



The Law Offices of Kent Harrison Robbins, P.A.

May 9, 2022

By Email to NickKallergis@miamibeachfl.gov

By Email to barrykleinboa@gmail.com

By Email to bresaro@aol.com

By Email to kpaskalmb@gmail.com

By Email to laura@lawassocinc.com

By Email to nanlieb@aol.com

By Email to rick.hpb@gmail.com

By Email to stuartreesq@aol.com

Nick Kallergis, First Assistant City Attorney
Chairman and Members of the Historic Preservation Board
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: Request for Time for Presentation on Objection to Application for Certificate of Appropriateness for partial demolition and renovation of two buildings on the site, the total demolition of two buildings, the construction of two new additions and landscape and hardscape modifications for the property located at 1901 Collins Avenue, Miami Beach, Florida (Historic Preservation Board File No. 21-0481). (Shore Club Project)

Dear Mr. Kallergis, Chairman and Members of the Historic Preservation Board,

This firm represents the property owners of four units; 1808 (Owner - Setai 1808, LLC), 2204 (Owner - Setai 2204, LLC), 2304 (Owner - Setai Unit 2304, LLC) and 3701 (Owner - Dr. Stephen Soloway), at the Setai Resort and Residences located at 101 20th Street, Miami Beach, Florida (collectively "The Setai Condo specified unit owners") concerning the above referenced matter.

Each owner has filed a separate lobbyist registration form and paid the \$350 lobbyist registration fee. The tax appraisal is being provided for each of the properties showing that the value of the units range from a value of \$1,641,000 to \$5,918,000. In the May 6, 2022 Objection Letter, we established the special injury that each of my clients' units will suffer and raised my clients' standing, we also submitted a graphic presentation.

I will be appearing on behalf of the Setai Condo specified unit owners at Tuesday's hearing and request 10 minutes to make my presentation on behalf of the four (4) parties noted above. Otherwise, I will not have sufficient time to make my presentation and my clients would be denied due process.

Sincerely,

Kent Harrison Robbins

Kent Harrison Robbins

Attorney for Setai 1808, LLC, Setai 2204, LLC and Setai Unit 2304, LLC.

Enclosures

cc: Debbie Tackett, Chief of Historic Preservation: deborahTackett@miamibeachfl.gov
Tom Mooney, Planning Director: ThomasMooney@miamibeachfl.gov
Michael Larkin, Attorney for Applicant: MLarkin@brzoninglaw.com
Neisen Kasdin, Attorney for Applicant: neisen.kasdin@akerman.com

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FEB -7 2022

Office of the City Clerk
1700 Convention Center Drive
Miami Beach, FL 33139
305.673.7411

CITY OF MIAMI BEACH
OFFICE OF THE CITY CLERK

LOBBYIST REGISTRATION FORM

Lobbyist means all persons employed or retained, whether paid or not, by a principal who seeks to encourage the passage, defeat or modification of any ordinance, resolution, action or decision of any commissioner; any action, decision, recommendation of the City Manager or any City board or committee; or any action, decision or recommendation of any City personnel during the time period of the entire decision-making process on such action, decision or recommendation that foreseeably will be heard or reviewed by the City Commission, or a City board or committee. The term specifically includes the principal as well as any employee engaged in lobbying activities. The term "Lobbyist" has specific exclusions. Please refer to City Code Chapter 2, Article VII, Division 3, entitled "Lobbyists," for additional information.

Instructions: Please complete all sections of this form and submit the completed form, with the applicable fee, to the Office of the City Clerk. If you need more space to complete an answer, use a separate sheet(s) of paper. If you have nothing to report in a particular section, you must write "none" or "n/a" in that section. Any change to any information originally filed, or any additional City Commissioner or personnel who are also sought to be lobbied shall require that the lobbyist file an amendment to the registration form. The lobbyist has a continuing duty to supply information and amend the forms filed throughout the period that the lobbying occurs. Separate registration forms shall be required for each principal represented on each specific issue.

I. LOBBYIST INFORMATION:

ROBBINS, KENT HARRISON

NAME OF LOBBYIST	(Last)	(First)	(Middle Name)
ROBBINS, KENT HARRISON	ROBBINS	KENT	HARRISON

THE LAW OFFICES OF KENT HARRISON ROBBINS, P.A., 242 NE 27TH ST, MIAMI, FLORIDA 33137

LOBBYIST BUSINESS NAME AND ADDRESS	(Number and Street)	(City)	(State)	(Zip Code)
THE LAW OFFICES OF KENT HARRISON ROBBINS, P.A., 242 NE 27TH ST, MIAMI, FLORIDA 33137	242 NE 27TH ST	MIAMI	FL	33137

(305) 532-0500	(305) 632-1770	khrr@khrlawoffices.com
(305) 532-0500	(305) 632-1770	khrr@khrlawoffices.com

LOBBYIST BUSINESS TELEPHONE NUMBER	CELLULAR TELEPHONE NUMBER	EMAIL ADDRESS
(305) 532-0500	(305) 632-1770	khrr@khrlawoffices.com

II. PRINCIPAL INFORMATION:

SETAI 1808, LLC

NAME OF PRINCIPAL	(Last)	(First)	(Middle Name)
SETAI 1808, LLC	SETAI	1808	LLC

101 20TH STREET, #1808 MIAMI BEACH, FLORIDA 33139

PRINCIPAL BUSINESS NAME AND ADDRESS	(Number and Street)	(City)	(State)	(Zip Code)
101 20TH STREET, #1808 MIAMI BEACH, FLORIDA 33139	101 20TH STREET, #1808	MIAMI BEACH	FL	33139

(305) 520-6525		
(305) 520-6525		

PRINCIPAL BUSINESS TELEPHONE NUMBER	CELLULAR TELEPHONE NUMBER	EMAIL ADDRESS
(305) 520-6525		

Pursuant to City Code Section 2-482(h)(1)(a): A principal of any corporation, partnership, or other entity who appears as a lobbyist on behalf of that entity, without special compensation or reimbursement for the appearance, whether direct, indirect, or contingent, to express support of or opposition to an item, shall register with the Clerk as required by this subsection but shall not be required to pay any registration fees.

If the principal is a Corporation, Partnership or Trust, the following information **MUST** be provided pursuant to City Code Section 2-482(c):

- NAME OF CHIEF OFFICER, PARTNER, OR BENEFICIARY (if none, write N/A): JOSEPH NAKESH
- NAME OF ALL PERSONS HOLDING, DIRECTLY OR INDIRECTLY, A 5% OR MORE OWNERSHIP INTEREST IN SUCH CORPORATION, PARTNERSHIP OR TRUST (if none, write N/A): JOSEPH NAKESH

III. ISSUE TO BE LOBBIED:

Describe with as much detail as is practical, including but not limited to a specific description where applicable of a pending request for proposal, invitation to bid, or public hearing number.

LEGAL REPRESENTATION OF SETAI 1808, LLC, CONCERNING IMPACTS TO UNIT # 1808 OF THE SETAI

RELATED TO THE DEVELOPMENT OF THE PROPERTY LOCATED AT 1901 COLLINS AVENUE, MIAMI

BEACH, FLORIDA

IV. CITY AGENCIES/INDIVIDUALS TO BE LOBBIED:

Pursuant to City Code Section 2-482(a)(4), list the City Commissioner or City personnel sought to be lobbied, and whether the lobbyist has entered into any contractual relationship (paid or unpaid) with said City Commissioner or City personnel from 12 months preceding such commencement of service with the City to the present date, stating the general nature of the subject contractual relationship.

Full Name of Individual and Title of Person to be Lobbied	Contractual Relationship (If yes, explain)	YES	NO
HISTORIC PRESERVATION BOARD	NONE		X
PLANNING BOARD	NONE		X
DESIGN REVIEW BOARD	NONE		X
ZONING BOARD OF ADJUSTMENT	NONE		X
CITY ATTORNEYS OFFICE	NONE		X
PLANNING STAFF	NONE		X
MAYOR'S OFFICE	NONE		X
CITY MANAGER'S OFFICE	NONE		X
CITY COMMISSION	NONE		X

Pursuant to City Code Section 2-482(g), every registrant shall be required to state the extent of any business, financial, familial or professional relationship, or other relationship giving rise to an appearance of an impropriety, with any current City Commissioner or City personnel who is sought to be lobbied as identified on the lobbyist registration form filed.

List any Business, Financial, Familial or Professional Relationship, or other relationship giving rise to an appearance of impropriety (if none, write N/A):
NONE

V. DISCLOSE RATE AND AMOUNT OF LOBBYIST COMPENSATION – Be Specific. (Note that a contingency fee is prohibited pursuant to City Code Sec. 2-485.3):

\$645/HR

The following six (6) questions MUST be answered:

- 1) Pursuant to City Code Section 2-488, entitled "Prohibited Campaign Contributions By Lobbyists On Procurement Issues":
__ Yes ☒ No: Are you lobbying on a present or pending bid for goods, equipment or services, or on a present or pending award for goods, equipment or service?
- 2) Pursuant to City Code Section 2-490, entitled "Prohibited Campaign Contributions By Lobbyists On Real Estate Development Issues":
__ Yes ☒ No: Are you lobbying on a pending application for a Development Agreement with the City or application for change of zoning map designation or change to the City's Future Land Use Map?
- 3) Pursuant to City Code Section 2-482(h), any person (except those exempt from the definition of "lobbyist" as set forth in Section 2-481) who only appears as a representative of a not-for-profit corporation or entity without special compensation or reimbursement for the appearance, whether direct or indirect to express support of or opposition to any item, shall register with the city clerk as required by this section, but shall not be required to pay any registration fees.
__ Yes ☒ No: Are you representing a not-for-profit corporation or entity without special compensation or reimbursement?
- 4) Pursuant to City Code Section 2-481, the term "lobbyist" specifically excludes the following persons: Expert witnesses who provide only scientific, technical or other specialized information or testimony in public meetings; any person who only appears as a representative of a neighborhood association without compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support of or opposition to any item; and any person who only appears as a representative of not-for-profit community based organization for the purpose of requesting a grant without special compensation or reimbursement for the appearance.
__ Yes ☒ No: Are you providing only scientific, technical or other specialized information; appearing as a representative of a neighborhood association without special compensation or reimbursement or representing a not-for-profit based organization for the purpose of requesting a grant without special compensation or reimbursement?
- 5) Pursuant to City Code Section 2-491(1), no campaign consultant shall lobby the City Commission for a period of 12 months following the swearing in of any elected official(s) for whom the campaign consultant provided campaign consulting services within the past election cycle. See Section 2-491 for more information.
__ Yes ☒ No: Have you provided campaign consulting services to an incumbent member of the City Commission within the past election cycle? If yes, please list the incumbent member(s) of the City Commission:

N/A
__ Yes ☒ No: If yes, has it been less than 12 months since the elected official(s) whom you provided campaign consulting services was sworn in?
- 6) Pursuant to City Code Section 2-482(a)(4)a., a lobbyist who has within the past election cycle provided campaign consulting services to an incumbent member of the City Commission (which lobbying activity is not otherwise prohibited by Code section 2-491) shall disclose such particular service on his/her lobbyist registration form and shall orally disclose such particular service before lobbying the City Commission at a public meeting.
__ Yes ☒ No: Have you provided campaign consulting services to an incumbent member of the City Commission within the past election cycle? If yes, please list the incumbent member(s) of the City Commission:

N/A
__ Yes ☒ No: If yes, were you promised or did you receive economic consideration in exchange for campaign consulting services?

TO BE COMPLETED BY CITY CLERK'S STAFF ONLY

Annual Registration fee: [] Yes [] No Amount Paid \$ _____ MCR # _____ Date Paid _____

Lobbyist Registration Form received and verified by: _____

F:\CLERK\SALE\AFORMS\LOBBYIST FORMS\Lobbyist Registration Form Revised 03-11-20 REG.doc

Revised 03/11/2020

VI. SIGNATURES UNDER OATH:

ON FEBRUARY 28 OF EACH YEAR, EACH LOBBYIST SHALL SUBMIT TO THE OFFICE OF THE CITY CLERK A SIGNED STATEMENT UNDER OATH, LISTING LOBBYING EXPENDITURES, AS WELL AS COMPENSATION RECEIVED, FOR THE PRECEDING CALENDAR YEAR WITH REGARD TO THE SPECIFIC ISSUE ON WHICH THE LOBBYIST HAS BEEN ENGAGED TO LOBBY. A STATEMENT SHALL BE FILED EVEN IF THERE HAS BEEN NO EXPENDITURE OR COMPENSATION DURING THE REPORTING PERIOD.¹

Signature of Lobbyist:

Kent Harrison Robbins

Date

2/4/2022

I do solemnly swear or affirm that all of the foregoing facts, statements, and disclosures in this form are true and correct, and that I have read or am familiar with the provisions contained in Chapter 2, Art. VII, Division 3, entitled "Lobbyists" of the Miami Beach City Code and all reporting requirements.

Signature of Lobbyist:

Kent Harrison Robbins

Date

2/4/2022

Signature of Principal:

Sabem Mounayyer

Date

VII. NOTARY SIGNATURE AND SEAL:

LOBBYIST:

State of

FLORIDA

County of:

MIAMI-DADE

Sworn to (or affirmed) and subscribed before me, by means of ☒ physical presence

or ☐ online notarization

this *4th* day of *FEBRUARY*, 20*22*, by

KENT HARRISON ROBBINS

NAME OF LOBBYIST

Produced ID

FORM OF IDENTIFICATION

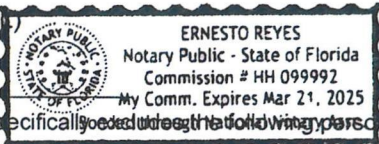
☒ Personally Known

Signature of Notary Public

ERNESTO REYES

Name of Notary, Typed, Printed or Stamped

(NOTARY SEAL)



PRINCIPAL

State of

FLORIDA

County of:

MIAMI-DADE

Sworn to (or affirmed) and subscribed before me, by means of ☒ physical presence

or ☐ online notarization

this *7th* day of *FEBRUARY*, 20*22*, by

Sabem Mounayyer

NAME OF PRINCIPAL

Produced ID

FORM OF IDENTIFICATION

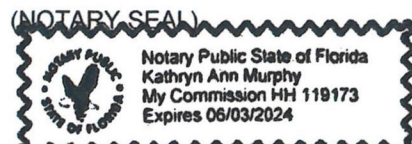
☒ Personally Known

Signature of Notary Public

KATHRYN ANN MURPHY

Name of Notary, Typed, Printed or Stamped

(NOTARY SEAL)



¹ The term "lobbyist" specifically includes the following persons:

Expert witnesses who provide only scientific, technical or other specialized information or testimony in public meetings; any person who only appears as a representative of a neighborhood association without compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support of or opposition to any item; and any person who only appears as a representative of not-for-profit community based organization for the purpose of requesting a grant without special compensation or reimbursement for the appearance.

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

Office of the City Clerk
Rafael E. Granado, City Clerk
Tel: 305.673.7411, Fax: 305.673.7254

CityClerk@miamibeachfl.gov

NAME OF LOBBYIST: KENT HARRISON ROBBINS

1) LOBBYIST FEE EXPENDITURE AND COMPENSATION STATEMENT

Pursuant to City Code Section 2-485(d), the City Clerk shall notify any lobbyist (or principal) who fails to file timely a Lobbyist Fee Expenditure and Compensation Statement (Statement). In addition to any other penalties that may be imposed as provided in Section 2-485.1, a fine of \$50.00 a day shall be assessed for Statements filed after the due date. The City Clerk shall notify the Miami-Dade County Commission on Ethics and Public Trust of the failure of a lobbyist (or principal) to file the Statement or pay the assessed fines after notification.

Any lobbyist, who fails to file the required Statement by April 30th of each year, shall be automatically suspended from lobbying until all fines are paid, unless the fine has been appealed to the Miami-Dade County Commission on Ethics and Public Trust.


I hereby acknowledge that on February 28 of each year, I shall submit to the City Clerk a signed Statement under oath listing all lobbyist expenditures, as well as compensation received, for the preceding calendar year with regard to the specific issue on which I have been engaged to lobby.

2) LOBBYIST WITHDRAWAL

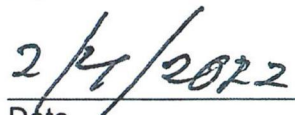
Once an issue I have registered to lobby has concluded or I am no longer lobbying on that issue, I shall immediately file a Notice of Withdrawal with the Office of the City Clerk.

3) ANNUAL LOBBYIST REGISTRATION FEE

I understand annual registration of all lobbyists shall be required for each 12-month period commencing October 1 of each year, and the fee for such annual registration shall be \$500.00 pursuant to Section 2-482 of the Miami Beach City Code.



Signature of Lobbyist



Date

2774

LAW OFFICES OF KENT HARRISON ROBBINS P.A.

242 NE 27TH STREET
MIAMI, FL 33137
(305) 532-0500



2/4/2022

PAY TO THE
ORDER OF City of Miami Beach

\$ **350.00

Three Hundred Fifty and 00/100*****

DOLLARS

City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139



Kent L. Robbins
AUTHORIZED SIGNATURE

MEMO

Lobbyist Reg - KHR for Setai 1808 - SC HPB

⑈002774⑈ ⑆066004367⑆ 1955022198⑈

Security features. Details on back



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 5/9/2022

Property Information	
Folio:	02-3234-153-2280
Property Address:	101 20 ST UNIT: 1808 Miami Beach, FL 33139-1903
Owner	SETAI 1808 LLC
Mailing Address	1400 BROADWAY 15 FLOOR NEW YORK, NY 10018 USA
PA Primary Zone	4100 MULTI-FAMILY - 101+ U/A
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths / Half	2 / 2 / 0
Floors	0
Living Units	1
Actual Area	Sq.Ft
Living Area	2,595 Sq.Ft
Adjusted Area	2,595 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	2005



Assessment Information			
Year	2021	2020	2019
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$4,671,000	\$4,872,200	\$5,302,100
Assessed Value	\$4,671,000	\$4,872,200	\$5,302,100

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,671,000	\$4,872,200	\$5,302,100
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,671,000	\$4,872,200	\$5,302,100
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,671,000	\$4,872,200	\$5,302,100
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,671,000	\$4,872,200	\$5,302,100

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/9/2022

Property Information

Folio: 02-3234-153-2280

Property Address: 101 20 ST 1808

Roll Year 2021 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/9/2022

Property Information

Folio: 02-3234-153-2280

Property Address: 101 20 ST 1808

Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/8/2022

Property Information

Folio: 02-3234-153-2280

Property Address: 101 20 ST UNIT: 1808 Miami Beach, FL 33139-1903

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/9/2022

Property Information

Folio: 02-3234-153-2280

Property Address: 101 20 ST 1808

Full Legal Description

SETAI RESORT & RESIDENCES CONDO

UNIT 1808

UNDIV 0.42886

INT IN COMMON ELEMENTS

OFF REC 21981-2159

COC 23055-3194 01 2005 1

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
01/13/2022	\$5,614,500	32974-1737	Qual by exam of deed
01/01/2005	\$3,500,000	23055-3194	Sales which are qualified
05/01/2004	\$2,460,000	22327-2408	Sales which are qualified

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1700 Convention Center Drive
Miami Beach, FL 33139
305.673.7411

CITY OF MIAMI BEACH
OFFICE OF THE CITY CLERK

LOBBYIST REGISTRATION FORM

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I. LOBBYIST INFORMATION:

ROBBINS, KENT HARRISON

NAME OF LOBBYIST (Last) (First) (Middle Name)

THE LAW OFFICES OF KENT HARRISON ROBBINS, P.A., 242 NE 27TH ST, MIAMI, FLORIDA 33137

LOBBYIST BUSINESS NAME AND ADDRESS (Number and Street) (City) (State) (Zip Code)

(305) 532-0500 (305) 632-1770 khr@khrlawoffices.com

LOBBYIST BUSINESS TELEPHONE NUMBER CELLULAR TELEPHONE NUMBER EMAIL ADDRESS

II. PRINCIPAL INFORMATION:

SETAI 2204, LLC

NAME OF PRINCIPAL (Last) (First) (Middle Name)

101 20TH STREET, #2204 MIAMI BEACH, FLORIDA 33139

PRINCIPAL BUSINESS NAME AND ADDRESS (Number and Street) (City) (State) (Zip Code)

(305) 520-6525

PRINCIPAL BUSINESS TELEPHONE NUMBER CELLULAR TELEPHONE NUMBER EMAIL ADDRESS

Pursuant to City Code Section 2-482(h)(1)(a): A principal of any corporation, partnership, or other entity who appears as a lobbyist on behalf of that entity, without special compensation or reimbursement for the appearance, whether direct, indirect, or contingent, to express support of or opposition to an item shall register with the Clerk as required by this subsection but shall not be required to pay any registration fees.

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- NAME OF CHIEF OFFICER, PARTNER, OR BENEFICIARY (if none, write N/A): JOSEPH NAKESH
- NAME OF ALL PERSONS HOLDING, DIRECTLY OR INDIRECTLY, A 5% OR MORE OWNERSHIP INTEREST IN SUCH CORPORATION, PARTNERSHIP OR TRUST (if none, write N/A): JOSEPH NAKESH

III. ISSUE TO BE LOBBIED:

Describe with as much detail as is practical, including but not limited to a specific description where applicable of a pending request for proposal, invitation to bid, or public hearing number.

LEGAL REPRESENTATION OF SETAI 2204, LLC, CONCERNING IMPACTS TO UNIT # 2204 OF THE SETAI

RELATED TO THE DEVELOPMENT OF THE PROPERTY LOCATED AT 1901 COLLINS AVENUE, MIAMI

BEACH, FLORIDA

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Full Name of Individual and Title of Person to be Lobbied	Contractual Relationship (If yes, explain)	YES	NO
HISTORIC PRESERVATION BOARD	NONE		X
PLANNING BOARD	NONE		X
DESIGN REVIEW BOARD	NONE		X
ZONING BOARD OF ADJUSTMENT	NONE		X
CITY ATTORNEYS OFFICE	NONE		X
PLANNING STAFF	NONE		X
MAYOR'S OFFICE	NONE		X
CITY MANAGER'S OFFICE	NONE		X
CITY COMMISSION	NONE		X

Pursuant to City Code Section 2-482(g), every registrant shall be required to state the extent of any business, financial, familial or professional relationship, or other relationship giving rise to an appearance of an impropriety, with any current City Commissioner or City personnel who is sought to be lobbied as identified on the lobbyist registration form filed.

List any Business, Financial, Familial or Professional Relationship, or other relationship giving rise to an appearance of impropriety (if none, write N/A):
NONE

V. DISCLOSE RATE AND AMOUNT OF LOBBYIST COMPENSATION – Be Specific. (Note that a contingency fee is prohibited pursuant to City Code Sec. 2-485.3):

\$645/HR

The following six (6) questions MUST be answered:

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- 2) Pursuant to City Code Section 2-490, entitled "Prohibited Campaign Contributions By Lobbyists On Real Estate Development Issues":
__ Yes ☒ No: Are you lobbying on a pending application for a Development Agreement with the City or application for change of zoning map designation or change to the City's Future Land Use Map?
- 3) Pursuant to City Code Section 2-482(h), any person (except those exempt from the definition of "lobbyist" as set forth in Section 2-481) who only appears as a representative of a not-for-profit corporation or entity without special compensation or reimbursement for the appearance, whether direct or indirect to express support of or opposition to any item, shall register with the city clerk as required by this section, but shall not be required to pay any registration fees.
__ Yes ☒ No: Are you representing a not-for-profit corporation or entity without special compensation or reimbursement?
- 4) Pursuant to City Code Section 2-481, the term "lobbyist" specifically excludes the following persons: Expert witnesses who provide only scientific, technical or other specialized information or testimony in public meetings; any person who only appears as a representative of a neighborhood association without compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support of or opposition to any item; and any person who only appears as a representative of not-for-profit community based organization for the purpose of requesting a grant without special compensation or reimbursement for the appearance.
__ Yes ☒ No: Are you providing only scientific, technical or other specialized information; appearing as a representative of a neighborhood association without special compensation or reimbursement or representing a not-for-profit based organization for the purpose of requesting a grant without special compensation or reimbursement?
- 5) Pursuant to City Code Section 2-491(1), no campaign consultant shall lobby the City Commission for a period of 12 months following the swearing in of any elected official(s) for whom the campaign consultant provided campaign consulting services within the past election cycle. See Section 2-491 for more information.
__ Yes ☒ No: Have you provided campaign consulting services to an incumbent member of the City Commission within the past election cycle? If yes, please list the incumbent member(s) of the City Commission:

N/A
__ Yes ☐ No: If yes, has it been less than 12 months since the elected official(s) whom you provided campaign consulting services was sworn in?
- 6) Pursuant to City Code Section 2-482(a)(4)a., a lobbyist who has within the past election cycle provided campaign consulting services to an incumbent member of the City Commission (which lobbying activity is not otherwise prohibited by Code section 2-491) shall disclose such particular service on his/her lobbyist registration form and shall orally disclose such particular service before lobbying the City Commission at a public meeting.
__ Yes ☒ No: Have you provided campaign consulting services to an incumbent member of the City Commission within the past election cycle? If yes, please list the incumbent member(s) of the City Commission:

N/A
__ Yes ☐ No: If yes, were you promised or did you receive economic consideration in exchange for campaign consulting services?

TO BE COMPLETED BY CITY CLERK'S STAFF ONLY

Annual Registration fee: [] Yes [] No Amount Paid \$ _____ MCR # _____ Date Paid _____

Lobbyist Registration Form received and verified by: _____

F:\CLERK\%ALL\%a\FORMS\LOBBYIST FORMS\Lobbyist Registration Form Revised 03-11-20 REG.doc

Revised 03/11/2020

VI. SIGNATURES UNDER OATH:

ON FEBRUARY 28 OF EACH YEAR, EACH LOBBYIST SHALL SUBMIT TO THE OFFICE OF THE CITY CLERK A SIGNED STATEMENT UNDER OATH, LISTING LOBBYING EXPENDITURES, AS WELL AS COMPENSATION RECEIVED, FOR THE PRECEDING CALENDAR YEAR WITH REGARD TO THE SPECIFIC ISSUE ON WHICH THE LOBBYIST HAS BEEN ENGAGED TO LOBBY. A STATEMENT SHALL BE FILED EVEN IF THERE HAS BEEN NO EXPENDITURE OR COMPENSATION DURING THE REPORTING PERIOD.¹

Signature of Lobbyist:

Date

I do solemnly swear or affirm that all of the foregoing facts, statements, and disclosures in this form are true and correct, and that I have read or am familiar with the provisions contained in Chapter 2, Art. VII, Division 3, entitled "Lobbyists" of the Miami Beach City Code and all reporting requirements.

Signature of Lobbyist:

Date

Signature of Principal:

Date

VII. NOTARY SIGNATURE AND SEAL:

LOBBYIST:

State of FLORIDA

County of: MIAMI-DADE

Sworn to (or affirmed) and subscribed before me,
by means of ☒ physical presence
or ☐ online notarization,
this 7th day of February, 2022, by

KENT HARRISON ROBBINS
NAME OF LOBBYIST

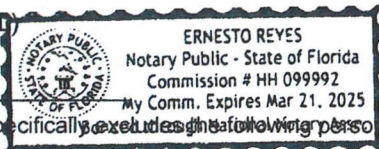
____ Produced ID
FORM OF IDENTIFICATION

☒ Personally Known

Signature of Notary Public

ERNESTO REYES
Name of Notary, Typed, Printed or Stamped

(NOTARY SEAL)



¹ The term "lobbyist" specifically excludes the following persons:

Expert witnesses who provide only scientific, technical or other specialized information or testimony in public meetings; any person who only appears as a representative of a neighborhood association without compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support of or opposition to any item; and any person who only appears as a representative of not-for-profit community based organization for the purpose of requesting a grant without special compensation or reimbursement for the appearance.

PRINCIPAL

State of FLORIDA

County of: MIAMI-DADE

Sworn to (or affirmed) and subscribed before me,
by means of ☒ physical presence
or ☐ online notarization,
this 7th day of February, 2022, by

Salem Mounayer
NAME OF PRINCIPAL

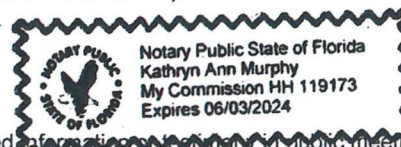
____ Produced ID
FORM OF IDENTIFICATION

☒ Personally Known

Signature of Notary Public

KATHRYN ANN MURPHY
Name of Notary, Typed, Printed or Stamped

(NOTARY SEAL)



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

Office of the City Clerk
Rafael E. Granado, City Clerk
Tel: 305.673.7411, Fax: 305.673.7254

CityClerk@miamibeachfl.gov

NAME OF LOBBYIST: KENT HARRISON ROBBINS

1) LOBBYIST FEE EXPENDITURE AND COMPENSATION STATEMENT

Pursuant to City Code Section 2-485(d), the City Clerk shall notify any lobbyist (or principal) who fails to file timely a Lobbyist Fee Expenditure and Compensation Statement (Statement). In addition to any other penalties that may be imposed as provided in Section 2-485.1, a fine of \$50.00 a day shall be assessed for Statements filed after the due date. The City Clerk shall notify the Miami-Dade County Commission on Ethics and Public Trust of the failure of a lobbyist (or principal) to file the Statement or pay the assessed fines after notification.

Any lobbyist, who fails to file the required Statement by April 30th of each year, shall be automatically suspended from lobbying until all fines are paid, unless the fine has been appealed to the Miami-Dade County Commission on Ethics and Public Trust.

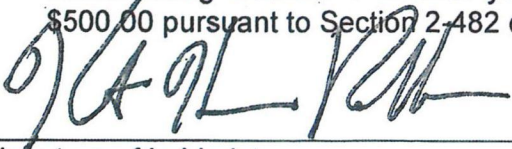
I hereby acknowledge that on February 28 of each year, I shall submit to the City Clerk a signed Statement under oath listing all lobbyist expenditures, as well as compensation received, for the preceding calendar year with regard to the specific issue on which I have been engaged to lobby.

2) LOBBYIST WITHDRAWAL

Once an issue I have registered to lobby has concluded or I am no longer lobbying on that issue, I shall immediately file a Notice of Withdrawal with the Office of the City Clerk.

3) ANNUAL LOBBYIST REGISTRATION FEE

I understand annual registration of all lobbyists shall be required for each 12-month period commencing October 1 of each year, and the fee for such annual registration shall be \$500.00 pursuant to Section 2-482 of the Miami Beach City Code.



Signature of Lobbyist

2/4/2022
Date

LAW OFFICES OF KENT HARRISON ROBBINS P.A.

242 NE 27TH STREET
MIAMI, FL 33137
(305) 532-0500

 **City National Bank**
OF FLORIDA
25 WEST FLAGLER STREET
MIAMI, FLORIDA 33130
63-436/660



2/4/2022

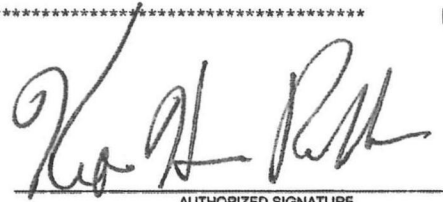
PAY TO THE
ORDER OF City of Miami Beach

\$**350.00

Three Hundred Fifty and 00/100*****

DOLLARS

City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139


AUTHORIZED SIGNATURE

MEMO

Lobbyist Reg - KHR for Setai 2204 - SC HPB

⑈002777⑈ ⑆066004367⑆ 1955022198⑈



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 5/9/2022

Property Information	
Folio:	02-3234-153-1600
Property Address:	101 20 ST UNIT: 2204 Miami Beach, FL 33139-1903
Owner	SETAI 2204 LLC C/O LEVINE AND PARTNERS ET AL
Mailing Address	3350 MARY STREET MIAMI, FL 33133 USA
PA Primary Zone	4100 MULTI-FAMILY - 101+ U/A
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths / Half	2 / 2 / 0
Floors	0
Living Units	1
Actual Area	Sq.Ft
Living Area	1,141 Sq.Ft
Adjusted Area	1,141 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	2004



Assessment Information			
Year	2021	2020	2019
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$1,641,505	\$1,570,800	\$1,709,400
Assessed Value	\$1,641,505	\$1,570,800	\$1,709,400

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,641,505	\$1,570,800	\$1,709,400
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,641,505	\$1,570,800	\$1,709,400
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,641,505	\$1,570,800	\$1,709,400
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,641,505	\$1,570,800	\$1,709,400

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/9/2022

Property Information

Folio: 02-3234-153-1600

Property Address: 101 20 ST 2204

Roll Year 2021 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/9/2022

Property Information

Folio: 02-3234-153-1600

Property Address: 101 20 ST 2204

Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/9/2022

Property Information

Folio: 02-3234-153-1600

Property Address: 101 20 ST UNIT: 2204 Miami Beach, FL 33139-1903

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/9/2022

Property Information

Folio: 02-3234-153-1600

Property Address: 101 20 ST 2204

Full Legal Description

SETAI RESORT & RESIDENCES CONDO

UNIT 2204

UNDIV .188566%

INT IN COMMON ELEMENTS

OFF REC 21981-2159

COC 22287-0042 04 2004 1

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
06/25/2018	\$2,075,000	31038-3114	Qual by exam of deed
04/01/2004	\$690,000	22287-0042	Sales which are qualified

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Version:

Office of the City Clerk
1700 Convention Center Drive
Miami Beach, FL 33139
305.673.7411

RECEIVED
FEB - 7 2022
CITY OF MIAMI BEACH
OFFICE OF THE CITY CLERK

LOBBYIST REGISTRATION FORM

Lobbyist means all persons employed or retained, whether paid or not, by a principal who seeks to encourage the passage, defeat or modification of any ordinance, resolution, action or decision of any commissioner; any action, decision, recommendation of the City Manager or any City board or committee; or any action, decision or recommendation of any City personnel during the time period of the entire decision-making process on such action, decision or recommendation that foreseeably will be heard or reviewed by the City Commission, or a City board or committee. The term specifically includes the principal as well as any employee engaged in lobbying activities. The term "Lobbyist" has specific exclusions. Please refer to City Code Chapter 2, Article VII, Division 3, entitled "Lobbyists," for additional information.

Instructions: Please complete all sections of this form and submit the completed form, with the applicable fee, to the Office of the City Clerk. If you need more space to complete an answer, use a separate sheet(s) of paper. If you have nothing to report in a particular section, you must write "none" or "n/a" in that section. Any change to any information originally filed, or any additional City Commissioner or personnel who are also sought to be lobbied shall require that the lobbyist file an amendment to the registration form. The lobbyist has a continuing duty to supply information and amend the forms filed throughout the period that the lobbying occurs. Separate registration forms shall be required for each principal represented on each specific issue.

I. LOBBYIST INFORMATION:

ROBBINS, KENT HARRISON

NAME OF LOBBYIST	(Last)	(First)	(Middle Name)
THE LAW OFFICES OF KENT HARRISON ROBBINS, P.A., 242 NE 27TH ST, MIAMI, FLORIDA 33137			
LOBBYIST BUSINESS NAME AND ADDRESS	(Number and Street)	(City)	(State) (Zip Code)
(305) 532-0500	(305) 632-1770	khr@khrlawoffices.com	
LOBBYIST BUSINESS TELEPHONE NUMBER	CELLULAR TELEPHONE NUMBER	EMAIL ADDRESS	

II. PRINCIPAL INFORMATION:

SETAI UNIT 2304, LLC

NAME OF PRINCIPAL	(Last)	(First)	(Middle Name)
101 20TH STREET, #2304 MIAMI BEACH, FLORIDA 33139			
PRINCIPAL BUSINESS NAME AND ADDRESS	(Number and Street)	(City)	(State) (Zip Code)
(305) 520-6525			
PRINCIPAL BUSINESS TELEPHONE NUMBER	CELLULAR TELEPHONE NUMBER	EMAIL ADDRESS	

Pursuant to City Code Section 2-482(h)(1)(a): A principal of any corporation, partnership, or other entity who appears as a lobbyist on behalf of that entity, without special compensation or reimbursement for the appearance, whether direct, indirect, or contingent, to express support of or opposition to an item shall register with the Clerk as required by this subsection but shall not be required to pay any registration fees.

If the principal is a Corporation, Partnership or Trust, the following information **MUST** be provided pursuant to City Code Section 2-482(c):

- NAME OF CHIEF OFFICER, PARTNER, OR BENEFICIARY (if none, write N/A): JOSEPH NAKESH
- NAME OF ALL PERSONS HOLDING, DIRECTLY OR INDIRECTLY, A 5% OR MORE OWNERSHIP INTEREST IN SUCH CORPORATION, PARTNERSHIP OR TRUST (if none, write N/A): JOSEPH NAKESH

III. ISSUE TO BE LOBBIED:

Describe with as much detail as is practical, including but not limited to a specific description where applicable of a pending request for proposal, invitation to bid, or public hearing number.

LEGAL REPRESENTATION OF SETAI UNIT 2304, LLC, CONCERNING IMPACTS TO UNIT # 2304 OF THE SETAI

RELATED TO THE DEVELOPMENT OF THE PROPERTY LOCATED AT 1901 COLLINS AVENUE, MIAMI

BEACH, FLORIDA

IV. CITY AGENCIES/INDIVIDUALS TO BE LOBBIED:

Pursuant to City Code Section 2-482(a)(4), list the City Commissioner or City personnel sought to be lobbied, and whether the lobbyist has entered into any contractual relationship (paid or unpaid) with said City Commissioner or City personnel from 12 months preceding such commencement of service with the City to the present date, stating the general nature of the subject contractual relationship.

Full Name of Individual and Title of Person to be Lobbied	Contractual Relationship (If yes, explain)	YES	NO
HISTORIC PRESERVATION BOARD	NONE		X
PLANNING BOARD	NONE		X
DESIGN REVIEW BOARD	NONE		X
ZONING BOARD OF ADJUSTMENT	NONE		X
CITY ATTORNEYS OFFICE	NONE		X
PLANNING STAFF	NONE		X
MAYOR'S OFFICE	NONE		X
CITY MANAGER'S OFFICE	NONE		X
CITY COMMISSION	NONE		X

Pursuant to City Code Section 2-482(g), every registrant shall be required to state the extent of any business, financial, familial or professional relationship, or other relationship giving rise to an appearance of an impropriety, with any current City Commissioner or City personnel who is sought to be lobbied as identified on the lobbyist registration form filed.

List any Business, Financial, Familial or Professional Relationship, or other relationship giving rise to an appearance of impropriety (if none, write N/A):
NONE

V. DISCLOSE RATE AND AMOUNT OF LOBBYIST COMPENSATION – Be Specific. (Note that a contingency fee is prohibited pursuant to City Code Sec. 2-485.3):

\$645/HR

The following six (6) questions MUST be answered:

- 1) Pursuant to City Code Section 2-488, entitled "Prohibited Campaign Contributions By Lobbyists On Procurement Issues":
__ Yes ☒ No: Are you lobbying on a present or pending bid for goods, equipment or services, or on a present or pending award for goods, equipment or service?
- 2) Pursuant to City Code Section 2-490, entitled "Prohibited Campaign Contributions By Lobbyists On Real Estate Development Issues":
__ Yes ☒ No: Are you lobbying on a pending application for a Development Agreement with the City or application for change of zoning map designation or change to the City's Future Land Use Map?
- 3) Pursuant to City Code Section 2-482(h), any person (except those exempt from the definition of "lobbyist" as set forth in Section 2-481) who only appears as a representative of a not-for-profit corporation or entity without special compensation or reimbursement for the appearance, whether direct or indirect to express support of or opposition to any item, shall register with the city clerk as required by this section, but shall not be required to pay any registration fees.
__ Yes ☒ No: Are you representing a not-for-profit corporation or entity without special compensation or reimbursement?
- 4) Pursuant to City Code Section 2-481, the term "lobbyist" specifically excludes the following persons: Expert witnesses who provide only scientific, technical or other specialized information or testimony in public meetings; any person who only appears as a representative of a neighborhood association without compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support of or opposition to any item; and any person who only appears as a representative of not-for-profit community based organization for the purpose of requesting a grant without special compensation or reimbursement for the appearance.
__ Yes ☒ No: Are you providing only scientific, technical or other specialized information; appearing as a representative of a neighborhood association without special compensation or reimbursement or representing a not-for-profit based organization for the purpose of requesting a grant without special compensation or reimbursement?
- 5) Pursuant to City Code Section 2-491(1), no campaign consultant shall lobby the City Commission for a period of 12 months following the swearing in of any elected official(s) for whom the campaign consultant provided campaign consulting services within the past election cycle. See Section 2-491 for more information.
__ Yes ☒ No: Have you provided campaign consulting services to an incumbent member of the City Commission within the past election cycle? If yes, please list the incumbent member(s) of the City Commission:

N/A
__ Yes ☒ No: If yes, has it been less than 12 months since the elected official(s) whom you provided campaign consulting services was sworn in?
- 6) Pursuant to City Code Section 2-482(a)(4)a., a lobbyist who has within the past election cycle provided campaign consulting services to an incumbent member of the City Commission (which lobbying activity is not otherwise prohibited by Code section 2-491) shall disclose such particular service on his/her lobbyist registration form and shall orally disclose such particular service before lobbying the City Commission at a public meeting.
__ Yes ☒ No: Have you provided campaign consulting services to an incumbent member of the City Commission within the past election cycle? If yes, please list the incumbent member(s) of the City Commission:

N/A
__ Yes ☒ No: If yes, were you promised or did you receive economic consideration in exchange for campaign consulting services?

TO BE COMPLETED BY CITY CLERK'S STAFF ONLY

Annual Registration fee: [] Yes [] No Amount Paid \$ _____ MCR # _____ Date Paid _____

Lobbyist Registration Form received and verified by: _____

F:\CLERK\SALL\OFFICES\LOBBYIST FORMS\Lobbyist Registration Form Revised 03-11-20 REG.doc

Revised 03/11/2020

VI. SIGNATURES UNDER OATH:

ON FEBRUARY 28 OF EACH YEAR, EACH LOBBYIST SHALL SUBMIT TO THE OFFICE OF THE CITY CLERK A SIGNED STATEMENT UNDER OATH, LISTING LOBBYING EXPENDITURES, AS WELL AS COMPENSATION RECEIVED, FOR THE PRECEDING CALENDAR YEAR WITH REGARD TO THE SPECIFIC ISSUE ON WHICH THE LOBBYIST HAS BEEN ENGAGED TO LOBBY. A STATEMENT SHALL BE FILED EVEN IF THERE HAS BEEN NO EXPENDITURE OR COMPENSATION DURING THE REPORTING PERIOD.¹

Signature of Lobbyist:

Date

I do solemnly swear or affirm that all of the foregoing facts, statements, and disclosures in this form are true and correct, and that I have read or am familiar with the provisions contained in Chapter 2, Art. VII, Division 3, entitled "Lobbyists" of the Miami Beach City Code and all reporting requirements.

Signature of Lobbyist:

Date

Signature of Principal:

Date

VII. NOTARY SIGNATURE AND SEAL:

LOBBYIST:

State of FLORIDA

County of: MIAMI-DADE

Sworn to (or affirmed) and subscribed before me,
by means of ☒ physical presence
or ☐ online notarization,
this 5th day of FEBRUARY, 2022, by

KENT HARRISON ROBBINS
NAME OF LOBBYIST

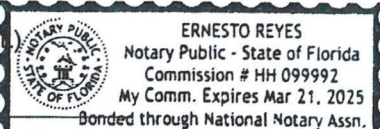
____ Produced ID
FORM OF IDENTIFICATION

☒ Personally Known

Signature of Notary Public

ERNESTO REYES
Name of Notary, Typed, Printed or Stamped

(NOTARY SEAL)



PRINCIPAL

State of FLORIDA

County of: MIAMI-DADE

Sworn to (or affirmed) and subscribed before me,
by means of ☒ physical presence
or ☐ online notarization,
this 7th day of FEBRUARY, 2022 by

Salem Mounayer
NAME OF PRINCIPAL

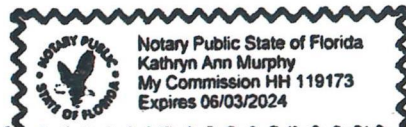
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☒ Personally Known

Signature of Notary Public

KATHRYN ANN MURPHY
Name of Notary, Typed, Printed or Stamped

(NOTARY SEAL)



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City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

Office of the City Clerk
Rafael E. Granado, City Clerk
Tel: 305.673.7411, Fax: 305.673.7254

CityClerk@miamibeachfl.gov

NAME OF LOBBYIST: KENT HARRISON ROBBINS

1) LOBBYIST FEE EXPENDITURE AND COMPENSATION STATEMENT

Pursuant to City Code Section 2-485(d), the City Clerk shall notify any lobbyist (or principal) who fails to file timely a Lobbyist Fee Expenditure and Compensation Statement (Statement). In addition to any other penalties that may be imposed as provided in Section 2-485.1, a fine of \$50.00 a day shall be assessed for Statements filed after the due date. The City Clerk shall notify the Miami-Dade County Commission on Ethics and Public Trust of the failure of a lobbyist (or principal) to file the Statement or pay the assessed fines after notification.

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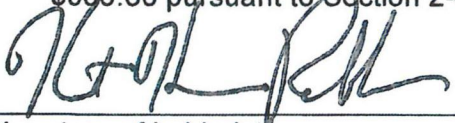
I hereby acknowledge that on February 28 of each year, I shall submit to the City Clerk a signed Statement under oath listing all lobbyist expenditures, as well as compensation received, for the preceding calendar year with regard to the specific issue on which I have been engaged to lobby.

2) LOBBYIST WITHDRAWAL

Once an issue I have registered to lobby has concluded or I am no longer lobbying on that issue, I shall immediately file a Notice of Withdrawal with the Office of the City Clerk.

3) ANNUAL LOBBYIST REGISTRATION FEE

I understand annual registration of all lobbyists shall be required for each 12-month period commencing October 1 of each year, and the fee for such annual registration shall be \$500.00 pursuant to Section 2-482 of the Miami Beach City Code.



Signature of Lobbyist

2/7/2022

Date

2775

LAW OFFICES OF KENT HARRISON ROBBINS P.A.

242 NE 27TH STREET
MIAMI, FL 33137
(305) 532-0500

 **City National Bank**
OF FLORIDA
25 WEST FLAGLER STREET
MIAMI, FLORIDA 33130
63-436/660



2/4/2022

PAY TO THE
ORDER OF

City of Miami Beach

\$**350.00

Three Hundred Fifty and 00/100*****

DOLLARS

City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139



AUTHORIZED SIGNATURE

MEMO

Lobbyist Reg - KHR for Setai 2304 - SC HPB

⑈002775⑈ ⑆066004367⑆ 1955022198⑈

Security features. Details on back.



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 5/9/2022

Property Information	
Folio:	02-3234-153-1610
Property Address:	101 20 ST UNIT: 2304 Miami Beach, FL 33139-1903
Owner	SETAI UNIT 2304 LLC
Mailing Address	1400 BROADWAY 15 FLR NEW YORK, NY 10018 USA
PA Primary Zone	4100 MULTI-FAMILY - 101+ U/A
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths / Half	2 / 2 / 0
Floors	0
Living Units	1
Actual Area	Sq.Ft
Living Area	1,141 Sq.Ft
Adjusted Area	1,141 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	2004



Assessment Information			
Year	2021	2020	2019
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$1,658,320	\$1,586,900	\$1,866,900
Assessed Value	\$1,658,320	\$1,586,900	\$1,866,900

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,658,320	\$1,586,900	\$1,866,900
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,658,320	\$1,586,900	\$1,866,900
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,658,320	\$1,586,900	\$1,866,900
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,658,320	\$1,586,900	\$1,866,900

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/9/2022

Property Information

Folio: 02-3234-153-1610

Property Address: 101 20 ST 2304

Roll Year 2021 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 02-3234-153-1610

Property Address: 101 20 ST 2304

Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 5/9/2022

Property Information

Folio: 02-3234-153-1610

Property Address: 101 20 ST UNIT: 2304 Miami Beach, FL 33139-1903

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/9/2022

Property Information

Folio: 02-3234-153-1610

Property Address: 101 20 ST 2304

Full Legal Description

SETAI RESORT & RESIDENCES CONDO

UNIT 2304

UNDIV 0.188566%

INT IN COMMON ELEMENTS

OFF REC 21981-2159

COC 22390-3365 06 2004 1

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
12/20/2021	\$2,100,000	32938-2446	Qual by exam of deed
02/21/2017	\$2,265,000	30453-0448	Qual by exam of deed
05/23/2015	\$100	29642-1437	Corrective, tax or QCD; min consideration
04/30/2015	\$305,000	29609-3716	Qual by exam of deed
04/23/2015	\$100	29591-3558	Corrective, tax or QCD; min consideration
04/23/2015	\$100	29596-2332	Corrective, tax or QCD; min consideration
04/20/2015	\$2,321,000	29625-1940	Corrective, tax or QCD; min consideration
12/29/2014	\$1,212,500	29459-3637	Corrective, tax or QCD; min consideration
12/09/2010	\$1,026,000	27559-2274	Financial inst or "In Lieu of Foreclosure" stated
08/02/2010	\$851,100	27388-4001	Financial inst or "In Lieu of Foreclosure" stated
06/01/2004	\$700,000	22390-3365	Sales which are qualified

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Version:



Office of the City Clerk
1700 Convention Center Drive
Miami Beach, FL 33139
305.673.7411

LOBBYIST REGISTRATION FORM

Lobbyist means all persons employed or retained, whether paid or not, by a principal who seeks to encourage the passage, defeat or modification of any ordinance, resolution, action or decision of any commissioner; any action, decision, recommendation of the City Manager or any City board or committee; or any action, decision or recommendation of any City personnel during the time period of the entire decision-making process on such action, decision or recommendation that foreseeably will be heard or reviewed by the City Commission, or a City board or committee. The term specifically includes the principal as well as any employee engaged in lobbying activities. The term "Lobbyist" has specific exclusions. Please refer to City Code Chapter 2, Article VII, Division 3, entitled "Lobbyists," for additional information.

Instructions: Please complete all sections of this form and submit the completed form, with the applicable fee, to the Office of the City Clerk. If you need more space to complete an answer, use a separate sheet(s) of paper. If you have nothing to report in a particular section, you must write "none" or "n/a" in that section. Any change to any information originally filed, or any additional City Commissioner or personnel who are also sought to be lobbied shall require that the lobbyist file an amendment to the registration form. The lobbyist has a continuing duty to supply information and amend the forms filed throughout the period that the lobbying occurs. Separate registration forms shall be required for each principal represented on each specific issue.

I. LOBBYIST INFORMATION:

ROBBINS, KENT HARRISON

NAME OF LOBBYIST (Last) (First) (Middle Name)

THE LAW OFFICES OF KENT HARRISON ROBBINS, P.A., 242 NE 27TH ST, MIAMI, FLORIDA 33137

LOBBYIST BUSINESS NAME AND ADDRESS (Number and Street) (City) (State) (Zip Code)

(305) 532-0500

(305) 632-1770

khrr@khrlawoffices.com

LOBBYIST BUSINESS TELEPHONE NUMBER

CELLULAR TELEPHONE NUMBER

EMAIL ADDRESS

II. PRINCIPAL INFORMATION:

DR. STEPHEN SOLOWAY

NAME OF PRINCIPAL (Last) (First) (Middle Name)

101 20TH STREET, #3701 MIAMI BEACH, FLORIDA 33139

PRINCIPAL BUSINESS NAME AND ADDRESS (Number and Street) (City) (State) (Zip Code)

(305) 532-0500

PRINCIPAL BUSINESS TELEPHONE NUMBER

CELLULAR TELEPHONE NUMBER

EMAIL ADDRESS

Pursuant to City Code Section 2-482(h)(1)(a): A principal of any corporation, partnership, or other entity who appears as a lobbyist on behalf of that entity, without special compensation or reimbursement for the appearance, whether direct, indirect, or contingent, to express support of or opposition to an item shall register with the Clerk as required by this subsection but shall not be required to pay any registration fees.

If the principal is a Corporation, Partnership or Trust, the following information **MUST** be provided pursuant to City Code Section 2-482(c):

- NAME OF CHIEF OFFICER, PARTNER, OR BENEFICIARY (if none, write N/A): N/A
- NAME OF ALL PERSONS HOLDING, DIRECTLY OR INDIRECTLY, A 5% OR MORE OWNERSHIP INTEREST IN SUCH CORPORATION, PARTNERSHIP OR TRUST (if none, write N/A): N/A

III. ISSUE TO BE LOBBIED:

Describe with as much detail as is practical, including but not limited to a specific description where applicable of a pending request for proposal, invitation to bid, or public hearing number.

LEGAL REPRESENTATION OF DR. STEPHEN SOLOWAY, OWNER OF UNIT 3701 OF THE SETAI

CONDOMINIUM, CONCERNING IMPACTS TO UNIT 3701 OF THE SETAI RELATED TO THE DEVELOPMENT

OF THE PROPERTY LOCATED AT 1901 COLLINS AVENUE, MIAMI BEACH, FLORIDA

IV. CITY AGENCIES/INDIVIDUALS TO BE LOBBIED:

Pursuant to City Code Section 2-482(a)(4), list the City Commissioner or City personnel sought to be lobbied, and whether the lobbyist has entered into any contractual relationship (paid or unpaid) with said City Commissioner or City personnel from 12 months preceding such commencement of service with the City to the present date, stating the general nature of the subject contractual relationship.

Full Name of Individual and Title of Person to be Lobbied	Contractual Relationship (If yes, explain)	YES	NO
HISTORIC PRESERVATION BOARD	NONE		X
PLANNING BOARD	NONE		X
DESIGN REVIEW BOARD	NONE		X
ZONING BOARD OF ADJUSTMENT	NONE		X
CITY ATTORNEYS OFFICE	NONE		X
PLANNING STAFF	NONE		X
MAYOR'S OFFICE	NONE		X
CITY MANAGER'S OFFICE	NONE		X
CITY COMMISSION	NONE		X

Pursuant to City Code Section 2-482(g), every registrant shall be required to state the extent of any business, financial, familial or professional relationship, or other relationship giving rise to an appearance of an impropriety, with any current City Commissioner or City personnel who is sought to be lobbied as identified on the lobbyist registration form filed.

List any Business, Financial, Familial or Professional Relationship, or other relationship giving rise to an appearance of impropriety (if none, write N/A):
NONE

V. DISCLOSE RATE AND AMOUNT OF LOBBYIST COMPENSATION – Be Specific. (Note that a contingency fee is prohibited pursuant to City Code Sec. 2-485.3):

\$645/HR

The following six (6) questions MUST be answered:

- 1) Pursuant to City Code Section 2-488, entitled "Prohibited Campaign Contributions By Lobbyists On Procurement Issues":
__ Yes ☒ No: Are you lobbying on a present or pending bid for goods, equipment or services, or on a present or pending award for goods, equipment or service?
- 2) Pursuant to City Code Section 2-490, entitled "Prohibited Campaign Contributions By Lobbyists On Real Estate Development Issues":
__ Yes ☒ No: Are you lobbying on a pending application for a Development Agreement with the City or application for change of zoning map designation or change to the City's Future Land Use Map?
- 3) Pursuant to City Code Section 2-482(h), any person (except those exempt from the definition of "lobbyist" as set forth in Section 2-481) who only appears as a representative of a not-for-profit corporation or entity without special compensation or reimbursement for the appearance, whether direct or indirect to express support of or opposition to any item, shall register with the city clerk as required by this section, but shall not be required to pay any registration fees.
__ Yes ☒ No: Are you representing a not-for-profit corporation or entity without special compensation or reimbursement?
- 4) Pursuant to City Code Section 2-481, the term "lobbyist" specifically excludes the following persons: Expert witnesses who provide only scientific, technical or other specialized information or testimony in public meetings; any person who only appears as a representative of a neighborhood association without compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support of or opposition to any item; and any person who only appears as a representative of not-for-profit community based organization for the purpose of requesting a grant without special compensation or reimbursement for the appearance.
__ Yes ☒ No: Are you providing only scientific, technical or other specialized information; appearing as a representative of a neighborhood association without special compensation or reimbursement or representing a not-for-profit based organization for the purpose of requesting a grant without special compensation or reimbursement?
- 5) Pursuant to City Code Section 2-491(1), no campaign consultant shall lobby the City Commission for a period of 12 months following the swearing in of any elected official(s) for whom the campaign consultant provided campaign consulting services within the past election cycle. See Section 2-491 for more information.
__ Yes ☒ No: Have you provided campaign consulting services to an incumbent member of the City Commission within the past election cycle? If yes, please list the incumbent member(s) of the City Commission:

N/A
__ Yes ☒ No: If yes, has it been less than 12 months since the elected official(s) whom you provided campaign consulting services was sworn in?
- 6) Pursuant to City Code Section 2-482(a)(4)a., a lobbyist who has within the past election cycle provided campaign consulting services to an incumbent member of the City Commission (which lobbying activity is not otherwise prohibited by Code section 2-491) shall disclose such particular service on his/her lobbyist registration form and shall orally disclose such particular service before lobbying the City Commission at a public meeting.
__ Yes ☒ No: Have you provided campaign consulting services to an incumbent member of the City Commission within the past election cycle? If yes, please list the incumbent member(s) of the City Commission:

N/A
__ Yes ☒ No: If yes, were you promised or did you receive economic consideration in exchange for campaign consulting services?

TO BE COMPLETED BY CITY CLERK'S STAFF ONLY

Annual Registration fee: [] Yes [] No Amount Paid \$ _____ MCR # _____ Date Paid _____

Lobbyist Registration Form received and verified by: _____

F:\CLERK\SALL\AFORMS\LOBBYIST FORMS\Lobbyist Registration Form Revised 03-11-20 REG.doc

Revised 03/11/2020

VI. SIGNATURES UNDER OATH:

ON FEBRUARY 28 OF EACH YEAR, EACH LOBBYIST SHALL SUBMIT TO THE OFFICE OF THE CITY CLERK A SIGNED STATEMENT UNDER OATH, LISTING LOBBYING EXPENDITURES, AS WELL AS COMPENSATION RECEIVED, FOR THE PRECEDING CALENDAR YEAR WITH REGARD TO THE SPECIFIC ISSUE ON WHICH THE LOBBYIST HAS BEEN ENGAGED TO LOBBY. A STATEMENT SHALL BE FILED EVEN IF THERE HAS BEEN NO EXPENDITURE OR COMPENSATION DURING THE REPORTING PERIOD.¹

Signature of Lobbyist:

[Signature]

Date

2/4/2022

I do solemnly swear or affirm that all of the foregoing facts, statements, and disclosures in this form are true and correct, and that I have read or am familiar with the provisions contained in Chapter 2, Art. VII, Division 3, entitled "Lobbyists" of the Miami Beach City Code and all reporting requirements.

Signature of Lobbyist:

[Signature]

Date

2/4/2022

Signature of Principal:

[Signature]

Date

VII. NOTARY SIGNATURE AND SEAL:

LOBBYIST:

State of FLORIDA

County of: MIAMI-DADE

Sworn to (or affirmed) and subscribed before me,
by means of ☒ physical presence
or ☐ online notarization,
this 4th day of FEBRUARY, 2022, by

KENT HARRISON ROBBINS
NAME OF LOBBYIST

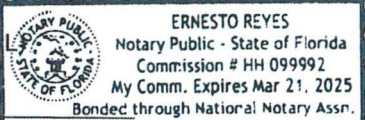
____ Produced ID
FORM OF IDENTIFICATION

☒ Personally Known

Signature of Notary Public

ERNESTO REYES
Name of Notary, Typed, Printed or Stamped

(NOTARY SEAL)



¹ The term "lobbyist" specifically excludes the following persons:

Expert witnesses who provide only scientific, technical or other specialized information or testimony in public meetings; any person who only appears as a representative of a neighborhood association without compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support of or opposition to any item; and any person who only appears as a representative of not-for-profit community based organization for the purpose of requesting a grant without special compensation or reimbursement for the appearance.

PRINCIPAL

State of Florida

County of: Miami-Dade

Sworn to (or affirmed) and subscribed before me,
by means of ☒ physical presence
or ☐ online notarization,
this 7th day of February, 2022, by

Stephen Soloway
NAME OF PRINCIPAL

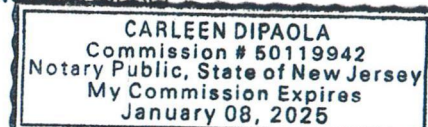
____ Produced ID
FORM OF IDENTIFICATION

☒ Personally Known

Signature of Notary Public

Carleen DiPaola
Name of Notary, Typed, Printed or Stamped

(NOTARY SEAL)





City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

Office of the City Clerk
Rafael E. Granado, City Clerk
Tel: 305.673.7411, Fax: 305.673.7254

CityClerk@miamibeachfl.gov

NAME OF LOBBYIST: KENT HARRISON ROBBINS

1) LOBBYIST FEE EXPENDITURE AND COMPENSATION STATEMENT

Pursuant to City Code Section 2-485(d), the City Clerk shall notify any lobbyist (or principal) who fails to file timely a Lobbyist Fee Expenditure and Compensation Statement (Statement). In addition to any other penalties that may be imposed as provided in Section 2-485.1, a fine of \$50.00 a day shall be assessed for Statements filed after the due date. The City Clerk shall notify the Miami-Dade County Commission on Ethics and Public Trust of the failure of a lobbyist (or principal) to file the Statement or pay the assessed fines after notification.

Any lobbyist, who fails to file the required Statement by April 30th of each year, shall be automatically suspended from lobbying until all fines are paid, unless the fine has been appealed to the Miami-Dade County Commission on Ethics and Public Trust.

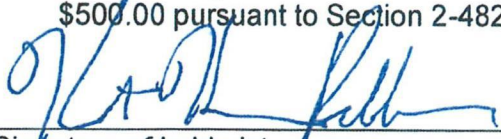
I hereby acknowledge that on February 28 of each year, I shall submit to the City Clerk a signed Statement under oath listing all lobbyist expenditures, as well as compensation received, for the preceding calendar year with regard to the specific issue on which I have been engaged to lobby.

2) LOBBYIST WITHDRAWAL

Once an issue I have registered to lobby has concluded or I am no longer lobbying on that issue, I shall immediately file a Notice of Withdrawal with the Office of the City Clerk.

3) ANNUAL LOBBYIST REGISTRATION FEE

I understand annual registration of all lobbyists shall be required for each 12-month period commencing October 1 of each year, and the fee for such annual registration shall be \$500.00 pursuant to Section 2-482 of the Miami Beach City Code.



Signature of Lobbyist

2/4/2022

Date



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 5/9/2022

Property Information	
Folio:	02-3234-153-1140
Property Address:	101 20 ST UNIT: 3701 Miami Beach, FL 33139-1903
Owner	STEPHEN SOLOWAY
Mailing Address	PO BOX 2697 VINELAND, NJ 08362-2697 USA
PA Primary Zone	4100 MULTI-FAMILY - 101+ U/A
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths / Half	2 / 2 / 0
Floors	0
Living Units	1
Actual Area	Sq.Ft
Living Area	3,552 Sq.Ft
Adjusted Area	3,552 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	2004



Assessment Information				
Year	2021	2020	2019	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$6,098,810	\$5,380,408	\$6,653,618	
Assessed Value	\$5,918,448	\$5,380,408	\$6,653,618	

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	\$180,362		
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,918,448	\$5,380,408	\$6,653,618
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,098,810	\$5,380,408	\$6,653,618
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,918,448	\$5,380,408	\$6,653,618
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,918,448	\$5,380,408	\$6,653,618

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/9/2022

Property Information

Folio: 02-3234-153-1140

Property Address: 101 20 ST 3701

Roll Year 2021 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 5/9/2022

Property Information

Folio: 02-3234-153-1140

Property Address: 101 20 ST 3701

Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 5/9/2022

Property Information

Folio: 02-3234-153-1140

Property Address: 101 20 ST UNIT: 3701 Miami Beach, FL 33139-1903

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/9/2022

Property Information

Folio: 02-3234-153-1140

Property Address: 101 20 ST 3701

Full Legal Description

SETAI RESORT & RESIDENCES CONDO

UNIT 3701

UNDIV 0.587018%

INT IN COMMON ELEMENTS

OFF REC 21981-2159

COC 23550-3575 06 2005 1

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2005	\$5,425,000	23550-3575	Sales which are qualified
10/01/2004	\$3,950,000	22784-1997	Sales which are qualified
07/01/2004	\$2,584,000	22506-1381	Sales which are qualified

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