



## Casa de Palm DRB Lot B Application - signed.pdf

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### E-Signature Summary

**E-Signature Notary: Diana Ramos (dra)**  
October 15, 2021 14:14:32 -8:00 [CC68465CC72E] [162.244.152.118]  
[dramos@brzoninglaw.com](mailto:dramos@brzoninglaw.com)



# 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.

Application Information			
FILE NUMBER DRB21-0739		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)	
<b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<b>Design Review Board</b> <input checked="" type="checkbox"/> Design review approval <input checked="" type="checkbox"/> Variance	
<b>Planning Board</b> <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		<b>Historic Preservation Board</b> <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 291 Palm Ave. Miami Beach, FL 33139			
FOLIO NUMBER(S) 02-4205-002-0460			
Property Owner Information			
PROPERTY OWNER NAME Casa de Palm LLC			
ADDRESS 8212 NW 30 Terrace		CITY Doral	STATE FL
BUSINESS PHONE		CELL PHONE	ZIP CODE 33122
EMAIL ADDRESS			
Applicant Information (if different than owner)			
APPLICANT NAME Same as Owner			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	ZIP CODE
EMAIL ADDRESS			
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Design review approval and associated variances for new single family home on Lot B (accompanying application PB21-0464)			

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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.		3,661	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 Ethan Royal		<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 2610 N. Miami Ave		CITY Miami	STATE Florida
BUSINESS PHONE 305-407-3929		CELL PHONE	ZIPCODE 33127
EMAIL ADDRESS			
Authorized Representative(s) Information (if applicable)			
NAME Matthew Amster		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S Biscayne Blvd. Suite 300		CITY Miami	STATE FL
BUSINESS PHONE 305-374-5300		CELL PHONE	ZIPCODE 33131
EMAIL ADDRESS mamster@brzoninglaw.com			
NAME David Butter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S Biscayne Blvd. Suite 300		CITY Miami	STATE FL
BUSINESS PHONE 305-374-5300		CELL PHONE	ZIPCODE 33131
EMAIL ADDRESS dbutter@brzoninglaw.com			
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	ZIPCODE
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".
- 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

\*Manager of Casa de Palm, LLC

DocuSigned by:

Shamsu Lalani

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**SIGNATURE**

**Shamsu Lalani\***

**PRINT NAME**

10/15/2021

**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, Shamsu Lalani, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Casa de Palm 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:

Shamsu Lalani

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**SIGNATURE**

Sworn to and subscribed before me this 15 day of October, 2021. The foregoing instrument was acknowledged before me by S. Lalani, 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: \_\_\_\_\_

Signed on 2021/10/15 14:14:32 -0000

**NOTARY PUBLIC**

Diana Ramos



**PRINT NAME****POWER OF ATTORNEY AFFIDAVIT**

STATE OF Florida  
 COUNTY OF Miami-Dade  
Shamsu Lalani\*

\*Manager of Casa de Palm, LLC

I, Shamsu Lalani\*, 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 Planning 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.

Shamsu Lalani\*

DocuSigned by:

Shamsu Lalani

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**PRINT NAME (and Title, if applicable)****SIGNATURE**

Sworn to and subscribed before me this 15 day of October, 2021. The foregoing instrument was acknowledged before me by S. Lalani, 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: \_\_\_\_\_

Notary Stamp: 2021/10/15 14:14:32 PST

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**NOTARY PUBLIC**

Diana Ramos

**PRINT NAME**

\*\* Matthew Amster, Esq. &amp; David Butter, 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.

**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.

Casa de Palm LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

Allauddin Panjwani

2625 Hunter Court, Weston FL 33131

% OF OWNERSHIP

25%

Shamsu Lalani

1000 5th St., Suite 200, Miami Beach FL 33139

75%

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>Ethan Royal</u>	<u>2610 N. Miami Ave, Miami FL 33127</u>	<u>305-407-3929</u>
<u>Matthew Amster, Esq.</u>	<u>200 S. Biscayne Boulevard, Suite 300, Miami FL 33131</u>	<u>305-374-5300</u>
<u>David Butter, Esq.</u>	<u>200 S. Biscayne Boulevard, Suite 300, Miami FL 33131</u>	<u>305-374-5300</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, Shamsu Lalani\*

Notarial act performed by audio-visual communication  
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.

Shamsu Lalani

0BFD4061F9E84AC...

**SIGNATURE**

Sworn to and subscribed before me this 15 day of October, 2021. The foregoing instrument was acknowledged before me by S. Lalani, 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: \_\_\_\_\_



**NOTARY PUBLIC**

Diana Ramos

**PRINT NAME**

\*Manager of Casa de Palm, LLC



## EXHIBIT A

### Lot B

#### PROPOSED PARCEL 2

Lot 55 in Block 2-B, of ENTITLE AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS, according to the Plat thereof, as recorded in Plat Book 32, at Page 37, of the Public Records of Miami-Dade County, Florida.

AND

A portion of Lot 56 in Block 2-B, of ENTITLE AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS, according to the Plat thereof, as recorded in Plat Book 32, at Page 37, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Begin at the Southeasterly corner of said Lot 56 also being the Southwesterly corner of said Lot 55; thence N13°29'14"E along the Easterly line of Lot 56 also being the Westerly line of Lot 55 as shown on said Plat of ENTITLE AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS, Plat Book 32, Page 37; a distance of 70.00 feet to the Northeasterly corner of said Lot 56, also being the Northwesterly corner of Lot 55 as shown on said Plat of ENTITLE AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS, , Plat Book 32, Page 37; said point being a point of non tangency, to which point a radial line bears N13°29'14"E; thence run westerly along the arc of a circular curve to the left having for its elements a radius of 170 feet, a central angle of 4°58'18" and an arc distance of 14.75 feet; thence S08°30'56"W a distance of 70.00 feet to a point on the Southerly line of said Lot 56; said point being a point of non tangency, to which point a radial line bears N08°30'56"E; thence run southeasterly along the arc of a circular curve to the right having for its elements a radius of 100 feet, a central angle of 4°58'18" and an arc distance of 8.68 feet to the Point of Beginning.

Containing 6,017.5 Square feet or 0.14 Acres, more or less, by calculation.

Portion of FOLIO No. 02-4205-002-0460

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