

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

□ Variance from a provision of □ Appeal of an administrative ○ Plant □ Conditional use permit □ Lot split approval □ Amendment to the Land Deve		nent Regulations	■ Design review app □ Variance	n Review Ba	ard		
□ Variance from a provision of □ Appeal of an administrative □ Plann □ Conditional use permit □ Lot split approval □ Amendment to the Land Devel □ Amendment to the Comprehe □ Other:	the Land Developm decision	nent Regulations	■ Design review app □ Variance		ard		
□ Variance from a provision of □ Appeal of an administrative ○ Plant □ Conditional use permit □ Lot split approval □ Amendment to the Land Deve □ Amendment to the Comprehe □ Other:	the Land Developm decision	nent Regulations	■ Design review app □ Variance		oard		
☐ Appeal of an administrative	decision	nent Regulations	☐ Variance	proval			
☐ Conditional use permit☐ Lot split approval☐ Amendment to the Land Devi☐ Amendment to the Comprehe☐ Other:							
☐ Conditional use permit ☐ Lot split approval ☐ Amendment to the Land Deve ☐ Amendment to the Comprehe ☐ Other:	ing Board						
☐ Lot split approval ☐ Amendment to the Land Devel ☐ Amendment to the Comprehe ☐ Other:			Historic Preservation Board				
☐ Amendment to the Land Devo ☐ Amendment to the Comprehe ☐ Other:		I I		☐ Certificate of Appropriateness for design			
☐ Amendment to the Comprehe ☐ Other:			☐ Certificate of Appropriateness for demolition☐ Historic district/site designation				
□ Other:	☐ Amendment to the Land Development Regulations or zoning map ☐ Amendment to the Comprehensive Plan or future land use map		☐ Variance	a designation			
	Stiate Fight of folder	lana use map	L variatios				
	ease attach Lega	l Description as	"Exhibit A"				
ADDRESS OF PROPERTY	-						
4300 Alton Road							
FOLIO NUMBER(S)							
02-3222-011-0360							
Property Owner Informat	on		*				
PROPERTY OWNER NAME					· · · · · · · · · · · · · · · · · · ·		
Mount Sinai Medical Center of I	Florida, Inc.						
ADDRESS		CITY		STATE	ZIPCODE		
c/o Akerman LLP, 98 SE 7 ST,	STF 1100	Miami			33131		
	ELL PHONE	EMAIL ADDRESS					
305-982-5525		i	wesley.hevia@akerman.com				
Applicant Information (if a	lifforont than ov		Tag anoma noon				
APPLICANT NAME	interent man ov	viiei į					
ATLICANT NAME							
ADDRESS	<u>"</u>	CITY		STATE	ZIPCODE		
ADDRESS		Cirr		017(12	2 332		
BUSINESS PHONE C	ELL PHONE	EMAIL AD	DDPESS				
BUSINESS FRICINE	LLETTIONL	LIVVAIL AL	DIKE 33				
Summary of Request		I					
PROVIDE A BRIEF SCOPE OF F	PEOLIEST						
Approval of new Mount Sinai C		LOLG LINE L					

Project Information						e e e e e e e e e e e e e e e e e e e
Is there an existing building(s) on the site?			☐ Yes		■ No	
Does the project include interior or exterior demolition?			☐ Yes	i	■ No	
Provide the total floor area of the new construction.					See Plans	SQ. FT.
Provide the gross floor area of the new construction (inclu		ding required p	parking and all u	sable area).	See Plans	SQ. FT.
Party responsible for p	roject design	-	<u> </u>			
NAME		■ Architect	\square Contractor		pe Architect	
CannonDesign	nDesign		☐ Other			
ADDRESS		CITY		STATE	ZI	PCODE
50 Fountain Plaza, Suite 200)	Buffalo		NY	14:	202
BUSINESS PHONE	CELL PHONE	EMAIL ADDR	ESS			
	314-405-0920	smyers@can	nondesign.com			
Authorized Representat	ive(s) Information (if app	plicable)				
NAME		■ Attorney	□ Contact			
Neisen Kasdin, Esq., Akerma	an LLP	☐ Agent	□ Other			
ADDRESS		CITY		STATE	ZI	PCODE
98 SE 7 ST, Suite 1100		Miami		FL	33	131
BUSINESS PHONE	CELL PHONE	EMAIL ADDR	ESS			
305-374-5600		neisen.kasdin	@akerman.com			
NAME		■ Attorney	□ Contact			
Wesley Hevia, Esq., Akerma	ın LLP	☐ Agent	□ Other			
ADDRESS		CITY		STATE	ZI	PCODE
98 SE 7 ST, Suite 1100		Miami		FL	33	131
BUSINESS PHONE	CELL PHONE	EMAIL ADDR	ESS			
305-982-5525		wesley.hevia@	@akerman.com			
NAME		☐ Attorney	□ Contact			
		☐ Agent	☐ Other			
ADDRESS		CITY		STATE	ZI	PCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDR	ESS			

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".
- Public records notice All documentation submitted for this application is considered a public record subject to Chapter
 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any
 conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board
 order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building
 permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part
 of the plans submitted for a building permit.

The aforementioned is acknowledged by:	☐ Owner of the subject property ■ Authorized representative
	and
	SIGNATURE
	Alexander Mendez, EVP & CFO
	PRINT NAME
	5/25/22
	DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF	
COUNTY OF	
I,	, are true and correct to the best of my knowledge in may be publicly noticed and heard by a land in submitted in support thereof must be accurate. (4) for the sole purpose of posting a Notice of Public
Sworn to and subscribed before me this day of acknowledged before me by identification and/or is personally known to me and who did/did not tak	, 20 The foregoing instrument was as e an oath.
NOTARY SEAL OR STAMP	NOTARY PUBLIC
My Commission Expires:	PRINT NAME
STATE OF Florida COUNTY OF Miami-Dade	
I, Alexander Mendez EVP & CFO (print title) of Mount Sinai Medical Center of Florida authorized to file this application on behalf of such entity. (3) This application application, including sketches, data, and other supplementary materials and belief. (4) The corporate entity named herein is the owner of the packnowledge and agree that, before this application may be publicly no application must be complete and all information submitted in support that the City of Miami Beach to enter my property for the sole purpose of post required by law. (7) I am responsible for remove this notice after the date	ation and all information submitted in support of this is, are true and correct to the best of my knowledge roperty that is the subject of this application. (5) I ticed and heard by a land development board, the ereof must be accurate. (6) I also hereby authorize sting a Notice of Public Hearing on my property, as
Sworn to and subscribed before me this 25 day of Manacknowledged before me by All Van Will Men 1997	SIGNATURE , 20_22. The foregoing instrument was , who has produced as
identification and/or is personally known to me and who did/did not tak	•

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida	
COUNTY OF Miami-Dade	
representative of the owner of the real property that is the subject of Neisen Kasdin & Wes Hevia to be my representative before the Design authorize the City of Miami Beach to enter my property for the sole purpose property, as required by law. (4) I am responsible for remove this notice after	Review Board. (3) I also hereby of posting a Notice of Public Hearing on my
Alexander Mendez, EVP & CFO	49
PRINT NAME (and Title, if applicable)	SIGNATURE
Sworn to and subscribed before me this day of day of acknowledged before me by day of	, 20_22. The foregoing instrument was who has produced as oath.
NOTARY SEAL OR STAMP Notary Public State of Florida Jennifer Hollands My Commission HH 179947 Exp.11/14/2025	NOTARY PUBLIC
My Commission Expires:	PRINT NAME
CONTRACT FOR PURCHASE If the applicant is not the owner of the property, but the applicant is a party to or not such contract is contingent on this application, the applicant shall list including any and all principal officers, stockholders, beneficiaries or particular corporations, partnerships, limited liability companies, trusts, or other corporate identity of the individuals(s) (natural persons) having the ultimate owner clause or contract terms involve additional individuals, corporations, partnersh corporate entities, list all individuals and/or corporate entities.	o a contract to purchase the property, whether the names of the contract purchasers below, rtners. If any of the contact purchasers are ate entities, the applicant shall further disclose rship interest in the entity. If any contingency
NAME	DATE OF CONTRACT
	MATE OF CONTRACT % OF STOCK
NAME	2/112 01 00111111111

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.

SEE ATTACHED EXHIBIT	1
NAME OF CORPORATE ENTITY	-
NAME AND ADDRESS	% of ownership
· · · · · · · · · · · · · · · · · · ·	
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.

% 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
Neisen Kasdin, Esq., Akerman LLP	98 SE 7 ST, Suite 1100, Miami, FL 33131	305-374-5600
Wesley Hevia, Esq., Akerman LLP	98 SE 7 ST, Suite 1100, Miami, FL 33131	305-374-5600
Additional names can be placed on a se	parate page attached to this application.	

APPLICANT HERBY 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, Alexander Mendez , being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.
SIGNATURE
Sworn to and subscribed before me this 25 day of May, 2022. The foregoing instrument was acknowledged before me by ALXANULY MULLION, 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: Notary Public State of Florida Jennifer Hollands My Commission HH 179947 Exp.,11/14/2025 PRINT NAME

EXHIBIT A

(Legal Description)

22-27 53 42 NAUTILUS SUB PB 8-95 LOT 41 & JOHNS & COLLINS ISLAND & SUBMERGED LAND PER OR 1825-497 & 1825-494 ALL LESS 36 ST CAUSEWAY R/W BLK 1 & LESS PORT COMM SELY COR OF LOT 40 BLK 1 TH N 86 DEG W 229.31FT S 77 DEG W 144.75FT S51 DEG W 92.03FT S 52 DEG W 302.87FT FOR POB TH S 48 DEG W 178.67FT S 48 DEG W 240.37FT S 46 DEG E 32.02FT SELY AD 5.43FT N 87 DEG E 166.01FT N 87 DEG E 215.84FT N 77 DEG E 31.38FT N 05 DEG W 326.92FT S52 DEGW114.51FT TO POB LOT SIZE 2315133 SQ FT

EXHIBIT B

(Disclosure of Interest)

Mount Sinai Medical Center of Florida, Inc. is:

- A Florida not for profit corporation;
- o which is the parent and primary operating corporation;
- o Has no members; and
- o Is governed by its Executive Board of Trustees.