

MIAMIBEACH

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 DRB21-0716		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 type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input checked="" type="checkbox"/> Design review approval <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
Planning Board <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <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="checkbox"/> Modification of existing Board Order		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"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY 300 W 40th Street Miami Beach FL 33140			
FOLIO NUMBER(S) 02-3227-017-0590			
Property Owner Information			
PROPERTY OWNER NAME JEHOVAH'S WITNESSES CONGREGATION OF SOUTH MIAMI BEACH INC			
ADDRESS 300 W 40th Street		CITY Miami Beach	STATE FL
ZIPCODE 33140			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Applicant Information (if different than owner)			
APPLICANT NAME Jasmin Velasquez			
ADDRESS 253 NE 2nd Street		CITY Miami	STATE FL
ZIPCODE 33132			
BUSINESS PHONE	CELL PHONE 720.422.8881	EMAIL ADDRESS Jazzy0075@gmail.com	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Remodel Existing Kingdom Hall at south end of property and remove two Auditoriums in the northerly end. Redevelop the new open space for drive and additional green space.			

Project Information						
Is there an existing building(s) on the site?		<input checked="" 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 checked="" 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.			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 Roger William Maki		<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 12935 58th Place North		CITY West Palm Beach	STATE FL	ZIPCODE 33411		
BUSINESS PHONE	CELL PHONE (561) 644-4704	EMAIL ADDRESS roger.maki@mac.com				
Authorized Representative(s) Information (if applicable)						
NAME Roger Maki		<input type="checkbox"/> Attorney <input checked="" type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____				
ADDRESS 12935 58th Place North		CITY West Palm Beach	STATE FL	ZIPCODE 33411		
BUSINESS PHONE	CELL PHONE (561) 644-4704	EMAIL ADDRESS roger.maki@mac.com				
NAME Brendan Berry		<input type="checkbox"/> Attorney <input checked="" type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____				
ADDRESS 1610 Palm Beach Lakes Blvd		CITY West Palm Beach	STATE FL	ZIPCODE 33401		
BUSINESS PHONE	CELL PHONE (206) 471-4310	EMAIL ADDRESS BBERRY@bethel.jw.org				
NAME Tarcisio Noguera		<input type="checkbox"/> Attorney <input checked="" type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____				
ADDRESS 19244 NW 24 CT		CITY Pembroke Pines	STATE FL	ZIPCODE 33029		
BUSINESS PHONE	CELL PHONE (954) 850-4288	EMAIL ADDRESS Tnoguera.pe@gmail.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

Douglas R. Mercier



SIGNATURE

Douglas R. Mercier

President

PRINT NAME

08/12/2021 06:26 PM EDT

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF xxxx WCOUNTY OF xxx W

I, xxx W, 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.

N/A W**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

N/A W**NOTARY PUBLIC**

My Commission Expires: _____

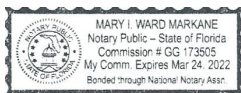
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami Dade

I, Douglas R Mercier, being first duly sworn, depose and certify as follows: (1) I am the President (print title) of JEHOVAH'S WITNESSES CONGREGATION OF SOUTH MIAMI BEACH, I (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.

Douglas R. Mercier  President**SIGNATURE**

Sworn to and subscribed before me this 12th day of August, 2021. The foregoing instrument was acknowledged before me by Douglas R. Mercier as President, who has produced Driver's license as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP




Online Notary Public. This notarial act involved the use of online audio/video communication

Mary I Ward Markane **NOTARY PUBLIC**My Commission Expires: 03-24-2022Mary I Ward Markane**PRINT NAME**

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-DadeXXXXXXXXXXXXXXXXXXXXXXXXXXXX JV

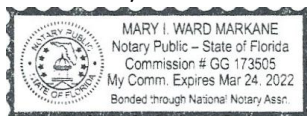
I, Douglas R Mercier, Wilson Roldan and Tobias Handle, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Brendan Berry, Rogar Maki & Tarcisio Noguera to be my representative 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.

Douglas R. Mercier PresidentDouglas R. Mercier **PRINT NAME (and Title, if applicable)****SIGNATURE**

State of Florida County of Flagler

Sworn to and subscribed before me this 12th day of August, 2021. The foregoing instrument was acknowledged before me by Douglas R. Mercier - President, who has produced Driver's license as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Mary I Ward Markane **NOTARY PUBLIC**My Commission Expires: 03-24-2022

Online Notary Public. This notarial act involved the use of online audio/video communication technology.

Mary I Ward Markane**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.

XXX

XXX

NAME**DATE OF CONTRACT**





NAME, ADDRESS AND OFFICE		% OF STOCK	
XXX	<u>JV</u>	XXX	<u>JV</u>
XXX	<u>JV</u>	XXX	<u>JV</u>
XXX	<u>JV</u>	XXX	<u>JV</u>
XXX	<u>JV</u>	XXX	<u>JV</u>

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.

JEHOVAH'S WITNESSES CONGREGATION OF SOUTH MIAMI BEACH, INC.

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
Douglas R Mercier	President
7735 Abbott Ave #4B Miami Beach, FL 33141	
Wilson Roldan	Director
1865 79 STREET CSWY # 16 D North Bay Village, FL 33141	
Tobias Handle	Secretary
7705 ABBOTT AVE #207 MIAMI BEACH, FL 33141	XXXX 
XXXX 	XXXX 
XXXXX 	

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
<u>Roger Maki</u>	<u>253 NE 2nd Street #1409 Miami FL 33132</u>	<u>720-422-8881</u>
<u>Brendan Berry</u>	<u>1610 Palm Beach Lakes Blvd West Palm Beach FL 33401</u>	<u>(206) 471-4310</u>
<u>Tarcisio Noguera</u>	<u>19244 NW 24 Ct Pembroke Pines FL 33029</u>	<u>(954) 850-4288</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 Florida

COUNTY OF Miami-Dade

I, Jasmin Velasquez, 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.

Jasmin Velasquez



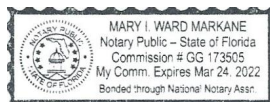
Local Design/Construction Department

SIGNATURE

State of Florida County of Flagler

Sworn to and subscribed before me this 12th day of August, 2021. The foregoing instrument was acknowledged before me by Jasmin Velasquez, who has produced Driver's license as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Mary I Ward Markane



NOTARY PUBLIC

My Commission Expires: 03-24-2022

Mary I Ward Markane

PRINT NAME


OWNER AFFIDAVIT FOR CORPORATION

STATE OF FLORIDA
CITY OF MIAMI BEACH

Before me, the undersigned authority, personally appeared Douglas R. Mercier President hereinafter the Affiant(s), who being first duly sworn by me, an oath, deposes and says:

1. Affiant is the president, secretary or treasure or otherwise authorized to sign on behalf of the JEHOVAH'S WITNESSES CONGREGATION OF SOUTH MIAMI BEACH INC doing business at the following address: **300 W 40th Street Miami Beach Fl 33140**
2. The Corporation owns the property which is the subject of this request.
3. The subject property is legally described as: **27-22 53 42 ORCHARD SUB 2 & 3 PB 8-116 LOTS 5 & 6 BLK 50**
4. Affiant is legally authorized to file this application or the Affiant has authorized **JASMIN VELASQUEZ** as the applicant /duly appointed agent to file this application and to receive all correspondence and represent the Affiant.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning action granted at public.

Witnesses:


Signature

Jon Stephen
Print Name

Douglas R. Mercier 
Affiant's Signature

Douglas R. Mercier President
Print Name

Mary I Ward Markane 
Signature

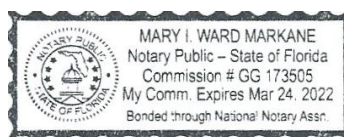
Mary I Ward Markane
Print Name

State of Florida County of Flagler

Sworn to and subscribed before me on the 12th day of August, 2021.
Affiant is personally known to me has produced Driver's license as identification.
as President

Notary Mary I Ward Markane 

Commission Expires: 03-24-2022



Online Notary Public. This notarial act involved the use of online audio/video communication technology.

Specific Power of Attorney

Know All Men by These Presents

That, Douglas R Mercier, Wilson Roldan and Tobias Handle as members of the JEHOVAH'S WITNESSES CONGREGATION OF SOUTH MIAMI BEACH INC, have made, constituted and appointed, and by these presents do make, constitute and appoint Brendan Berry, Jasmin Velasquez and Michelle Virelles true and lawful attorney in fact for the corporation and in their name, places and stead.

THIS IS A SPECIFIC POWER OF ATTORNEY AUTHORIZING THE CO-ATTORNEYS AS STATED HEREIN, AND IS ISSUED FOR THE PURPOSE OF: OBTAINING BUILDING, PLANNING, ZONING AND UTILITY PERMITS; OBTAINING ANY AND ALL DOCUMENTS REQUIRED; AND ATTENDING ANY AND ALL ZONING HEARINGS FOR ALL ASPECTS OF THE CONSTRUCTION OF THE PROPERTY DESCRIBED BELOW.

Legal Description: 27-22 53 42 ORCHARD SUB 2 & 3 PB 8-116 LOTS 5 & 6 BLK 50 LOT SIZE 193.900 X 186 OR 16884=2354 0795 1

Property Address: 300 W 40 Street Miami Beach Fl 33140



Folio No: 02-3227-017-0590

Giving and granting unto **Brendan Berry, Jasmin Velasquez and Michelle Virelles** said co-attorneys full power and authority to do and perform all and every act as necessary to be done in and about the premises as fully described above, to all intents and purposes as they might or could do if personally present, with full power of substitution and revocation, hereby ratifying and conforming all that said attorney shall be lawfully done or cause to be done by virtue hereof.

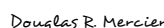

In Witness Whereof, we have hereunto set their hands and seals the 12th day of August, in the year 2021 Signed, sealed and delivered in my presence:



 
Printed Name: Jon Stephen



Witness

 
Printed Name: Mary I Ward Markane

Witness

  President
(Type Name of Signee)

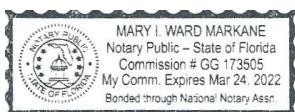
  Director
(Type Name of Signee)

  Secretary
(Type Name of Signee)

STATE OF Florida
COUNTY OF ~~MIAMI DIXIE~~ Flagler

MIAMI

On this 12th day of August, 2021, before me, the undersigned authority, personally appeared Douglas R Mercier, Wilson Roldan and Tobias Handle as members of JEHOVAH'S WITNESSES CONGREGATION OF SOUTH MIAMI BEACH INC known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed.



Online Notary Public. This notarial act involved the use of online audio/video communication technology.

 
NOTARY PUBLIC
My Commission Expires: 03-24-2022

ID provided: driver's licenses