

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV
305-673-7550

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.

- ☐ BOARD OF ADJUSTMENT
- ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
- ☐ DESIGN REVIEW BOARD
- ☐ DESIGN REVIEW APPROVAL
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
- ☐ HISTORIC PRESERVATION BOARD
- ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - ☐ HISTORIC DISTRICT / SITE DESIGNATION
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
- ☒ PLANNING BOARD
- ☒ CONDITIONAL USE PERMIT
 - ☐ LOT SPLIT APPROVAL
 - ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- ☐ FLOOD PLAIN MANAGEMENT BOARD
- ☐ FLOOD PLAIN WAIVER
- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS 7128 INDIAN CREEK DRIVE, MIAMI BEACH, FL 33141

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) 0232110020130

1. APPLICANT: ☒ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME IC PROPERTY CAPITAL CORP

ADDRESS 700 E DANIA BEACH BLVD, SUITE 202, MIAMI, FL 33004 USA

BUSINESS PHONE 305 833 9203

CELL PHONE 305 833 9203

E-MAIL ADDRESS lucas.mattout@gmail.com

~~OWNER IS DIFFERENT THAN APPLICANT:~~

~~NAME _____~~

~~ADDRESS _____~~

~~BUSINESS PHONE _____~~

~~CELL PHONE _____~~

~~E-MAIL ADDRESS _____~~

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

☒ AGENT:

NAME _____

LAURE TIROUFLET

ADDRESS _____

9 ISLAND AVENUE, #814, MIAMI BEACH, FL 33139

BUSINESS PHONE _____

CELL PHONE 786.895.8737

E-MAIL ADDRESS _____

LAURE@TIROUFLET.COM

☒ CONTACT:

NAME _____

JOSE R. CARLO

ADDRESS _____

11 ISLAND AVENUE, #2105, MIAMI BEACH, FL 33139

BUSINESS PHONE _____

305.604.7898

CELL PHONE 305.490.0493

E-MAIL ADDRESS _____

JCARLO@CIC-ARCHITECTURE.COM

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____

NAME _____

LAURE TIROUFLET

ADDRESS _____

9 ISLAND AVENUE, #814, MIAMI BEACH, FL 33139

BUSINESS PHONE _____

305.604.7898

CELL PHONE 305.490.0493

E-MAIL ADDRESS _____

LAURE@TIROUFLET.COM

FILE NO. _____

4. SUMMARY OF APPLICATION – PROVIDE BRIEF SCOPE OF PROJECT:

~~NEW GROUND-UP CONSTRUCTION OF A 4-STORY HOTEL WITH A ROOFTOP POOL, 16 HOTEL ROOMS, AND EIGHT PARKING SPACES.~~

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☐ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☒ YES ☐ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) 8,125 FAR SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). 8,267 SF SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ _____

- 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 FEE. 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 A PROJECT 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, LANDSCAPE ARCHITECTS, ENGINEERS, 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.

FILE NO. _____

- IN ACCORDANCE WITH SEC.118-31. — DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT 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 SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL: (i) BE IN WRITING, (ii) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (iii) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (iv) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (i) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (ii) NO APPLICATION FROM 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

SIGNATURE: _____

PRINT NAME: _____

Lucas Williams Mattaut

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF
COUNTY OF

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property as required by law. (5) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY
(Circle one)

STATE OF
COUNTY OF

I, Lucas Mattout, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of IC PROPERTY CAPITAL CORP (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 2 day of August, 2017. The foregoing instrument was acknowledged before me by Lucas Mattout, _____ of _____, on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

Lucas Mattout M320520950890

NOTARY SEAL OR STAMP:



Anibal Parrales
Commission # GG057121
Expires: December 21, 2020
Bonded thru Aaron Notary

NOTARY PUBLIC

My Commission Expires:

Anibal Parrales

PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

I, Lucas Mattout, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize LAURE TIROUFLET & JOSE CARLO to be my representative before the PLANNING Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Lucas Mattout, Manager
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 2 day of August, 2017. The foregoing instrument was acknowledged before me by _____ of _____ who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires
Dec 21 2020



Anibal Parrales
Commission # GG057121
Expires: December 21, 2020
Bonded thru Aaron Notary

[Signature]
NOTARY PUBLIC
Anibal Parrales
PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries, or partners. If any of the contract purchasers are corporations, partnerships, limited liability companies, trusts, 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. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.*

NAME	DATE OF CONTRACT
NAME, ADDRESS, AND OFFICE	% OF STOCK
_____	_____
_____	_____
_____	_____

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. 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.*

IC PROPERTY CAPITAL CORP

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

MMC26 LLC

45%

700 East Dania Beach Blvd

Suite 202

Miami, FL 33004

- NAME OF CORPORATE ENTITY
- SARL AVI 10% (545 AV DU GARLABAN 13420 GEMENOS - France)
 - Pierre Mattout 30% (545 AV DU GARLABAN 13420 GEMENOS - France)
 - Jean Marcel Mattout 30% (545 AV DU GARLABAN 13420 GEMENOS - France)
 - Bernard Mattout 30% (545 AV DU GARLABAN 13420 GEMENOS - France)

NAME AND ADDRESS

% OF OWNERSHIP

13 Capital LLC :

45%

700 East Dania Beach Blvd

Suite 202

Miami, FL 33004

- NAME OF CORPORATE ENTITY
- 13M INVEST 10% (116 Bd Mireille Lauze La Pinède Bât C2 13010 MARSEILLE - FRANCE)
 - Michael METTOUDY 90% (108, Rue du Commandant Rolland 13008 MARSEILLE - FRANCE)

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. 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.*

IC PROPERTY CAPITAL CORP

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Stone Capital Invest _____ 10% ✓
545 AV DU GARLABAN 13420 GEMENOS - France _____
- SARL AVI 50% (545 AV DU GARLABAN 13420 GEMENOS - France) _____
- ~~Mire~~ 13M Invest 50% (116 Bd Mireille Lauze La Pinède Bât C2 13010 MARSEILLE - FRANCE) _____

- ATTOUT Entreprise: 33,33% Pierre Attout
33,33% Jean Pascal Attout
33,33% Dida Attout

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

✓ 131 invest: _____ ✓
- Michael Attouty : 100% _____

SARL Avi: 10% Attout entreprise
- 30% Pierre Attout
- 30% Jean Pascal Attout
- 30% Bernard Attout

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

If the property that is the subject of this application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

TRUST NAME

NAME AND ADDRESS

% INTEREST

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTE: Notarized signature required on page 9

FILE NO. _____

3. 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 #
a.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____

Additional names can be placed on a separate page attached to this form.

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY 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 _____
COUNTY OF _____

I, Lucas Flattot, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

[Signature]
SIGNATURE

Sworn to and subscribed before me this 2 day of AUGUST, 2017. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

LISC# M330520950890

NOTARY SEAL OR STAMP

My Commission Expires:



Anibal Parrales
Commission # GG057121
Expires: December 21, 2020
Bonded thru Aaron Notary

[Signature]
NOTARY PUBLIC

Anibal Parrales
PRINT NAME

FILE NO. _____

EXHIBIT A

PB17-0115
7128 INDIAN CREEK DRIVE

LEGAL DESCRIPTION:

11 53 42
NORMANDY BEACH SOUTH PB 2154
LOT 10 BLK 2
LOT SIZE 50.000 X 130
OR 205350636
07 2002 1
COC 220350571
02 2004 5

Exhibit B

Ownership of IC Property Capital Corp.

45% MMC 26 LLC

700 E Dania Beach Blvd., Suite 202, Miami, FL 33004

10 % SARL AVI : (545 Avenue du Garlaban 13420 Gemelos, France)

30 % Pierre Mattout : (545 Avenue du Garlaban 13420 Gemelos, France)

30 % Jean Marcel Mattout : (545 Avenue du Garlaban 13420 Gemelos, France)

30 % Bernard Mattout : (545 Avenue du Garlaban 13420 Gemelos, France)

45% 13 Capital LLC

700 E Dania Beach Blvd., Suite 202, Miami, FL 33004

10 % 13 M invest : (116 bd Mireille lauze La Pinede BAT C2 13010 Marseille, France)

90 % Michael Mettoudy : (108 rue du commandant rolland 13008 Marseille, France)

10% Stone Capital Invest

545 Avenue du Garlaban, 13420 Gemelos, France

50% SARL AVI (545 Avenue du Garlaban 13420 Gemelos, France)

50% 13M Invest (116 Bd Mireille Lauze La Pinède Bât C2 13010 Marseille, France)

Expanded Breakdown of Entities

SARL AVI : (545 Avenue du Garlaban 13420 Gemelos, France)

545 Avenue du Garlaban 13420 Gemelos, France

10 % Mattout Entreprise : (545 Avenue du Garlaban 13420 Gemelos, France)

30 % Pierre Mattout : (545 Avenue du Garlaban 13420 Gemelos, France)

30 % Jean Marcel Mattout : (545 Avenue du Garlaban 13420 Gemelos, France)

30 % Bernard Mattout : (545 Avenue du Garlaban 13420 Gemelos, France)

13M INVEST : (116 bd Mireille lauze La Pinede BAT C2 13010 Marseille,

116 bd Mireille lauze La Pinede, BAT C2, 13010 Marseille, France

100 % Michael Mettoudy : (108 rue du commandant rolland 13008 Marseille, France)

MATTOUT ENTREPRISE

545 Avenue du Garlaban, 13420 Gemelos, France

33,33% Pierre Mattout : (545 Avenue du Garlaban 13420 Gemelos, France)

33,33% Jean Marcel Mattout : (545 Avenue du Garlaban 13420 Gemelos, France)

33,33% Didier Mattout : (545 Avenue du Garlaban 13420 Gemelos, France)

July 17, 2017

CMB Planning Board
1700 Convention Center Drive
Second Floor
Miami Beach, FL 33139

Subject: 7128 Indian Creek Drive
PB17-0115
Letter of Intent

This correspondence serves as the Letter of Intent for the Applicant and Owner of the property for a new hotel to be located at 7128 Indian Creek Drive, Miami Beach, FL 33141, in concert with the plans and documents submitted for approval by the Planning Board.

This project consists of a new 16-room boutique hotel in the North Beach Town Center district and aims to be a catalyst for the improvement and re-development of the area.

This conditional use of the property as a hotel is consistent with the comprehensive plan for district TC-3. Its impact of civil infrastructure falls within the thresholds for the applicable levels of service, so that public health, safety, morals, and general welfare will not be adversely affected. Furthermore, safeguards will be provided for the protection of surrounding property, persons, and neighborhood values. The project will require the variances listed below to conform to local land development regulations, including the provision of off-street parking. Plus, it will be the only hotel East of Abbott Avenue in the North Beach Town Center district.

The current 2-story, 8-unit apartment building dating to 1946, currently sitting below the corresponding Base Flood Elevation, will be demolished and replaced by a 4-story hotel with a rooftop terrace and pool (for hotel guests only). Our study and analysis of the existing structure concluded that the current structure was neither a candidate for adaptive re-use nor financially feasible in order to have a successful project.

The new hotel structure to be erected observes the residential scale of the street and the neighborhood while injecting a novel, dynamic design that will help to modernize the area. On one side, the massing of the new building extends the existing roofline of its neighbor to the South; on the other, it scales up to its neighbor to the North, acting as an intermediate benchmark in between the two. Looking to the future, the new hotel relates to the new, raised street elevation already planned by the CMB Public Works department. It incorporates passive and active solar strategies in observance of modern energy performance standards. It's purposely veiled and partially sunk parking replaces the existing hazardous off-street spaces that back up into the street. Extensive planting added at the street level and at the roof level serves both aesthetic purposes and environmental goals. In addition, its design echoes elements native to South Florida, its natural splendor, and its architectural paragons.

CONDITIONAL USE CRITERIA

The hotel use shall be approved upon satisfaction of the following criteria contained in Section 118-192(a) of the City's Code:

- (1) The use is consistent with the comprehensive plan or neighborhood plan if one exists for the area in which the property is located.

As previously discussed, the City is implementing several code and policy changes to activate the Town Center regulations within the North Beach area. The proposed hotel use is in line with the current plans and objectives for the North Beach area and will complement the existing and proposed uses intended to activate the 71 street corridor.

- (2) The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the comprehensive plan.

As stated above and confirmed by City staff, the proposed uses will not exceed the levels of service set forth in the comprehensive plan.

- (3) Structures and uses associated with the request are consistent with these land development regulations.

Subject to the below variances, the proposed structure is consistent with the land development regulations. In addition, the proposed structure is intended to positively address the forecast resiliency standards and concerns facing the City.

- (4) The public health, safety, morals, and general welfare will not be adversely affected.

The proposed hotel will not negatively affect the public health, safety, morals and general welfare. To the contrary, the proposed hotel will positively affect the architecture of our City with a new design that complements the existing structures with a design incorporating elements found throughout Miami Beach architecture. Additionally, lush landscaping will be installed throughout the property.

- (5) Adequate off-street parking facilities will be provided.

All required parking will be provided on-site and located at the ground floor. The parking spaces are completely concealed from the public right of way behind landscaping and architectural features, as shown on the enclosed plans. Lastly, the enclosed trip generation study concludes that the replacement of the existing apartment building with a hotel will not have an attributable impact on traffic.

- (6) Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

Many features of the proposed structure were designed with the neighboring structures and area in mind. For example, the hotel pool is limited to guests of the property and not otherwise open to the public. There are also no public food and beverage venues contained within this property, thus limiting access to hotel guests and employees. The height and massing of the structure is fluid and creates a transition space from the taller, five (5) story monolithic apartment building on the north, to the smaller two (2) story structure to the South. The proposed building is stepped back from the right of way, and contains multiple changes in material and design on each façade. Lastly, the hotel use compliments the mixed use character of the street, including church, retail and apartment uses.

- (7) The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.

To our knowledge, this is the only hotel on this block and therefore will not create a negative impact on the surrounding neighborhood.

VARIANCES

Given the narrow dimensions of the property, the parallelogram shape of the property, the intent to house all parking spaces under the building, and accessibility requirements at the elevator, this application requests the following variances:

1. Pedestal side setback for parking on North side of property:

Proposed: 5'-0" Required: 10'-0"

We request to follow the setbacks normally applicable to 50'-0" lots, including the 5'-0" setback at the parking level / pedestal, in order to accommodate on-site parking

2. Pedestal side setback for parking structure, entrance steps and elevator at the south side:

Proposed: 5'-0" Required: 10'-0"

We request to follow the setbacks normally applicable to 50'-0" lots, including the 5'-0" setback at the parking level / pedestal, in order to accommodate on-site parking

Likewise, the entrance steps are placed within the setback to accommodate parking beneath and the main lobby. Without this variance for a 14" encroachment for the elevator shaft, in order to still comply with ADA codes and a 5-ft setback, structural columns on the North side of the structure would have to be removed, and the structure of the building would be massively expensive.

3. To exceed the maximum elevation allowed within the required south side yard.

Maximum allowed: 9.13' NGVD (30" above adjusted grade, per CMB Public Works Dept.)

Proposed: steps from 9.13' NGVD to 12.62' NGVD

Without this variance, the stairs would infringe on the parking and on the hotel lobby.

4. To reduce the required setback of the building front façade above 23' in height. (Based on the total height at the front of 40').

Proposed: 25'-3" Required: 32'-0"

The proposed setback and orthogonal shape of the design keeps the massing of the building in harmony with the neighborhood scale, and it allows functional hotel rooms on all floors.

5. To reduce the required driveway width of 22'-0" for perpendicular parking

Proposed: 20'-0", Required 22'-0"

Without this variance there could be no on-site parking.

This end goal of the design of this hotel is to add a small jewel in the new NBTC district in a way that enhances its immediate surroundings and the overall neighborhood. The applicant respectfully requests that the Planning Board support this project, including the variances petitioned.

Thank you for your consideration, and please contact me at any time should you require more information. It would be my pleasure to expound on the merits of the project and design.

Sincerely,

CIC



Jose R. Carlo
FL Architect AR-16566



City of Miami
Public School Concurrency
Concurrency Management System Entered Requirements

Applicant Fields		Information
Application Type		Public Hearing
Application Sub-Type		Land Use
Application Name	*	IC PROPERTY CAPITAL CORP
Application Phone	*	786.395.8737
Application Email	*	LAURE@TIROUFLET.COM
Application Address	*	700 E DANIA BEACH BLVD, #202, MIAMI, FL 33004
Contact Fields		Information
Contact Name	*	JOSE R. CARLO
Contact Phone	*	305.490.0493
Contact Email	*	JCARLO@CIC-ARCHITECTURE.COM
Local Govt. Name		City of Miami
Local Govt. Phone		305-416-1400
Local Govt. Email		GDGay@ci.miami.fl.us
Local Govt. App. Number (OFFICIAL USE ONLY)		
Property Fields		Information
Master Folio Number	*	02-3211-002-0130
Additional Folio Number		
Total Acreage	*	0.1492195
Proposed Land Use/Zoning	*	Low Density Restricted Commercial
Single-Family Detached Units	*	0
Single-Family Attached Units (Duplex)	*	0
Multi-Family Units	*	0
Total # of Units	*	16 HOTEL ROOMS
<p>Redevelopment Information (MUSPs) - Re-development applications are for those vacant sites for which a local government has provided vested rights; or for an already improved property which does not have to be re-platted as deemed by the local government. The number of units to be input into the CMS is the net difference between the existing vested number of units and the newly proposed number of units.</p> <p><i>Example: an existing 20-unit structure will be torn down for redevelopment. The newly proposed development calls for 40 total units. Local government shall input 20 units in the CMS (net difference between the 20 units vested less the newly proposed 4 units).</i></p>		
Required Fields for Application	*	

Owner(s)/Attorney/Applicant Name

Owner(s)/Attorney/Applicant Signature

Lucas Williams MATtout

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing was acknowledged before me this 7 day of JUNE
20 17 by _____

who is a(n) individual/partner/agent/corporation of _____ a(n)
individual/partnership/corporation. He/She is personally known to me or who has produced _____
_____ as identification and who did (did not) take an oath.

FD m 330520950890



(Stamp) Anibal Parrales
Commission # GG057121
Expires: December 21, 2020
Bonded thru Aaron Notary

Signature