
ADDRESS		CITY	STATE
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
<b>Summary of Request</b>			
PROVIDE A BRIEF SCOPE OF REQUEST Design review of new 2-story home and height waiver pursuant to Section 142-105(b) on vacant double lot.			

<b>Project Information</b>			
Is there an existing building(s) on the site?		Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		Yes	No
Does the project include interior or exterior demolition?		Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		10,680	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		10,680	SQ. FT.
<b>Party responsible for project design</b>			
NAME <b>SAOTA</b>		<input type="checkbox"/> Architect Engineer	Contractor Tenant
ADDRESS 109 HATFIELD STREET GARDENS 8001		LANDSCAPE ARCHITECT Other	ZIP CODE 8001
BUSINESS PHONE +27 (0)21 468 4400		EMAIL ADDRESS info@saota.com	
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME <b>Matthew Amster</b>		<input type="checkbox"/> Attorney Agent	Contact Other
ADDRESS 200 S Biscayne Boulevard, Suite 300		CITY <b>Miami</b>	STATE <b>FL</b>
BUSINESS PHONE 305 374 5300		ZIP CODE 33131	
CELL PHONE		EMAIL ADDRESS mamster@brzoninglaw.com	
NAME <b>Nicholas Rodriguez</b>		<input type="checkbox"/> Attorney Agent	Contact Other
ADDRESS 200 S Biscayne Boulevard, Suite 300		CITY <b>Miami</b>	STATE <b>FL</b>
BUSINESS PHONE 305 374 5300		ZIP CODE 33131	
CELL PHONE		EMAIL ADDRESS nrodriguez@brzoninglaw.com	
NAME <b>Cody Thaman</b>		<input type="checkbox"/> Attorney Agent	Contact Other architect
ADDRESS 1853 SW 24 Terrace		CITY <b>Miami</b>	STATE <b>FL</b>
BUSINESS PHONE 786.584.7857		ZIP CODE 33145	
CELL PHONE		EMAIL ADDRESS CODY@TAPLUSD.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 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**

Zachary Vella

**PRINT NAME**

7/9/21

**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 New YorkCOUNTY OF Bronx

I, Zachary Vella (print title) of 228 Dilido VG 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 9th day of July, 2021. The foregoing instrument was acknowledged before me by Zachary Vella, who has produced DL V400 981764490 as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

SOL BLUMENSTOCK  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01BL6152814  
Qualified in Bronx County  
My Commission Expires 09-22-2021

**NOTARY PUBLIC**My Commission Expires: 9/22/2021Sol Blumenstock**PRINT NAME**

**POWER OF ATTORNEY AFFIDAVIT**STATE OF New YorkCOUNTY OF Bronx

I, Zachary Vella, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell Fernandez Larkin & Tapanes, PLLC\* to be my representative before the Design Review 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.

Zachary Vella Manager  
**PRINT NAME (and Title, if applicable)**

**SIGNATURE**

Sworn to and subscribed before me this 9th day of July, 2021. 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

**SOL BLUMENSTOCK**  
**NOTARY PUBLIC-STATE OF NEW YORK**  
 No. 01BL6152814  
 Qualified in Bronx County  
 My Commission Expires 09-22-2021

**NOTARY PUBLIC**My Commission Expires: 9/22/21Sol Blumenstock**PRINT NAME**

\*Matthew Amster &amp; Nicholas Rodriguez

**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 individual(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.

**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.

**228 Dildo Vg LLC**

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS	% OF OWNERSHIP
Zachary Vella 228 W Dildo Dr Miami Beach FL 33139	100%.

**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	% INTEREST
NAME AND ADDRESS	

**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
<u>Matthew Amster</u>	<u>200 S Biscayne Boulevard, Suite 300</u>	<u>305 374 5300</u>
<u>Nicholas Rodriguez</u>	<u>200 S Biscayne Boulevard, Suite 300</u>	<u>305 374 5300</u>
<u>Cody Thaman</u>	<u>1853 SW 24 Terrace</u>	<u>786.584.7857</u>

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

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

**APPLICANT AFFIDAVIT**

STATE OF New York

COUNTY OF Bronx

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

[Signature]  
**SIGNATURE**

Sworn to and subscribed before me this 9th day of July, 2021. 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

**SOL BLUMENSTOCK**  
**NOTARY PUBLIC-STATE OF NEW YORK**  
No. 01BL6152814  
Qualified in Bronx County  
My Commission Expires 09-22-2021

[Signature]  
**NOTARY PUBLIC**

My Commission Expires: 9/22/21

Sol Blumenstock

**PRINT NAME**



## **Exhibit A - Legal Description**

**Lot 10, Block 2, of Di Lido, according to the Plat thereof, as recorded in Plat Book 8, Page 36, of the Public Records of Miami-Dade County, Florida.**

**Together with:**

**An eight (8) foot strip of land contiguous to the Westerly boundary lines of Lots 9 and 10, in Block 2, of Di Lido Island, according to the Plat thereof, as recorded in Plat Book 8, at Page 36, of the Public Records of Miami-Dade County, Florida, lying between Westerly extension of the Northerly line of Lot 9 and the Westerly extension of the Northerly line of Lot 10, Block 2.**

**AND**

**Lot 11, Block 2, of Di Lido, according to the Plat thereof, as recorded in Plat Book 8, Page 36, of the Public Records of Miami-Dade County, Florida.**

**Together with:**

**An 8 foot strip of land contiguous to the Westerly boundary line of said Lot 11, Block 2, Di Lido Island, according to the Plat thereof, as recorded in Plat Book 8, Page 36, of the Public Records of Miami-Dade County, Florida, lying between the Northerly and Southerly boundary lines of said Lot 11, Block 2 extended Westerly.**