

The Law Offices of
AARON R. RESNICK, P.A.
ATTORNEYS AND COUNSELORS

| 100 Biscayne Boulevard | Suite 1607 | Miami, Florida 33132 | P: 305.672.7495 | F: 305.672.7496 |

Monday, April 17, 2023

SENT VIA ELECTRONIC MAIL [GabrielaFreitas@miamibeachfl.gov] AND HAND DELIVERY

Attn.: Planning Department
Gabriela Freitas
City of Miami Beach
1700 Convention Center Drive, First Floor
Miami Beach, Florida 33139

Re: ZBA23-0146-1330 15TH STREET LLC
Supplement for May 5, 2023 Board of Adjustments Meeting

Dear Ms. Freitas,

As you know, our firm represents 1330 15TH STREET LLC (“1330”). In anticipation of the May 5, 2023 Board of Adjustments Meeting, we are supplementing our prior submission (note other than the statutes and application form, these documents were previously provided).

On February 19, 2019, a Certificate of Use and BTR was issued for the property located at 1330 15th Street, Miami Beach, Florida (the “Property”) for an 8 unit hotel (Exhibit “A”). On May 14, 2019, a Certificate of Occupancy was issued for the Property (**CO19-1320**) for 8 unit suite hotel (Exhibit “B”). 1330 purchased the Property with the intent to continue its use as a suite hotel.

On December 18, 2019, 1330 obtained a Transient Apartment License from the Florida Department of Business and Professional Regulation (Exhibit “C”) (the “Transient Apartment License”). Anyone planning to operate a public lodging establishment in Florida must obtain a license from the Department of Business and Professional and submit an application (Exhibit “D”).¹

¹https://www.myfloridalicense.com/CheckListDetail.asp?SID=&xactCode=1031&clientCode=2003&XACT_DEFN_ID=7816 (“Florida law requires owners of new public lodging establishments and new owners of existing establishments to obtain a license from the division before operating. The application process described below is for new Transient Apartment licenses.”); <http://www.myfloridalicense.com/DBPR/hotels-restaurants/licensing/apartment-guide/> (Transient public lodging establishments are rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests. Most often the presumption is that the dwelling unit occupied is not the sole residence of the guest, the occupancy is transient.

“A transient apartment is any apartment building or complex of buildings in which more than 25 percent of the units are advertised or held out to the public as available for transient occupancy.” *Id.*; see also Fla. Stat. § 509.242 (Exhibit “E”) (compared with “A hotel is any public lodging establishment containing sleeping room accommodations for 25 or more guests and providing the services generally provided by a hotel and recognized as a hotel in the community in which it is situated or by the industry.”). As the Property had 8 rooms 1330 could not obtain a hotel license and could only obtain a Transient Apartment License, which is for short term rentals. Transient public lodging establishment means “means any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.” Fla. Stat. § 509.013. Transient: means a guest in transient occupancy. *Id.* Transient occupancy: means occupancy when it is the intention of the parties that the occupancy will be temporary. *Id.*

In Tomas Mooney’s December 3, 2021 email (Exhibit “F”) he states that on December 30, 2019, BLPL2019-08005 was approved for 8 residential units (non-transient) and that on May 19, 202 a new Certificate of Use and BTR was issued for 8 residential apartment units (non-transient). On December 30, 2019, 1330’s application was reviewed by various departments at the City (Exhibit “G”). Notably, the City’s files show the following.

1. Planning Department Review – Pass Williams Stevens 12-30-2019
2. Finance Review – Pass Roman Pablo 12-30-2019
3. Code Enforcement Review – Pass Escobar Silva 12-30-2019
4. **Building Review – Pass Chamoun Gabi 12-30-2019 – Comment “OK per C019-1320”**

As noted supra, CO19-1320 is the Certificate of Occupancy for an 8-unit suite hotel. Florida Building Code § 111.1 Use and occupancy states (emphasis added) states:

A building or structure shall not be used or occupied, **and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefor as provided herein.** Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exhibit “H”.

On May 19, 2020, Taneya Williams, copying Jeannie Castor, emailed 1330: “I’ve reviewed your application and what is left to complete for the issuance of your Business Tax Receipt at address, **1330 15th st** is payment & your Resort Tax application.” Exhibit “I”. In

Any building or complex renting one or more units requires a Transient apartment license from the division)

response, 1330 paid the invoice and sent an email to Taneya Williams copying Jeannie Castor with the Resort Tax Registration form, which clearly notes that the business was a “Hotel/Motel” Exhibit “J”. Taneya Williams, copying Jeannie Castor, then sent a follow up email to 1330 – “One last thing, After reviewing, I do see that there is one form that wasn’t submitted upon the retrieval of your application. It’s the smoke detector form which I’ve attached. I apologize for any inconvenience but this will indeed be the last form to complete to finalize.” Exhibit “K”. 1330 then submitted the Smoke Detector Inspection Form to Taneya Williams copying Jeannie Castor and the Specific Use was clearly noted – “Short-Term Rental”. Exhibit “L”.

Shortly thereafter, and despite the fact that the City was aware of the Transient Apartment License, the Certificate of Use for an 8 unit suite hotel (a change of occupancy permit was required to change the use), and 1330’s forms indicating Hotel/Motel/Short-Term Rental, the use was changed to an 8 unit apartment. To be clear, the prior use and the existing Certificate of Occupancy was for an 8 unit suite hotel. In addition, please note that 1330 operated as an 8 unit suite hotel, has a county license for same, has a state license for a Transient Apartment, and has submitted to the City payments for resort taxes (and escrowed the payments the City has not accepted).

Should you have any questions or concerns regarding this matter, please do not hesitate to contact the undersigned via electronic mail at aresnick@thefirmmiami.com or 305.672.7495,

Yours very truly,

/s/ Aaron Resnick
Aaron R. Resnick, Esq.
For The Firm

Enclosures

cc: Michael Belush at MichaelBelush@miamibeachfl.gov
Steven Rothstein at StevenRothstein@miamibeachfl.gov

EXHIBIT “A”

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: NOTUS LLC

DBA:

IN CARE OF:

ADDRESS: 1330 15 St
MIAMI BEACH, FL 331392249

LICENSE NUMBER: BTR005837-01-2019

Beginning: 02/19/2019

Expires: 09/30/2019

Parcel No: 0232330160200

TRADE ADDRESS: 1330 15 St

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Additional Information

Storage Locations

Code	Business Type
95009500	HOTELS (SMOKE DETECTOR)

Hotel: #Rooms	8
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MIAMI BEACH

RESORT TAX REGISTRATION CERTIFICATE

2159811

Issued Pursuant to City Of Miami Beach Ordinance No. 1619

This certifies that

NOTUS LLC
1330 15TH ST
MIAMI BEACH, FL 33139

Refer to this certificate
number when reporting tax



This Certificate
is non-transferable
or assignable

Is hereby authorized and empowered to collect
Resort Tax for the City of Miami Beach, Florida

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

Finance Director

THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS PLACE

FORM CMB RT-2 3-98

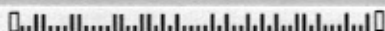


EXHIBIT “B”

MIAMI BEACH

Building Department
City of Miami Beach

1700 Convention Center Drive, 2nd floor, Miami Beach, Florida 33139, (305) 673-7610, www.miamibeachfl.gov

CERTIFICATE OF OCCUPANCY

Certificate Number: CO19-1320

Status: Issued

Applied Date: 05/14/2019

Issued Date: 05/14/2019

Site Address: 1330 15 ST

Unit Number:

Parcel Number: 0232330160200

Tenant:

Property Owner: NOTUS LLC NOTUS LLC

Occupancy Classification Code: R1

Number of Building Floor:

Total Number of Units of the Building: 8

Residential/Commercial/Mixed Use: Commercial

New or Substantial Improvement (Y/N): No

Base Flood Elevation:

Florida Building Code Edition:

Occupant Load:

Certificate description and specific conditions:

CO – BC1806547 -- Units 101-103, 201-204/ Interior remodeling of existing building. units 101-103 and 201-204, conversion to suite hotel. existing 4 units to new 8 units.

General terms and conditions of this certificate:

1. This is to certify that the above noted structure or portion of the structure has been inspected for compliance of Florida Building Code and the provision of the zoning ordinance 89-2665 of City of Miami Beach for the proposed occupancy and use.
2. As-built elevation certificate shall be provided by the applicant for new construction, addition or substantial improvement, and is retained in the records of the Building Department. If the structure is designed for dry-flood proofing, the tenant shall comply with procedures and guidelines of the Flood Emergency Operation Plan and install watertight shields over openings prior to a flood warning.
3. Any unauthorized additions, alterations or change in use of this property will void Certificate of Occupancy.

A Certificate of Occupancy is hereby granted to use said building for the purpose described above, subject to any condition(s) detailed in this document.



5/14/2019

Ana M. Salgueiro
Building Official

Date

This Certificate of Completion is valid only if there is an ISSUED status and a Building Official Signature.

MIAMI BEACH

BUILDING DEPARTMENT

2019 MAY -9 AM 11:42

Building Department

1700 Convention Center Drive, 2nd FL

Miami Beach, Florida 33139

Tel: 305.673.7610

☐ Request for Certificate of Occupancy or Completion

(Master and Sub Permits must be in final status before submitting this request; otherwise we will not accept your application)

Date: 05/09/19	Permit Number: BC 1806547
Job Address: 1330 15TH ST	Parcel Number:
Unit/Suite #:	Occupancy/Use: HOTEL
Total square feet for this CO request:	Number of Units for this CO request: 8
Applicant/Contractor Name: MOTUS LLC	Owner/Business Name: MOTUS LLC
Applicant/Contractor Mailing address: 435 21 ST UNIT C04 MB, 33139	Owner/Business Mailing address: 435 21 ST UNIT C04 MB, 33139
Telephone Number: 786 536 2106	Telephone Number: 786 536 2106
E-Mail Address: INFO@REDGROUP. ESTATE	E-Mail Address: INFO@REDGROUP. ESTATE
Contact Name: MAITEO SOLDATINI	Contact Telephone Number:
Contact E-Mail Address:	
Your CAP Account Email Address for Billing Purpose :	

Office Use Only	
Description: INTERIOR REMODELING	Approved by: Ana M. Salgueiro, P.E. Building Official
Pending Inspection(s): P F P W	Occupancy Group: R1 Violations #: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Pending/Open Permit(s): NO	Substantial Improvements: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
TCO NO: TCO 1900421 EXPIRATION DATE: 4-3-19	Certificate Number: 1019-1320
Master Permit Status: Final	Invoice No: 0.00 Amount Due: UNDER TCO
Notification to customer (date):	Payment(s): <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PAID Under TCO
Notes:	Pending BTR: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A Under TCO

ADA Information

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact+ 305.604.2489 (voice), 305.673.7524 (fax) or 305.673.7218 (TTY) five (5) days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

City of Miami Beach Mission

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

Form Name	CO/CC - Request form
Form Purpose	The purpose of obtaining a certificate of occupancy or completion is to certify that, according to the law, the house or building is in fit-to-live condition.
Requirements	Master and Sub permits must be in final status. Permit Holder or Owner must submit form to request Certificate of Occupancy or Completion.
Online Forms	http://www.miamibeachfl.gov/building/scroll.aspx?id=37842
Associated Fees	Fee Schedule section 14: http://www.miamibeachfl.gov/building/
Form Process	Form must be submitted via email or in person at Building Administration.
For Assistance	Please contact: <ol style="list-style-type: none">1. In – person: Building Department, Miami Beach City Hall, 1700 Convention Center Drive, 2nd FL, Administration Miami Beach, Florida 331392. Via Telephone: 305-673-7610 Jacqueline (Jackie) Perez Ext: 6675 or Milagros (Milly) Robayna Ext: 61303. Via E-mail: Jacqueline (Jackie) Perez: JacquelinePerez2@miamibeachfl.gov Or Milagros (Milly) Robayna: milagrosrobayna@miamibeachfl.gov

Building Department Mission

We are dedicated to serving the public by the efficient and effective supervision of construction, business, professional and personal activities to safeguard the public health, safety and general welfare of the City's residents and visitors by enforcing the Florida Building Code and the City Code of Ordinances.

EXHIBIT “C”



DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-1011

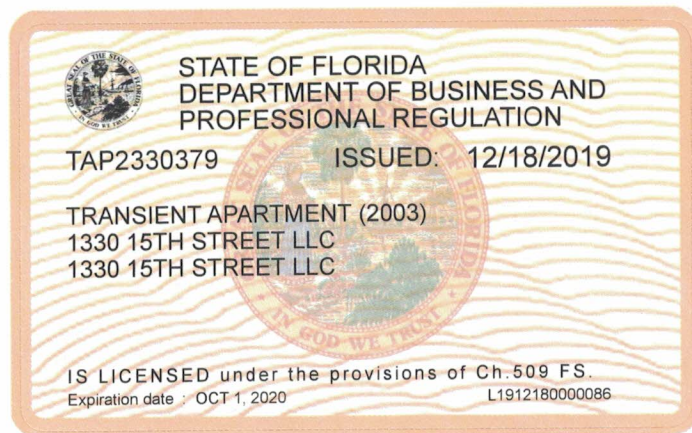
850-487-1395

ANANTHAN THANGAVEL
1330 15TH STREET LLC
1504 BAY RD APT 720
MIAMI BEACH FL 33139

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



DETACH HERE

RON DESANTIS, GOVERNOR

HALSEY BESHEARS, SECRETARY

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION DIVISION OF HOTELS AND RESTAURANTS

LICENSE NUMBER

TAP2330379

NBR. OF UNITS: 8

The TRANSIENT APARTMENT (2003)
Named below IS LICENSED
Under the provisions of Chapter 509 FS.
Expiration date: OCT 1, 2020

1330 15TH STREET LLC
1330 15TH STREET LLC
1330 15 ST
MIAMI BEACH FL 33139



NON-
TRANSFERABLE



ISSUED: 12/18/2019

DISPLAY AS REQUIRED BY LAW

SEQ # L1912180000086



The Department of Management Services' Office of Supplier Diversity "serves those who serve Florida."

The Office of Supplier Diversity provides resources designed to improve business and economic opportunities for Florida's woman-, veteran- and minority-owned businesses. Learn more about becoming a certified business enterprise at dms.myflorida.com/osd or call 850-487-0915.



To find out about State of Florida tools supporting statewide centralized procurement activities which have streamlined interactions between vendors and state government entities, please contact or visit the Department of Management Services' MyFloridaMarketPlace at: <https://vendor.myfloridamarketplace.com>

AC# 02731911

SIGNATURE

(For the protection of our professional license holders, this license contains hidden security features to prevent counterfeiting. Unauthorized reproduction is strictly prohibited and will be prosecuted to the fullest extent of the law)

The Department of Business and Professional Regulation (DBPR), issues licenses for many licensed businesses and practitioners in the State of Florida.

DBPR is changing the way you interact with state government. Many of DBPR's services are available online at www.MyFloridaLicense.com. We encourage you to utilize these services to make address changes, licensing changes or to renew your license.

Name changes require legal documentation verifying the name change, which must be mailed to the DBPR. An original, a certified copy or a duplicate copy of an original or certified copy of a document that shows the legal name change will be accepted, unless the DBPR has a question about the authenticity of the document.

If applicable, the DBPR will send a renewal notice to your last known address or email address of record. If you have not received your renewal notice, please call our Customer Contact Center at 850.487.1395 or online at www.MyFloridaLicense.com/contactus.

Please refer to your profession's governing statutes and Administrative codes for further information regarding renewals. These may be accessed from our website.

AC# 02731911

EXHIBIT “D”

**DBPR HR-7027 DIVISION OF HOTELS AND RESTAURANTS
APPLICATION FOR PUBLIC LODGING ESTABLISHMENT LICENSE**

Application begins on page 6

Congratulations on your decision to consider a new business venture! As you explore this opportunity, the Department of Business and Professional Regulation's (DBPR) Division of Hotels and Restaurants (H&R) is ready to assist you through the licensing and regulatory process.

Our responsibility is to work with the business community to achieve the highest levels of health and safety for all Floridians and tens of millions annual visitors. Toward that goal, we are a resource you can use to see that your new business operates within the requirements of the law.

This packet contains information regarding the legal requirements of operating your business. It is very important that you familiarize yourself with this information before you begin operating. If you have questions, or need any clarification, please contact the DBPR Customer Contact Center at 850.487.1395 Monday through Friday or go online to www.MyFloridaLicense.com/dbpr/hr. Because our knowledge and authority are in state government requirements, it is very important that you also contact local officials regarding any city and county requirements for a new business.

We wish you the best of luck and success in your venture.

WHO NEEDS A PUBLIC LODGING ESTABLISHMENT LICENSE?

Anyone planning to operate a public lodging establishment in Florida will need a license from the Department of Business and Professional Regulation, Division of Hotels and Restaurants. According to section 509.013 (4), Florida Statutes (FS):

(4)(a) "Public lodging establishment" includes a transient public lodging establishment as defined in subparagraph 1. and a nontransient public lodging establishment as defined in subparagraph 2.

1. "Transient public lodging establishment" means any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

2. "Nontransient public lodging establishment" means any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests for periods of at least 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests for periods of at least 30 days or 1 calendar month.

License classifications of public lodging establishments and the definitions therefore, are set out in s. 509.242. For the purpose of licensure, the term does not include condominium common elements as defined in s. 718.103.

(b) The following are excluded from the definitions in paragraph (a):

1. Any dormitory or other living or sleeping facility maintained by a public or private school, college, or university for the use of students, faculty, or visitors;

2. Any facility certified or licensed and regulated by the Agency for Health Care Administration or the Department of Children and Family Services or other similar place regulated under s. 381.0072;

3. Any place renting four rental units or less, unless the rental units are advertised or held out to the public to be places that are regularly rented to transients;

4. Any unit or group of units in a condominium, cooperative, or timeshare plan and any individually or collectively owned one-family, two-family, three-family, or four-family dwelling house or dwelling unit that is rented for periods of at least 30 days or 1 calendar month, whichever is less, and that is not advertised or held out to the public as a place regularly rented for periods of less than 1 calendar month, provided that no more than four rental units within a single complex of buildings are available for rent;

5. Any migrant labor camp or residential migrant housing permitted by the Department of Health; under ss. 381.008-381.00895;

6. Any establishment inspected by the Department of Health and regulated by chapter 513,

7. Any nonprofit organization that operates a facility providing housing only to patients, patients' families, and patients' caregivers and not to the general public.

8. Any apartment building inspected by the United States Department of Housing and Urban Development or other entity acting on the department's behalf that is designated primarily as housing for persons at least 62 years of age. The division may require the operator of the apartment building to attest in writing that such building meets the criteria provided in this subparagraph. The division may adopt rules to implement this requirement.

9. Any roominghouse, boardinghouse, or other living or sleeping facility that may not be classified as a hotel, motel, vacation rental, nontransient apartment, bed and breakfast inn, or transient apartment under s. 509.242.

APPLICATION REQUIREMENTS

Before submitting the application, please complete the following requirements:

- **Beverage License (if applicable)** - Contact the Division of Alcoholic Beverages and Tobacco for an application. Contact the Division of Hotels and Restaurants for signature at a satisfactory opening inspection. Send the approved Division of Hotels and Restaurants inspection form with the appropriate application to the Division of Alcoholic Beverages and Tobacco.
- **Florida Sales Tax Number or proof of exemption** - Contact the Department of Revenue, Sales Tax Division, at 1.800.352.3671. For additional information, please refer to <http://www.state.fl.us/dor/>.
- **Federal Employer Identification Number (FEIN)** - Contact the U. S. Internal Revenue Service for an FEIN application (SS-4) at 1.800.829.4933, or download the application from the Internet at: <http://www.irs.ustreas.gov/formspubs/index.html>.
- **Social Security Number or Individual Taxpayer Identification Number (ITIN)** - The Internal Revenue Service assigns an ITIN to individuals who are not eligible for a social security number due to their status as an alien. Each ITIN begins with the number nine and is formatted in the same configuration as a social security number (900-00-0000). This number is available to alien operators upon the approval of their IRS form W-7, Application for IRS Individual Taxpayer Identification Number application. To obtain the form, contact the IRS at 1.800.829.4933 or download the form from the Internet at: <http://www.irs.ustreas.gov/formspubs/index.html>. The IRS will process the application for an ITIN within five to six weeks.
- **Completed form DBPR HR-7027, Application for Public Lodging Establishment License** – Complete and submit the application (available online at www.MyFloridaLicense.com/dbpr/hr) in its entirety, including signature. If the establishment is a vacation rental (a transiently rented unit or group of units in a condominium, cooperative, or timeshare plan or any individually or collectively owned single-family, two-family, or four-family house or dwelling unit), please complete form [DBPR HR-7028, Application for Vacation Rental License](#), instead of this form. Any omissions will result in the application being returned and a delay in the issuance of the license.
- **Completed form DBPR HR-7020, Certificate of Balcony Inspection** - This is the current form used to satisfy the requirements for balcony certification required by Florida law and rule 61C-3.001(11), Florida Administrative Code.
- **Appropriate Fees** – Fees are listed in rule 61C-1.008, Florida Administrative Code. For your convenience, we provide an automated fee calculator and fee tables on our website at www.MyFloridaLicense.com/dbpr/hr. If you are unsure of the fee, please contact the DBPR Customer Contact Center at 850.487.1395 for the correct license fee amount. In addition to the license fee, there is a one-time application processing fee of \$50. Please make your check or money order for your fees made payable to the Department of Business and Professional Regulation. The division does not accept cash payments.
- **Mail Applications and Fees** – When you have completed the application and supporting documents above, mail them with the appropriate fees to:

**Division of Hotels and Restaurants
Department of Business and Professional Regulation
2601 Blirstone Road
Tallahassee, FL 32399-0783**

Reminder: Please use the entire 9-digit zip code in the address above to ensure proper handling. An incomplete application will result in the application being delayed or denied. Please allow up to 30 days for processing after mailing.

DBPR HR-7027 – Division of Hotels and Restaurants Application for Public Lodging Establishment License

- **Opening Inspection** – Once we have received and processed all of the above requirements, we will contact you for an opening inspection.
 - If you have 1) submitted your application and fees, 2) you are ready to open your establishment, and 3) you have not heard from us about your inspection, please contact the DBPR Customer Contact Center at 850.487.1395 to request an inspection.
 - Inspectors do not routinely conduct pre-opening or courtesy inspections. Do not call to schedule an opening inspection unless absolutely ready to open.
 - When opening a newly built, converted or reopened establishment, do not begin to rent units to the public until obtaining a satisfactory inspection and a license to operate.
 - Change of ownership applications do not require an inspection if the previous owner received a satisfactory inspection within 120 days before the application is processed. If there was no inspection within this time period, we will conduct the opening inspection after you legally become the new owner.
 - Have proof of other approvals on site, such as building, electrical, fire, plumbing, etc.

INSTRUCTIONS FOR COMPLETING THE APPLICATION

SECTION 1 – LICENSE TYPE

Choose one box that most closely describes the planned establishment and list the number of rental units being licensed. Section 509.242(2), FS, states: If 25 percent or more of the units in any public lodging establishment fall within a classification different from the classification under which the establishment is licensed, such establishment shall obtain a separate license for the classification representing the 25 percent or more units which differ from the classification under which the establishment is licensed. The following definitions are provided from section 509.242, FS, unless otherwise indicated.

- **Hotel** – A hotel is any public lodging establishment containing sleeping room accommodations for 25 or more guests and providing the services generally provided by a hotel and recognized as a hotel in the community in which it is situated or by the industry.
- **Motel** – A motel is any public lodging establishment which offers rental units with an exit to the outside of each rental unit, daily or weekly rates, offstreet parking for each unit, a central office on the property with specified hours of operation, a bathroom or connecting bathroom for each rental unit, and at least six rental units, and which is recognized as a motel in the community in which it is situated or by the industry.
- **Nontransient Apartment** – A nontransient apartment is any apartment building or complex of buildings in which 75 percent or more of the units are available for rent to nontransient tenants. According to the exemption in section 509.013(4)(b), FS, the division only licenses nontransient apartments with more than 4 rental units. Florida law also exempts apartment buildings that are designated primarily as housing for persons at least 62 years of age and are inspected by the United States Department of Housing and Urban Development (HUD) or other entity acting on HUD's behalf. The division may require the operator of an exempt HUD-inspected apartment building to provide documentation.
- **Transient Apartment** – A transient apartment is any apartment building or complex of buildings in which more than 25 percent of the units are advertised or held out to the public as available for transient occupancy.
- **Bed and Breakfast Inn** – A bed and breakfast inn is a family home structure, with no more than 15 sleeping rooms, which has been modified to serve as a transient public lodging establishment, which provides the accommodation and meal services generally offered by a bed and breakfast inn, and which is recognized as a bed and breakfast inn in the community in which it is situated or by the hospitality industry.

Number of Rental Units: List the number of rental units being licensed. This directly affects the license fee. (Required)

SECTION 2 – APPLICATION INFORMATION

- **Application Type** – indicate the type of application to be processed. For newly constructed establishments or facilities converted from another previous usage, choose “New Establishment.” For all establishments that were previously licensed, choose “Change of Ownership.”
- **License Number** and **Previous Business Name** – for applications for change of ownership, please indicate the previous license number and previous business name if known. This information will facilitate the processing of the application.
- **Federal Employers Identification Number (FEIN)** – required for business/corporate applicants.
- **Social Security Number** – at least one social security number is required. Under the Federal Privacy Act, disclosure of social security numbers is voluntary unless specifically required by federal statute. In this instance, disclosure of social security numbers is mandatory pursuant to Title 42 United States Code, sections 653 and 654; and sections 409.2577, 409.2598, and 559.79, Florida Statutes. Social security numbers are used to allow efficient screening of applicants and licensees by a Title IV-D child support agency to assure compliance with child support obligations. Social security numbers must also be recorded on all occupational license applications and are used for licensee identification purposes pursuant to the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (Welfare Reform Act), 104 Pub.L.193, Sec. 317.
- **Sales Tax Number** – required by the Florida Department of Revenue to do business. If exempt, please mark the checkbox accordingly.
- **Opening Date** – please indicate the date the establishment will be opened for business.

SECTION 3 – OWNER AND MAIN ADDRESS

Complete this information for the establishment owner as completely as possible. Incomplete information will result in the application being delayed or denied.

- **Owner Name** – individual person or organization that currently owns the establishment. Also, check the appropriate box indicating whether the owner is legally a corporation, partnership or individual person. For establishments owned or operated by partnerships, corporations or cooperatives, please attach a separate sheet or sheets listing the name, address, and social security number of each person who owns 10% or more of the outstanding stocks or equity interest in the licensed activity. (Required)
- **Routing Name** – if contact name is different than the owner, please indicate in the space provided. (Optional)
- **Street Address or Post Office Box, City, State, Zip Code, Florida County (if applicable), Country** – address of record for purpose of official communications from the department. (Required)
- **Phone Number** – primary contact number for questions or concerns about the application. (Required)
- **E-Mail Address** – additional means of contacting applicant. (Optional)

SECTION 4 – ESTABLISHMENT LOCATION INFORMATION

Complete the establishment information as completely as possible. Incomplete information will result in the application being delayed or denied.

- **Establishment Name (Doing Business As [DBA])** – the proposed name of establishment. If the establishment is part of a chain, please indicate a unique identifier (for example, Hilton #3 or Marriott Tallahassee). (Required)
- **Street Address, City, Zip Code, Florida County** – address of the establishment. (Required)
- **Phone Number and E-Mail Address** – alternate contact information if available. (Optional)

SECTION 5 – MAILING INFORMATION

This is an optional additional address for mailing if applicable. If this information is the same as Section 3 or Section 4, please indicate.

- Routing Name – if correspondence should be mailed to a different name than the owner, please indicate in the space provided. (Optional)
- Street Address or Post Office Box, City, State, Zip Code, Florida County (if applicable), Country – address of record for purpose of official communications from the department. (Required)
- Phone Number and E-Mail Address – alternate contact information if available. (Optional)

SECTION 6 – LICENSE MODIFIER

Seasonal: Please answer this question. If the facility is intended to operate for a limited amount of time each year (i.e., seasonal), indicate approximate start and end dates for operation. (Optional)

SECTION 7 – SIGNATURE

Please print name and title, and then sign and date the application before submitting. (Required)

Complete the application and supporting documents and mail them with the appropriate fees to:

**Division of Hotels and Restaurants
Department of Business and Professional Regulation
2601 Blairstone Road
Tallahassee, FL 32399-0783**

Reminder: Please use the entire 9-digit zip code in the address above to ensure proper handling. Please allow up to 30 days for processing after mailing.

After we receive and process the application documents and fees, we will contact you to schedule an opening inspection. If you have not heard from us within 30 days, or you have an urgent need to open your establishment sooner, please contact the DBPR Customer Contact Center at 850.487.1395 a few days before your opening date to schedule an inspection. Satisfactory inspection is required for all public lodging establishment licensees except vacation rentals and ownership transfers that previously had a satisfactory inspection within the past 120 days.

DBPR HR-7027 – Division of Hotels and Restaurants Application for Public Lodging Establishment License

STATE OF FLORIDA, DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

2601 Blaiirstone Road, Florida 32399-0783

Phone: 850.487.1395 – E-mail: <http://www.MyFloridaLicense.com/contactus/> – Internet: www.MyFloridaLicense.com/dbpr/hr/**Section 1 – License Type**

Please check the box that best describes the license type.

<input type="checkbox"/> Hotel (2001/HOTL)	<input type="checkbox"/> Nontransient Apartment (2003/NAPT)	<input type="checkbox"/> Bed and Breakfast Inn (2005/BNB)
<input type="checkbox"/> Motel (2002/MOTL)	<input type="checkbox"/> Transient Apartment (2003/TAPT)	

NUMBER OF RENTAL UNITS**Section 2 – Application Information**

Please check the appropriate box and provide information as applicable.

<input type="checkbox"/> New Establishment	<input type="checkbox"/> Change of Ownership (previously licensed within the last year by H&R – please provide current license # below)
---------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------

OFFICE USE: TRANSACTION 1030: 2001, 2002, 2003/NAPT, 2005
TRANS. 1031: 2003/TAPT

TRANSACTION 3021: 2001, 2002, 2003/NAPT, 2005 / TRANS. 3020: 2003/TAPT

License Number (change of ownership only)		* Under the Federal Privacy Act, disclosure of Social Security Numbers is voluntary unless specifically required by Federal statute. In this instance, disclosure of social security numbers is mandatory pursuant to Title 42 United States Code, Sections 653 and 654; and sections 409.2577, 409.2598, and 559.79, Florida Statutes. Social Security numbers are used to allow efficient screening of applicants and licensees by a Title IV-D child support agency to assure compliance with child support obligations.
Previous Business Name (change of ownership only)		
Federal Employers Identification Number (FEIN) (For businesses and corporations)		
Social Security Number (REQUIRED)* (For president, primary shareholder, partner or individual)		
Sales Tax Number (Check if exempt <input type="checkbox"/>)		
Opening Date (MM/DD/YYYY)		

Section 3 – Owner and Main Address (MA)

Note: This address will be designated as the "address of record" for the owner of this establishment.

FOR ESTABLISHMENTS OWNED OR OPERATED BY PARTNERSHIPS, CORPORATIONS OR COOPERATIVES, please attach a separate sheet or sheets listing the name, address, and social security number of each person who owns 10% or more of the outstanding stocks or equity interest in the licensed activity and the name, address, and social security numbers* of each officer, director, chief executive, or other person who, in accordance with the rules of the issuing agency, is determined to be able directly or indirectly to control the operation of the business of the licensed entity.

Owner Name (please check one: ☐ Corporation ☐ Partnership ☐ Individual)

Routing Name (e.g., Management Company, contact name)

Street Address or Post Office Box

City	State	Zip Code (+4 optional)
Florida County (if applicable)	Country	
Phone Number	E-Mail Address	

Section 4 – Establishment Location Information (LL)

Establishment Name (DBA)

Street Address

City	Zip Code (+4 optional)	Florida County
Phone Number	E-Mail Address	

Section 5 – Mailing Information (LM)

Note: This address will be used by the department for all mailings, including the license.

Complete below or check here if: Same as Section 3 – Owner and Main Address ☐ Same as Section 4 – Establishment Location ☐

Routing Name (e.g., Management Company, contact name)

Street Address or Post Office Box

City	State	Zip Code (+4 optional)
Florida County (if applicable)	Country	
Phone Number	E-Mail Address	

Section 5 - License Modifier

Seasonal: Will this establishment be operated only during a particular time period during the year? ☐ Yes ☐ No

If Yes, indicate the seasonal dates in which the establishment will be open for operation below.

Start Date

End Date

Section 6 - Signature

SECTION 559.79 (2), FS: Each application for a license or renewal of a license issued by the Department of Business and Professional Regulation shall be signed under oath or affirmation by the applicant, or owner or chief executive of the applicant without the need for witnesses unless otherwise required by law.

I certify that I am empowered to execute this application as required by Section 559.79, Florida Statutes. I understand that my signature on this written declaration has the same legal effect as an oath or affirmation. Under penalties of perjury, I declare that I have read the foregoing application and the facts stated in it are true. **I understand that falsification of any material information on this application may result in criminal penalty or administrative action, including a fine, suspension or revocation of the license.**

Applicant Name

Applicant Title

Signature

Date

Complete the application and supporting documents and mail them with the appropriate fees to:

Division of Hotels and Restaurants
Department of Business and Professional Regulation
2601 Blainstone Road
Tallahassee, FL 32399-0783

Reminders:

- An incomplete application will result in the application being delayed or denied.
- Please use the entire 9-digit zip code in the address above to ensure proper handling.
- Allow up to 30 days for processing after mailing.
- After we receive and process the application documents and fees, we will contact you to schedule an opening inspection. If you have not heard from us within 30 days, or you have an urgent need to open your establishment sooner, please contact the DBPR Customer Contact Center at 850.487.1395 a few days before your opening date to schedule an inspection.
- A satisfactory inspection is required for all public lodging establishment licensees except vacation rentals and ownership transfers that previously had a satisfactory inspection within the past 120 days.

DBPR HR-7020 – Division of Hotels and Restaurants Certificate of Balcony Inspection

Complete and submit this form if your public lodging establishment is 3 or more stories in height. The inspector must have the education and experience to be competent to perform the inspection. The operator is responsible for verifying the competency of the inspector.

The term “balcony” means “a landing or porch that is accessible to or used by the public...” The balcony inspection must include platforms, stairways, railings and railways, guardrails, balustrades, parapets, and areas enclosed by screening or other non-permanent building material. (Section 509.2112, F.S. and Rule 61C-3.001(5)(a), F.A.C.)

For new or renewal inspections complete sections 1 and 2. For a change of owner attach a copy of previous operator's valid, date-stamped Certificate of Balcony Inspection and complete Section 3.

For New or Renewal Only		
Section 1 – Establishment Information		
Owner Name		License Number
Mailing Address		
City	State	Zip Code
Establishment Name (DBA)		
Establishment Address		
City	County	Zip Code
Telephone Number(s):		
For New or Renewal Only		
Section 2 – Inspection		
I hereby certify that any and all balconies, platforms, stairways, railings and railways on the above-described premises were inspected on [] by a person competent to conduct such inspection, and were found by such person to be safe, secure and free of defects.		
Total Number of Areas Inspected:	Total Number of Defects Found:	Date Repairs Completed:
The Inspection was conducted by [] who is competent to conduct such inspections because: (Provide facts/credentials establishing competency on the line below.)		
Signature of Inspector		Date
Name of Operator		
Signature of Operator		Date
For Change of Owner Only		
Section 3 – Management Information		
Name of Operator		Date
Signature of Operator		
Note: This Certificate of Balcony Inspection expires three years from the date of inspection listed in Section 2 of this form or from the date of inspection listed in Section 2 of the attached previous owner's form. A new Certificate of Balcony Inspection must be completed and submitted prior to the expiration date.		

STATE OF FLORIDA, DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

Phone: 850.487.1395 – Email: <http://www.MyFloridaLicense.com/contactus/> – Internet: www.MyFloridaLicense.com/dbpr/hr

EXHIBIT “E”

Select Year: 2022 ▼ Go

The 2022 Florida Statutes (including 2022 Special Session A and 2023 Special Session B)

[Title XXXIII](#)
REGULATION OF TRADE, COMMERCE,
INVESTMENTS, AND SOLICITATIONS

[Chapter 509](#)
LODGING AND FOOD SERVICE
ESTABLISHMENTS; MEMBERSHIP
CAMPGROUNDS

[View Entire
Chapter](#)

509.242 Public lodging establishments; classifications.—

(1) A public lodging establishment shall be classified as a hotel, motel, nontransient apartment, transient apartment, bed and breakfast inn, timeshare project, or vacation rental if the establishment satisfies the following criteria:

(a) *Hotel*.—A hotel is any public lodging establishment containing sleeping room accommodations for 25 or more guests and providing the services generally provided by a hotel and recognized as a hotel in the community in which it is situated or by the industry.

(b) *Motel*.—A motel is any public lodging establishment which offers rental units with an exit to the outside of each rental unit, daily or weekly rates, offstreet parking for each unit, a central office on the property with specified hours of operation, a bathroom or connecting bathroom for each rental unit, and at least six rental units, and which is recognized as a motel in the community in which it is situated or by the industry.

(c) *Vacation rental*.—A vacation rental is any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project.

(d) *Nontransient apartment*.—A nontransient apartment is a building or complex of buildings in which 75 percent or more of the units are available for rent to nontransient tenants.

(e) *Transient apartment*.—A transient apartment is a building or complex of buildings in which more than 25 percent of the units are advertised or held out to the public as available for transient occupancy.

(f) *Bed and breakfast inn*.—A bed and breakfast inn is a family home structure, with no more than 15 sleeping rooms, which has been modified to serve as a transient public lodging establishment, which provides the accommodation and meal services generally offered by a bed and breakfast inn, and which is recognized as a bed and breakfast inn in the community in which it is situated or by the hospitality industry.

(g) *Timeshare project*.—A timeshare project is a timeshare property, as defined in chapter 721, that is located in this state and that is also a transient public lodging establishment.

(2) If 25 percent or more of the units in any public lodging establishment fall within a classification different from the classification under which the establishment is licensed, such establishment shall obtain a separate license for the classification representing the 25 percent or more units which differ from the classification under which the establishment is licensed.

(3) A public lodging establishment may advertise or display signs which advertise a specific classification, if it has received a license which is applicable to the specific classification and it fulfills the requirements of that classification.

History.—s. 2, ch. 57-824; s. 2, ch. 61-81; ss. 16, 35, ch. 69-106; s. 3, ch. 76-168; s. 1, ch. 77-457; ss. 19, 39, 42, ch. 79-240; ss. 3, 4, ch. 81-161; ss. 2, 3, ch. 81-318; ss. 26, 51, 52, ch. 90-339; s. 11, ch. 91-40; s. 4, ch. 91-429; s. 9, ch. 93-53; s. 12, ch. 96-384; s. 7, ch. 2008-55; s. 5, ch. 2011-119; s. 2, ch. 2012-165; s. 5, ch. 2014-133.

EXHIBIT “F”

Thanks again I look forward to your swift response....

Cede Davis

786-299-0671

Sent from my iPhone

On Dec 3, 2021, at 3:05 PM, Mooney, Thomas <ThomasMooney@miamibeachfl.gov> wrote:

Hi Cede

Based upon further research by my staff, we are able to confirm the following with regard to 1330 15th Street:

- In 2018 a Building Permit was issued to convert an existing 4 unit residential building to an 8 unit suite hotel. (BC1806547 : *"Replace B1405574/PRIVATE PROVIDER REV. & INSP/(MTCI) Units 101-103, 201-204/ Interior remodeling of existing building. units 101-103 and 201-204, conversion to suite hotel. existing 4 units to new 8 units"*.
 - The preceding license for this property (RL87036062, originally issued on 1/1/1987) was for 4 residential apartment units; no short term rentals of apartment units were permitted.
- On February 19, 2019 a Certificate of Use and BTR was issued for an 8 unit Suite Hotel.
 - This CU was issued pursuant to the issuance of a TCO for an 8 unit suite hotel.
- On May 14, 2019, a Certificate of Occupancy (CO19-1320) was issued for an 8 unit Suite Hotel.
- On October 1, 2019 the BTR (BTR005837-01-2019) was renewed for 8 suite hotel units
- On November 27, 2019, the previous owner of the property filed a request with the Customer Service Department to close the BTR and Resort Tax Accounts, as follows:

<image002.jpg>

- On December 3, 2019, the request to close the BTR and Resort Tax Accounts was entered into the system and became final.
 - At this point, the business was deemed closed.
- On December 5, 2019 a new resort tax account started for the 'annual filing' of resort taxes. This type of resort tax account is specific to residential apartment buildings that are not rented on a transient basis.
- On December 30, 2019, BLPL2019-08005 was approved for 8 residential apartment units (non-transient).
- On May 19, 2020, a new CU and BTR was issued (BTR008501-12-2019) for 8 residential apartment units (non-transient).
- On September 30, 2020, the BTR for 8 residential apartments (BTR008501-12-2019) expired.

- The BTR was not renewed for FY 2021 (October 1, 2020 to September 30, 2021)
- On October 14, 2020, Ord 2020-4364, which prohibited Suite Hotels in the West Avenue Overlay, was adopted by the City Commission.
 - The subject property at 1330 15th Street is located in the West Avenue Overlay.
 - The Planning Board transmitted the Ordinance to the City Commission with a favorable recommendation on August 25, 2020, thus initiating zoning in progress and establishing August 25, 2020 as the effective date of the legislation.

The following is what has recently been submitted for the subject property:

- CU applications for short term rentals were submitted on 9/24/2021 for each unit; all were denied by R. Guzman as the short term rental of apartment units is prohibited in this zoning district.

In summary:

- The subject property is zoned RM-1; , the short term rental of apartment units is expressly prohibited in the RM-1 district.
- Suite Hotels have been a non-conforming use at the subject property since August 25, 2020.
- For almost 2 years (since December 30, 2019), the licensed use of the subject property has been residential apartments (non-transient).

Based upon the foregoing, we do not have the latitude or authority to approve short term rentals for any of the apartment units, nor to permit the conversion of the property to a Suite Hotel use.

If you believe there are extenuating circumstances regarding the use of the property, we would be happy to review them.

Tom

From: Cede Davis <cededavis@gmail.com>
Sent: Thursday, December 2, 2021 2:39 AM
To: Mooney, Thomas <ThomasMooney@miamibeachfl.gov>
Cc: Belush, Michael <MichaelBelush@miamibeachfl.gov>; Guzman, Ricardo <RicardoGuzman@miamibeachfl.gov>
Subject: Re: Apartment Building BTR

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Tom attached you will see a planning receipt from July 1, 2018 when this building submitted plans to the planning department and for plan review for the purpose of a short term rental. It is to the best of my knowledge that if that permit was in place prior to the zoning change which in my guesstimate came after this date these plans would have been acceptable for whatever purposes of their design. As you can see here these plans were intentionally done to convert a building into a short term rental. As you can see on page c1

These plans appear to have been signed off by James Murphy in August 2018.

IN CASE YOUR INTERNAL SYSTEM IS NOT WORKING (

1. Click on the Search All Records button.
2. Type BRR2111290 and click Search.
3. Click on the BRR2111290 link.
4. Click on the Attachments tab.
5. Finally, click on the files to download them.

The scope of work on these plans were for apartments to hotel suite existing four units to the new eight units

EXHIBIT “G”

Plan Number: BLPL2019-08005

[Plan Details](#) | [Tab Elements](#) | [Main Menu](#)

Type:	BTR Review - btr/cu/fir	Status:	Approved	Project Name:	
Applied Date:	12/27/2019	Expiration Date:			
District:	RM-1	Assigned To:		Completion Date:	12/30/2019
Description:	APT BUILDING 8 UNITS - LOCATED 1330 15TH STREET. PREVIOUS BTR- BTR005837-01-2018				

Summary

Locations

Fees

Reviews

Attachments

Contacts

Sub-Records

BTR/Planning Queue

Submittal Status	Received Date	Due Date	Completed Date
Pass	12/27/2019	12/27/2019	12/30/2019

✓ Planning Department Review • Pass • Williams Steven • Completed : 12/30/2019

Due Date	Completed Date
01/03/2020	12/30/2019

Comment

Residential Apartment Building - 8 units

✓ Finance Review • Pass • Roman Pablo • Completed : 12/30/2019

Due Date	Completed Date
01/06/2020	12/30/2019

✓ Code Enforcement Review • Pass • Escobar Silvia • Completed : 12/30/2019

Due Date	Completed Date
12/27/2019	12/30/2019

Comment

Approved. This contact has no Code fines.

✓ Building Review • Pass • Chamoun Gabi • Completed : 12/30/2019

Due Date	Completed Date
01/17/2020	12/30/2019

Comment

OK per CO19-1320

EXHIBIT “H”

SECTION 111 CERTIFICATE OF OCCUPANCY

[A]111.1 Use and occupancy.

A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exception: Certificates of occupancy are not required for work exempt from *permits* in accordance with [Section 105.2](#).

EXHIBIT “I”



Ananthan Thangavel <athangavel@lakshmi-capital.com>

BTR008501-12-2019 - 1330 15TH STREET LLC

27 messages

Williams, Taneya <TaneyaWilliams@miamibeachfl.gov>
To: "athangavel@lakshmi-capital.com" <athangavel@lakshmi-capital.com>
Cc: "Castor, Jeannie" <JeannieCastor@miamibeachfl.gov>

Tue, May 19, 2020 at 8:58 AM

Good morning,

I've reviewed your application and what is left to complete for the issuance of your Business Tax Receipt at address, **1330 15th st** is payment & your Resort Tax application. You can use the web-link below to submit payment. Please be sure to enter the Invoice **No. 00225868**. This invoice will also include the Resort Tax application fee which I've attached the application to be fill out and sent back via email with a copy of the owner(s) federal Identification. <https://secure.miamibeachfl.gov/payments/>.

Regards,

MIAMIBEACH**Taneya Williams, Financial Analyst**

Finance Department

1700 Convention Center Drive, Miami Beach, FL 33139
Tel: 305-673-7000 Ext 6724 / Fax: 305-673-7529

www.miamibeachfl.gov

We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

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Please do not print this e-mail unless necessary

2 attachments **RESORT TX APP.pdf**
171K **RTX APP NSTRUCT.pdf**
26K

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: Jenny Suraeva <jenny@permitdoctor.com>, damian gallo <dgallojr@permitdoctor.com>

Tue, May 19, 2020 at 10:38 AM

Hi, please see below. I am paying the invoice right now directly to City of Miami Beach.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835
[Quoted text hidden]

2 attachments **RESORT TX APP.pdf**
171K **RTX APP NSTRUCT.pdf**
26K


Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: "Williams, Taneya" <TaneyaWilliams@miamibeachfl.gov>
Cc: "Castor, Jeannie" <JeannieCastor@miamibeachfl.gov>

Tue, May 19, 2020 at 10:44 AM

Hi Taneya,

I have paid the invoice through the website. Also attached here is the Resort Tax registration. Please let me know if you need anything further, thanks.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835
[Quoted text hidden]

 **Completed resort tax registration form.pdf**
764K

Williams, Taneya <TaneyaWilliams@miamibeachfl.gov>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: "Castor, Jeannie" <JeannieCastor@miamibeachfl.gov>

Tue, May 19, 2020 at 10:53 AM

Morning,

Awesome! Thanks for your speedy response! We would also require a copy of your ID and that'll help me finalize. I will let you know if there is anything else that will cause a delay in issuance.

Kind Regards,

MIAMIBEACH

Taneya Williams, Financial Analyst

Finance Department

1700 Convention Center Drive, Miami Beach, FL 33139
Tel: 305-673-7000 / Fax: 305-673-7529

www.miamibeachfl.gov

We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.



Complete the Census today! [Click Here](#)



Please do not print this e-mail unless necessary

From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Sent: Tuesday, May 19, 2020 10:44 AM
To: Williams, Taneya <TaneyaWilliams@miamibeachfl.gov>
Cc: Castor, Jeannie <JeannieCastor@miamibeachfl.gov>
Subject: Re: BTR008501-12-2019 - 1330 15TH STREET LLC

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: "Williams, Taneya" <TaneyaWilliams@miamibeachfl.gov>
Cc: "Castor, Jeannie" <JeannieCastor@miamibeachfl.gov>

Tue, May 19, 2020 at 10:54 AM

Hi Taneya,

No problem, my license is attached here.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

 **Florida Driver License.pdf**
16K

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>, Jenny Suraeva <jenny@permitdoctor.com>

Tue, May 19, 2020 at 10:56 AM

Greta. Perhaps they lifted the moratorium today....

EXHIBIT “J”

**RESORT TAX
REGISTRATION FORM**

1) BUSINESS INFORMATION:

NAME	1330 15TH STREET LLC
ADDRESS	1330 15th street
CITY	Miami Beach
ZIP CODE	33139
PHONE NUMBER	(818) 667-1975
SALES TAX ACCOUNT #	
FEDERAL ID #	84-3378063

2) OPERATOR INFORMATION:

NAME	Ananthan Thangavel
HOME ADDRESS	1504 Bay Rd. Apt. 720
CITY	Miami Beach
STATE	FL
ZIP CODE	33139
PHONE #	(818) 667-1975
DRIVER'S LIC#	T 521-000-84-349-6
SOC. SEC. #	564-85-4107

3) OPERATOR INFORMATION:

NAME	
HOME ADDRESS	
CITY	STATE
ZIP CODE	PHONE # ()
DRIVER'S LIC#	
SOC. SEC. #	

4) OPERATOR INFORMATION:

NAME	
ADDRESS	
CITY	STATE
ZIP CODE	PHONE # ()
DRIVER'S LIC#	
SOC. SEC. #	

5) OPERATOR INFORMATION:

NAME	
ADDRESS	
CITY	STATE
ZIP CODE	PHONE # ()
DRIVER'S LIC#	
SOC. SEC. #	

6) START DATE OF BUSINESS: 12/5/2019

7) TYPE OF STATE LICENSE:

- ☒ DIVISION OF HOTELS & RESTAURANTS
☐ DEPARTMENT OF ALCOHOL, TOBACCO & FIREARMS
☐ DEPARTMENT OF AGRICULTURE

8) TYPE OF BUSINESS:

- ☐ CORPORATION (ARTICLES OF INCORP.) ☐ INDIVIDUAL
☐ PARTNERSHIP (PARTNERSHIP AGREEMENT) ☒ OTHER LLC
☐ TRUST (COURT ORDER)

9) KIND OF BUSINESS: (CHECK ALL THAT APPLY)

- ☐ APARTMENT ☒ HOTEL/MOTEL
☐ BAR/NIGHTCLUB ☐ PROPERTY MGMT.
☐ BOARDING/ROOMING ☐ RESTAURANT
☐ CONDOMINIUM

10) # OF RMS/APTS OR SEATING: 8

11) CONTACT PERSON

NAME	Ananthan Thangavel
ADDRESS	1504 Bay Rd. Apt. 720
CITY, STATE, ZIP CODE	Miami Beach, FL 33139
CONTACT PHONE NUMBER	(818) 667-1975
E-MAIL ADDRESS:	athangavel@lakshmi-capital.com

12)  **4/12/2020**
 OPERATOR'S SIGNATURE DATE

13) RETURN FORM & \$25.00 REGISTRATION FEE TO:

**CITY OF MIAMI BEACH/RESORT TAX
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139
PHONE (305)673-7447
FAX(305)673-7004**

DO NOT WRITE IN THIS SPACE	
CERTIFICATE #	REGISTRATION#
YEARLY	MONTHLY
FORMER CERTIFICATE #	

EXHIBIT “K”

Tue, May 19, 2020 at 11:38 AM

After reviewing, I do see that there is one form that wasn't submitted upon the retrieval of your application. It's the smoke detector form which I've attached. I apologize for any inconvenience but this will indeed be the last form to complete to finalize.

[Quoted text hidden]

Tue, May 19, 2020 at 12:10 PM

[Quoted text hidden]

EXHIBIT “L”



MIAMI BEACH



ANNUAL SINGLE STATION SMOKE DETECTORS INSPECTION/TEST REPORT

RETURN COMPLETED FORM TO:

MIAMI BEACH FIRE PREVENTION DIVISION
1701 MERIDIAN AVE.- 2ND FLOOR
MIAMI BEACH, FL 33139
TELEPHONE: 305-673-7123
FAX : 305-673-1085

ATTENTION INSPECTOR: _____

The smoke detectors at the following address are: (circle one below)

BATTERY OPERATED

**HARD WIRED 110V
ELECTRICALLY OPERATED**

All single station smoke detectors located at the following address have been inspected/tested for proper operation as recommended by the manufacturer and at the time of inspection are: Battery powered single station smoke alarms must be tested no less than once per week (69A-43) Hard wired single station smoke alarms must be tested annually. (NFPA 72 - 10.4.3)

Please circle one:

OPERATIONAL

NOT OPERATIONAL (*)

NAME OF BUILDING:

1330 15th Street LLC

ADDRESS OF BUILDING:

1330, 15th Street

TYPE OF OCCUPANCY (SPECIFIC USE)

Short-term rental

NAME OF OWNER OR AGENT:

Ananthan Thangavel

OWNER OR AGENT TELEPHONE :

(818) 667-1975

PERSON PERFORMING TEST:

Tiffany Larson

JOB TITLE:

Manager

(*) LIST DEFICIENCIES AND REQUIRED CORRECTIONS: _____

NOTE: Written records/logs of visual inspections and tests shall be kept by the owner for inspection by the authority having jurisdiction.

Tiffany Larson
SIGNATURE:

4/2/2020
DATE