

MIAMI BEACH

PLANNING DEPARTMENT

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

File No: _____
Date: _____
MCR No: _____
Amount: _____
Zoning Classification _____
(For Staff Use Only)

STANDARD APPLICATION FORM DEVELOPMENT REVIEW BOARD HEARING

1. The below listed applicant wishes to appear before the following City Development Review Board for a scheduled public hearing: NOTE: This application form must be completed separately for each applicable Board hearing a matter.

- | | |
|---|--|
| <input type="checkbox"/> BOARD OF ADJUSTMENT | <input type="checkbox"/> HISTORIC PRESERVATION BOARD |
| <input checked="" type="checkbox"/> DESIGN REVIEW BOARD | <input type="checkbox"/> PLANNING BOARD |
| <input type="checkbox"/> FLOOD PLAIN MANAGEMENT BOARD | |

NOTE: Applications to the Board of Adjustment will not be heard until such time as the Design Review Board, Historic Preservation Board and/or the Planning Board have rendered decisions on the subject project.

2. THIS REQUEST IS FOR:

- a. ☐ A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE
- b. ☐ AN APPEAL FROM AN ADMINISTRATIVE DECISION
- c. ☒ DESIGN REVIEW APPROVAL
- d. ☐ A CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- e. ☐ A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- f. ☐ A CONDITIONAL USE PERMIT
- g. ☐ A LOT SPLIT APPROVAL
- h. ☐ AN HISTORIC DISTRICT/SITE DESIGNATION
- i. ☐ AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- j. ☐ AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- k. ☐ TO REHAB, TO ADD TO AND / OR EXPAND A SINGLE FAMILY HOME
- l. ☐ OTHER: _____

3. NAME & ADDRESS OF PROPERTY: See Exhibit "A" and Exhibit "B" attached.

LEGAL DESCRIPTION: See Exhibit "A" and Exhibit "B" attached.

4. NAME OF APPLICANT Monad Terrace Property Owner LLC

Note: If applicant is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6-7) must be completed as part of this application.

104 Fifth Avenue, New York, NY 10011

ADDRESS OF APPLICANT CITY STATE ZIP

BUSINESS PHONE # 212-974-2844 CELL PHONE # N/A

E-mail address: N/A

5. NAME OF PROPERTY OWNER (IF DIFFERENT FROM #4, OTHERWISE, WRITE "SAME") Same for Exhibit "A"; 1335 Monad Terrace, LLC for Exhibit "B"

If the owner of the property is not the applicant and will not be present at the hearing, the Owner/Power of Attorney Affidavit (Page 4) must be filled out and signed by the property owner. In addition, if the property owner is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6 - 7) must be completed.

Exhibit "A": 104 Fifth Avenue, New York, NY 10011; Exhibit "B": 1335 Monad Terrace, Miami Beach, FL 33139

ADDRESS OF PROPERTY OWNER CITY STATE ZIP

BUSINESS PHONE # 212-974-2844 CELL PHONE # N/A

E-mail address: N/A

6. NAME OF ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER, CONTRACTOR OR OTHER PERSON RESPONSIBLE FOR PROJECT DESIGN

Jennifer McConney
Kobi Karp Architecture & Interior Design, Inc. 2915 Biscayne Boulevard, Suite 200, Miami, Florida 33137
NAME (please circle one of the above) ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305-573-1818 CELL PHONE # N/A

E-mail address: jmcconney@kobikarp.com

AteliersJeanNouvel 10 Cite d'Angouleme, 75011 Paris, France
NAME (please circle one of the above) ADDRESS CITY STATE ZIP

BUSINESS PHONE # +33 1-49-23-83-83 CELL PHONE # N/A

E-mail address: N/A

7. NAME OF AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSON:

Bilzin Sumberg Baena Price & Axelrod LLP

a. Carter McDowell 1450 Brickell Avenue Miami Florida 33131
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305-350-2355 CELL PHONE # N/A

E-mail address: cmcdowell@bilzin.com

Bilzin Sumberg Baena Price & Axelrod LLP

b. Carly Grimm 1450 Brickell Avenue Miami Florida 33131
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305-350-2352 CELL PHONE # N/A

E-mail address: cgrimm@bilzin.com

Bilzin Sumberg Baena Price & Axelrod LLP

c. Javier Avino 1450 Brickell Avenue Miami Florida 33131
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305-350-7207 CELL PHONE # N/A

E-mail address: javino@bilzin.com

NOTE: ALL ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSONS, WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY, UNLESS SOLELY APPEARING AS AN EXPERT WITNESS, ARE REQUIRED TO REGISTER AS A LOBBYIST WITH THE CLERK, PRIOR TO THE SUBMISSION OF AN APPLICATION.

8. SUMMARY OF PROPOSAL: Design approval for a 53-unit mixed-use condominium.

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES (X) NO ()

10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? [X] YES [] NO

11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): 2.75 FAR SQ. FT.

12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) 194,396 SQ. FT.

13. TOTAL FEE: (to be completed by staff) \$ _____

PLEASE NOTE THE FOLLOWING:

- *Applications for any Board hearing(s) will not be accepted without payment of the required fee. All checks are to be made payable to: "City of Miami Beach."*
- *Public records notice: all documentation, application forms, maps, drawings, photographs, letters and exhibits will become a part of the public record maintained by the City of Miami Beach Planning Department and shall under Florida Statute, be disclosed upon proper request to any person or entity.*
- *In accordance with the requirements of Section 2-482 of the Code of the City of Miami Beach, any individual or group (Lobbyist) that has been, or will be, compensated to either speak in favor or against a project being presented before any of the City's Development Review Boards, shall be fully disclosed prior to the public hearing. All such individuals and/or groups must register with the City Clerk **prior** to the hearing.*
- *In accordance with Section 118-31 of the Code of the City of Miami Beach, all applicants shall, prior to the public hearing, fully disclose 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 (exclusive of all legal or professional design services). Such disclosure shall:*
 1. *Be in writing.*
 2. *Indicate to whom the consideration has been provided or committed.*
 3. *Generally describe the nature of the consideration.*
 4. *Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board.*

In the event the applicable development review board determines that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and 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 Boards reach a decision, a Final Order will be issued stating the Board's decision and any conditions imposed therein. The Final Order must be recorded in the Office of the Recorder of Miami-Dade County; the original shall remain on file with the board clerk/secretary. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded Final Order being tendered along with the construction plans.*

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) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

PLEASE COMPLETE ONE OR MORE OF THE FOLLOWING THREE AFFIDAVITS, AS APPLICABLE. **NOTE: THE PROPERTY OWNER MUST FILL OUT AND SIGN THE "POWER OF ATTORNEY" PORTION IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IS HAVING OTHER PERSONS SPEAK ON THEIR BEHALF.**

CORPORATION AFFIDAVIT

I, Michael Stern, being duly sworn, depose and say that I am the authorized signatory for Monad Terrace Property Owner LLC, a Delaware limited liability company, and as such have been authorized by the foregoing limited liability company to file this application, that all answers to the questions in said application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief, that said limited liability company is the owner of the properties described herein and is the subject matter of the proposed hearing. I understand this application must be completed and accurate before a hearing can be advertised.


MONAD TERRACE PROPERTY OWNER LLC
A Delaware limited liability company

By: 

Michael Stern
Authorized Signatory

Sworn to and subscribed before me this 17 day of November, 2015. The foregoing instrument was acknowledged before me by Michael Stern, who produced _____ as identification and/or is personally known to me and who did/did not take an oath.

STATE OF NY
COUNTY OF New York
MY COMMISSION EXPIRES: 3/31/18



NOTARY PUBLIC
GREG GLEICHER

PRINT NAME

Notary Public State of New York
County of New York
Greg D Gleicher
Reg. 01GL6300101
Commission Expires 03/31/2018

POWER OF ATTORNEY AFFIDAVIT

I, Michael Stern, being duly sworn and deposed say that I am the authorized signatory for Monad Terrace Property Owner LLC, a Delaware limited liability company and the owner of the described real property and that I am aware of the nature and effect of the request for Design Review Board approval relative to the property, which request is hereby made by said limited liability company and I am authorizing Carter N. McDowell, Javier F. Aviñó, and Carly Grimm of the firm of Bilzin Sumberg Baena Price & Axelrod, LLP, to be our legal representatives before the Design Review Board.

MONAD TERRACE PROPERTY OWNER LLC
A Delaware limited liability company

By: 

Michael Stern
Authorized Signatory

Sworn to and subscribed before me this 17 day of November, 2015. The foregoing instrument was acknowledged before me by Michael Stern, who produced _____ as identification and/or is personally known to me and who did/did not take an oath.

STATE OF NY
COUNTY OF New York
MY COMMISSION EXPIRES: 3/31/18



NOTARY PUBLIC

GREG GLEICHER


PRINT NAME

Notary Public State of New York
County of New York
Greg D Gleicher
Reg. 01GL6300101
Commission Expires 03/31/2018

CORPORATION AFFIDAVIT (PROPERTY POSTING)


I, Michael Stern, the authorized signatory for Monad Terrace Property Owner LLC, a Delaware limited liability company, hereby authorize the City of Miami Beach to enter the described properties for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the properties as required by law and the company takes the responsibility of removing this notice after the date of hearing.

MONAD TERRACE PROPERTY OWNER LLC
A Delaware limited liability company

By: 
Michael Stern
Authorized Signatory

Sworn to and subscribed before me this 17 day of November, 2015. The foregoing instrument was acknowledged before me by Michael Stern, who produced _____ as identification and/or is personally known to me and who did/did not take an oath.

STATE OF NY
COUNTY OF New York
MY COMMISSION EXPIRES: 3/31/18



NOTARY PUBLIC
GREG GLEICHER

PRINT NAME

Notary Public State of New York
County of New York
Greg D Gleicher
Reg. 01GL6300101
Commission Expires 03/31/2018

CONTRACT FOR PURCHASE

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entity, further disclosure shall be required which discloses 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 or trusts, list all individuals and/or complete the appropriate disclosure clause above.*

Monad Terrace Property Owner LLC
NAME

January 20, 2016
DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE
Monad Terrace Mezz LLC*
104 5th Avenue, 9th Floor
New York, NY 10011

% OF STOCK
100%

*See full disclosure of ownership attached to this application.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION**

DISCLOSURE OF INTEREST

1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

Monad Terrace Property Owner LLC
Corporation Name

NAME AND ADDRESS	% OF INTERESTS
<u>Monad Terrace Mezz LLC</u>	<u>100%</u>
<u>104 5th Avenue, 9th Floor</u>	
<u>New York, NY 10011</u>	

Monad Terrace Mezz LLC
Corporation Name

NAME AND ADDRESS	% OF INTERESTS
<u>Monad Terrace LLC</u>	<u>100%</u>
<u>104 5th Avenue, 9th Floor</u>	
<u>New York, NY 10011</u>	

Monad Terrace LLC
Corporation Name

NAME AND ADDRESS	% OF INTERESTS
<u>NV Monad Terrace LLC</u>	<u>31.29%</u>
<u>c/o Monad Terrace Property Owner LLC</u>	
<u>104 5th Avenue, 9th Floor</u>	
<u>New York, NY 10011</u>	

NAME AND ADDRESS	% OF INTERESTS
<u>Monad Terrace Manager LLC</u>	<u>68.71%</u>
<u>c/o Monad Terrace Property Owner LLC</u>	
<u>104 5th Avenue, 9th Floor</u>	
<u>New York, NY 10011</u>	

NV Monad Terrace LLC

Corporation Name

NAME AND ADDRESS

New Valley LLC

c/o Monad Terrace Property Owner LLC

104 5th Avenue, 9th Floor

New York, NY 10011

% OF INTERESTS

100%

New Valley LLC

Corporation Name

NAME AND ADDRESS

Vector Group Ltd.

c/o Monad Terrace Property Owner LLC

104 5th Avenue, 9th Floor

New York, NY 10011

% OF INTERESTS

100%

Monad Terrace Manager LLC

Corporation Name

NAME AND ADDRESS

ARED Monad Terrace LLC

c/o Monad Terrace Property Owner LLC

104 5th Avenue, 9th Floor

New York, NY 10011

% OF INTERESTS

44.08%

NAME AND ADDRESS

Monad Terrace Investment LLC

c/o Monad Terrace Property Owner LLC

104 5th Avenue, 9th Floor

New York, NY 10011

% OF INTERESTS

55.92%

ARED Monad Terrace LLC

Corporation Name

NAME AND ADDRESS

EK Acquisition 41, LLC

c/o Monad Terrace Property Owner LLC

104 5th Avenue, 9th Floor

New York, NY 10011

% OF INTERESTS

33.33%

NAME AND ADDRESS

TT Monad Terrace Inc.

c/o Monad Terrace Property Owner LLC

104 5th Avenue, 9th Floor

New York, NY 10011

% OF INTERESTS

66.67%

EK Acquisition 41, LLC

Corporation Name

NAME AND ADDRESS

Evgeny Konovalov

c/o Monad Terrace Property Owner LLC

104 5th Avenue, 9th Floor

New York, NY 10011

% OF INTERESTS

100%

TT Monad Terrace Inc.

Corporation Name

NAME AND ADDRESS

Tall Trade Ltd.

c/o Monad Terrace Property Owner LLC

104 5th Avenue, 9th Floor

New York, NY 10011

% OF INTERESTS

100%

Tall Trade Ltd.

Corporation Name

NAME AND ADDRESS

G Star LTD.

c/o Monad Terrace Property Owner LLC

104 5th Avenue, 9th Floor

New York, NY 10011

% OF INTERESTS

100%

G Star LTD.

Corporation Name

NAME AND ADDRESS

Paata Gamgoneishvili

c/o Monad Terrace Property Owner LLC

104 5th Avenue, 9th Floor

New York, NY 10011

% OF INTERESTS

75%

NAME AND ADDRESS

Zurab Zaskalko

c/o Monad Terrace Property Owner LLC

104 5th Avenue, 9th Floor

New York, NY 10011

% OF INTERESTS

25%

Monad Terrace Investment LLC
Corporation Name

NAME AND ADDRESS

Ackermd Monad Investor LLC

c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

% OF INTERESTS

20.82%

NAME AND ADDRESS

Monad Terrace JV LLC

c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

% OF INTERESTS

79.18%

Ackermd Monad Investor LLC
Corporation Name

NAME AND ADDRESS

Ackerman Management and Development LLC

c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

% OF INTERESTS

100%

Ackerman Management and Development LLC
Corporation Name

NAME AND ADDRESS

Ariel Ackerman

c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

% OF INTERESTS

100%

Monad Terrace JV LLC
Corporation Name

NAME AND ADDRESS

JDS Monad Terrace LLC

c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

% OF INTERESTS

50%

NAME AND ADDRESS

MDEV10, LLC

c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

% OF INTERESTS

50%

JDS Monad Terrace LLC
Corporation Name

NAME AND ADDRESS

Michael Stern

c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

% OF INTERESTS

100%

MDEV10, LLC
Corporation Name

NAME AND ADDRESS

Daniel Minkowitz

c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

% OF INTERESTS

100%

4. COMPENSATED LOBBYIST:

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

	NAME	ADDRESS	PHONE #
a.	Carter N. McDowell	1450 Brickell Avenue, #2300, Miami, FL	305-350-2355
	Bilzin Sumberg Baena Price & Axelrod, LLP		
b.	Javier F. Aviño	1450 Brickell Avenue, #2300, Miami, FL	305-350-7202
	Bilzin Sumberg Baena Price & Axelrod, LLP		
c.	Carly Grimm	1450 Brickell Avenue, #2300, Miami, FL	305-350-2352
	Bilzin Sumberg Baena Price & Axelrod, LLP		

Additional names can be placed on a separate page attached to this form. See Exhibit "B" attached

* Disclosure shall not be required of any entity, the equity interest 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 and where no one person or entity holds more than a total of 5% of the ownership interests in the limited partnership or other entity.

APPLICANT HEREBY ACKNOWLEDGES THAT ANY APPROVAL GRANTED BY THE BOARD SO APPLIED TO, SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND THAT THE PROJECT MUST ALSO COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE LAW.

APPLICANT AFFIDAVIT

MONAD TERRACE PROPERTY OWNER LLC
A Delaware limited liability company

By: 

Michael Stern
Authorized Signatory

Sworn to and subscribed before me this 17 day of November, 2015. The foregoing instrument was acknowledged before me by Michael Stern, who produced _____ as identification and/or is personally known to me and who did/did not take an oath.

STATE OF New York
COUNTY OF New York
MY COMMISSION EXPIRES: 3/31/18


(NOTARY PUBLIC)

GREG D. GLEICHER

PRINT NAME

Notary Public State of New York
County of New York
Greg D Gleicher
Reg. 01GL6300101
Commission Expires 03/31/2018

CORPORATION AFFIDAVIT

I, Stefania Scaffidi, being duly sworn, depose and say that I am the Manager and authorized signatory for 1335 Monad Terrace, LLC, a Florida limited liability company, and as such have been authorized by the foregoing limited liability company to file this application, that all answers to the questions in said application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief, that said limited liability company is the owner of the properties described herein and is the subject matter of the proposed hearing. I understand this application must be completed and accurate before a hearing can be advertised.

1335 MONAD TERRACE, LLC
A Florida limited liability company

By: Stefania Scaffidi
Stefania Scaffidi
Manager

Sworn to and subscribed before me this 25th day of January, 2016. The foregoing instrument was acknowledged before me by Stefania Scaffidi, who produced _____ as identification and/or is personally known to me and who did did not take an oath.

STATE OF _____
COUNTY OF _____
MY COMMISSION EXPIRES:

[Signature]
NOTARY PUBLIC

James Marx
PRINT NAME



JAMES MARX
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF096228
Expires 3/14/2018

POWER OF ATTORNEY AFFIDAVIT

I, Stefania Scaffidi, being duly sworn and deposed say that I am the Manager and authorized signatory for 1335 Monad Terrace, LLC, a Florida limited liability company and the owner of the described real property and that I am aware of the nature and effect of the request for Design Review Board approval relative to the property, which request is hereby made by said limited liability company and I am authorizing Carter N. McDowell, Javier F. Aviñó, and Carly Grimm of the firm of Bilzin Sumberg Baena Price & Axelrod, LLP, to be our legal representatives before the Design Review Board.

1335 MONAD TERRACE, LLC
A Florida limited liability company

By: Stefania Scaffidi
Stefania Scaffidi
Manager

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STATE OF _____
COUNTY OF _____
MY COMMISSION EXPIRES:

[Signature]
NOTARY PUBLIC



JAMES MARX
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF096228
Expires 3/14/2018

James Marx
PRINT NAME

CORPORATION AFFIDAVIT (PROPERTY POSTING)

I, Stefania Scaffidi, the Manager and authorized signatory for 1335 Monad Terrace, LLC, a Florida limited liability company, hereby authorize the City of Miami Beach to enter the described properties for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the properties as required by law and the company takes the responsibility of removing this notice after the date of hearing.

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A Florida limited liability company

By: Stefania Scaffidi
Stefania Scaffidi
Manager

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STATE OF _____
COUNTY OF _____
MY COMMISSION EXPIRES:

[Signature]
NOTARY PUBLIC

James Marx
PRINT NAME



JAMES MARX
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF096228
Expires 3/14/2018

DISCLOSURE OF INTEREST

4. COMPENSATED LOBBYIST:

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

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	Bilzin Sumberg Baena Price & Axelrod, LLP		
c.	Carly Grimm	1450 Brickell Avenue, #2300, Miami, FL	305-350-2352
	Bilzin Sumberg Baena Price & Axelrod, LLP		

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APPLICANT AFFIDAVIT

1335 MONAD TERRACE, LLC
A Florida limited liability company

By: Stefania Scaffidi
Stefania Scaffidi
Manager

Sworn to and subscribed before me this 25th day of January, 2016. The foregoing instrument was acknowledged before me by Stefania Scaffidi, who produced _____ as identification and/or is personally known to me and who ~~did~~/did not take an oath.

STATE OF _____
COUNTY OF _____
MY COMMISSION EXPIRES: _____

[Signature]

NOTARY PUBLIC



JAMES MARX
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF096228
Expires 3/14/2018

James Marx
PRINT NAME

Exhibit "A"

Monad Terrace

Addresses:

1305 Monad Terrace, Miami Beach, Florida 33139
1315 Monad Terrace, Miami Beach, Florida 33139
1325 Monad Terrace, Miami Beach, Florida 33139
1345 Monad Terrace, Miami Beach, Florida 33139
1355 Monad Terrace, Miami Beach, Florida 33139
1365 Monad Terrace, Miami Beach, Florida 33139
1375 Monad Terrace, Miami Beach, Florida 33139
1300 Monad Terrace, Miami Beach, Florida 33139
1310 Monad Terrace, Miami Beach, Florida 33139
1320 Monad Terrace, Miami Beach, Florida 33139
1340 Monad Terrace, Miami Beach, Florida 33139
1360 Monad Terrace, Miami Beach, Florida 33139
1370 Monad Terrace, Miami Beach, Florida 33139

Legal Description: See following two pages.

LEGAL DESCRIPTION:

Parcels 1, 2, 3, 4, 5 and 6, all being a portion of Lot 2, Block 80, of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Parcel 1

The East 79.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An undivided one-sixth (1/6th) interest in and Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 6320 sq. ft. and/or 0.145 acres, more or less, by calculations.

AND Parcel 2

The West 64.0 feet of the East 143.00 feet, of Lot 2, Block 80, SUBDIVISION OF BLOCK EIGHTY OF THE ALTON BEACH REALTY COMPANY A PART OF ALTON BEACH BAY FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An undivided one sixth (1/6th) interest in and Lot 2, Block 80, SUBDIVISION OF BLOCK EIGHTY OF THE ALTON REALTY COMPANY A PART OF THE ALTON BEACH BAY FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida, less the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 3

The West 64.00 feet of the East 207.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An undivided one-sixth (1/6th) interest in and to Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 4

The West 64.00 feet of the East 271.00 feet of Lot 2, Block 80, of subdivision of block 80 of the Alton Beach Realty Company, according to the Plat thereof, as recorded in Plat Book 6, page 12, of the Public Records of Miami-Dade county, Florida.

TOGETHER WITH:

An undivided one-sixth (1/6th) interest in and to Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida LESS the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 5

The West 64.00 feet of the East 335.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

Together with:

An undivided one-sixth (1/6th) interest in and Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 5122 sq. ft. and/or 0.118 acres, more or less, by calculations.

Legal description continued:

AND Parcel 6

The West 64 feet of the East 399.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An undivided one-sixth (1/16th) interest in and to Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND

The East 65 feet of the South 70 feet of Lot 1, Block 80 of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 4550 sq. ft. and/or 0.104 acres, more or less, by calculations.

AND

The West 50.00 feet of the East 115.00 feet of the South 70.00 feet of Lot 1, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND

The West 50 feet of the East 165 feet of the South 70 feet of Lot 1, LESS the South 14 feet, in Block 80 of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND

The West 50 feet of the East 265 feet of the South 70 feet of Lot 1, Block 80 of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND

The West 50 feet of the East 315 feet of the South 70 feet of Lot 1, Block 80 of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND

The West 50 feet of the East 365 feet of South 70 feet of Lot 1, less the South 14 feet, in Block 80 of ALTON BEACH REALTY COMPANY'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND

The West 135.04 feet of the South 70.00 feet of Lot 1, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

Also known as:

The South 70.00 feet of Lot 1, LESS the East 365.00 feet thereof, and LESS the South 14.00 feet thereof, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 8366 sq. ft. and/or 0.192 acres, more or less, by calculations.

Exhibit "B"

Monad Terrace

Address:

1335 Monad Terrace, Miami Beach, Florida 33139

Legal Description

The West 50 feet of the East 215 feet of the South 70 feet of Lot 1, in the Subdivision of Block 80 of The Alton Beach Realty Company, a Part of Alton Beach Bay Front Subdivision, according to the Plat thereof, recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

MIAMIBEACH
PLANNING DEPARMTENT

Date:	_____	Payment Type	_____	Check No.	000211
Name of Payee:	Monad Terrace Property				
Address of Payee:	104 5th Ave 9th Floor			Phone:	_____
	New York			NY	10011
	City			State	Zip
Payment For:	DRB 23244				
Property Address:	1300 Monad Terrace			Permit No.	_____
Account	011.8000.364.995			Amount	\$13,272.00
Prepared By:	Yonahalem				

- \$860 Application Fee

\$100 Recording Fee (paid w/ separate check)

\$2,312.00 mailing labels (445 x 1.60)

\$10,000 (193,226 New FAR)

RECEIVED

JAN 29 PM 12:00

PLANNING DEPT

THIS CHECK IS VOID WITHOUT A BLUE & GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

JPMorgan Chase Bank
230 Park Avenue South
New York, NY 10003

1-2/210

000211

01/27/16

***\$13,172.00**

THIRTEEN THOUSAND ONE HUNDRED SEVENTY TWO DOLLARS AND NO CENTS***

City of Miami Beach Finance Dept
1700 Convention Ctr Dr, 3rd FL
Miami Beach, FL 33139



SIGNATURE HAS A COLORED BACKGROUND - BORDER CONTAINS MICROPRINTING

000211 0210000211 727001625

MIAMI BEACH
PLANNING DEPARTMENT

Date:	<u>2-2-2016</u>	Payment Type	_____	Check No.	<u>008717</u>
Name of Payee:	<u>Bilzin Sumberg Baena Price & Axelrod LLP</u>				
Address of Payee:	<u>1450 Brickell Ave #23rd Floor</u>	Phone:	_____		
	<u>Miami</u>	<u>FL</u>	City	State	Zip
Payment For:	<u>DRB 23249</u>				
Property Address:	<u>1300 Monard Terrace</u>	Permit No.	_____		
Account	<u>011.8000.364.995</u>	Amount:	<u>\$100.00</u>		
Prepared By:	<u>Yonisa Lem</u>				

- \$100 Recording Fee

DO NOT CANCEL THIS DOCUMENT DOES NOT HAVE A LARGE FAINT IMAGE OF THE SECURE DOCUMENT SHIRT OVER READING PATTERN OF THE WORDS SECURE DOCUMENT

BILZIN SUMBERG BAENA PRICE & AXELROD LLP
A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS
DISBURSEMENT ACCOUNT
1450 BRICKELL AVENUE, 23RD FLOOR • MIAMI, FL 33131-3456
TELEPHONE (305) 374-7580



Wells Fargo Bank, N.A.
Florida
63-751/631

008717

CK# 8717

January 29, 2016

DATE

AMOUNT
\$***100.00

ONE HUNDRED AND 00/100 DOLLARS

PAY TO THE ORDER OF CITY OF MIAMI BEACH

AUTHORIZED SIGNATURE

⑈008717⑈ ⑈063107513⑈ 6072436956⑈

Carter N. McDowell
Tel 305-350-2355
Fax 305-351-2239
cmcdowell@bilzin.com

March 14, 2016

Thomas Mooney
Planning Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

Re: Letter of Intent for Design Approval for Mixed-Use Condominium Located at 1300 Monad Terrace

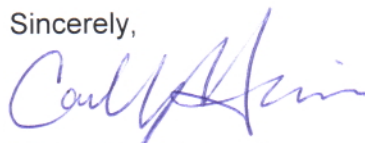
Dear Mr. Mooney:

This firm represents Monad Terrace Property Owner, LLC, the applicant ("Applicant") and owner and contract purchaser of one parcel of the property located at approximately 1300 Monad Terrace (the "Property"). Please accept this correspondence as the Applicant's letter of intent for the attached plans and application seeking design approval from the Design Review Board for the proposed project ("Project") to be located on the Property.

The Project consists of a mixed-use 53-unit condominium located along the bayfront of Miami Beach. Thoughtfully designed by Pritzker Prize winner Jean Nouvel of Ateliers Jean Nouvel and Kobi Karp Architecture and Interiors, the residences of Monad Terrace capture the Bay and neighborhood through reflectivity and transparency, water and vegetation, privacy and community. At its heart, a lagoon embracing the bay, surrounded by greenery and delicate architectural fins to reflect the soft light in a veritable aquatic dreamscape. A traffic generation study and maneuverability analysis for the project have been completed.

This unique and beautiful project will be in character with and will enhance the neighborhood and surrounding properties and will be a stunning addition to the southwestern skyline of Miami Beach. For the foregoing reasons, the Applicant respectfully requests the Design Review Board support this application. Thank you for your consideration and please do not hesitate to contact me should you need additional information.

Sincerely,


for Carter N. McDowell

CNM
Enclosures

MIAMI 4891425.4 81656/46219

MIAMIBEACH
PLANNING DEPARMTENT

Date:	_____	Payment Type	_____	Check No.	000211
Name of Payee:	Monad Terrace Property				
Address of Payee:	104 5th Ave 9th Floor			Phone:	_____
	New York			NY	10011
	City			State	Zip
Payment For:	DRB 23244				
Property Address:	1300 Monad Terrace			Permit No.	_____
Account	011.8000.364.995			Amount	\$13,272.00
Prepared By:	Yonahalem				

- \$860 Application Fee

\$100 Recording Fee (paid w/ separate check)

\$2,312.00 mailing labels (445 x 1.60)

\$10,000 (193,226 New FAR)

RECEIVED

JAN 29 PM 12:00

PLANNING DEPT

THIS CHECK IS VOID WITHOUT A BLUE & GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

JPMorgan Chase Bank
230 Park Avenue South
New York, NY 10003

1-2/210

000211

01/27/16

***\$13,172.00**

THIRTEEN THOUSAND ONE HUNDRED SEVENTY TWO DOLLARS AND NO CENTS***

City of Miami Beach Finance Dept
1700 Convention Ctr Dr, 3rd FL
Miami Beach, FL 33139



SIGNATURE HAS A COLORED BACKGROUND - BORDER CONTAINS MICROPRINTING

000211 0210000211 727001625

MIAMI BEACH
PLANNING DEPARTMENT

Date:	22-2016	Payment Type		Check No.	008717
Name of Payee:	Bilzin Sumberg Baena Price				
Address of Payee:	1450 Brickell Ave #23rd Floor			Phone:	
	miami	FL			
	City	State		Zip	
Payment For:	DRB 23249				
Property Address:	1300 Monard Terrace			Permit No.	
Account	011.8000.364.995			Amount:	\$100.00
Prepared By:	Yonisa Lem				

- \$100 Recording Fee

DO NOT CANCEL THIS DOCUMENT DOES NOT HAVE A LARGE FAINT IMAGE OF THE SECURE DOCUMENT SHIRT OVER READING PATTERN OF THE WORDS SECURE DOCUMENT

BILZIN SUMBERG BAENA PRICE & AXELROD LLP
A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS
DISBURSEMENT ACCOUNT
1450 BRICKELL AVENUE, 23RD FLOOR • MIAMI, FL 33131-3456
TELEPHONE (305) 374-7580



Wells Fargo Bank, N.A.
Florida
63-751/631

008717

CK# 8717

January 29, 2016

DATE

AMOUNT
\$***100.00

AUTHORIZED SIGNATURE

PAY TO THE ORDER OF
CITY OF MIAMI BEACH
ONE HUNDRED AND 00/100 DOLLARS
RECEIVED
2016 JAN 33 PM 11:22
MBP PLANNING

008717 0631075131 6072436956

MIAMI DADE - SCHOOL CONCURRENCY LIST

Below is the established process for the Planning Department's review of applications where new residential units are proposed.

Whenever a building permit application or Land Use Board application is reviewed which involves new residential units (not individual single family homes), the below information is transmitted to Miami-Dade County Schools through their online portal system. (including building permits where a school concurrency evaluation was previously done as part of a land use board application).

Please provide the following information:

Applicant Name (owners):	Monad Terrace Property Owner LLC
Applicant Phone (owners):	212-974-2844
Applicant Email(owners):	N/A
Project Address :	1300 Monad Terrace - see Exhibit "A"
Contact Name:	Carly Grimm
Contact Phone:	305-350-2352
Contact Email:	cgrimm@bilzin.com
Local Government Application Number (Board Number or Permit number):	Design Review Board File No. 23249 ; Planning Board file number to be assigned
Master Folio Number:	02-3233-010-0090
Additional Folio Numbers:	See Exhibit "A"
Total Acreage:	1.62
Proposed Use (number of units)*:	43
SFH (Existing/Proposed):	8 existing / 0 proposed
TH (Existing/Proposed):	0 existing / 0 proposed
Multyfamily (Existing/Proposed):	24 existing / 75 proposed

The Planning Department will not approve building permits involving an increase in residential units unless the County School Board has issued a school concurrency determination and concludes that the development satisfies the school concurrency requirements. Without this, a building permit cannot be issued.

*The number of units is the ADDITIONAL number of residential units proposed vs. the number of current existing units on the site. For example, if an existing building contains 8 residential units, and is being replaced with a 20 unit project, the number of units would be 12.