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

MIAMI BEACH

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.

( ) BOARD OF ADJUSTMENT
(x) DESIGN REVIEW BOARD
( ) FLOOD PLAIN MANAGEMENT BOARD
( ) HISTORIC PRESERVATION BOARD
( ) PLANNING BOARD
( ) SINGLE FAMILY RESIDENTIAL REVIEW 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 ADMINISTRA TIVE DECISION
c. (X) 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. ( ) A HISTORIC DISTRICT/SITE DESIGNATION
i. ( ) AN AMENDMENT TO THE ZONING ORDINANCE OR ZONING MAP
j. ( ) AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
k. ( ) OTHER:_____

PUBLIC RECORDS NOTICE: ALL DOCUMENTATION, APPLICATION FORMS, MAPS, DRAWINGS, PHOTOGRAPHS, LETTERS AND EXHIBITS WILL BECOME A PERMANENT PART OF THE PUBLIC RECORD MAINTAINED BY THE CITY OF MIAMI BEACH PLANNING DEPARTMENT AND MAY, UNDER THE FLORIDA SUNSHINE LAWS, BE DISCLOSED UPON PROPER RE QUEST TO ANY PERSON OR ENTITY.

3. **NAME & ADDRESS OF PROPERTY**: 1056 17th Street and 1685 Lenox Avenue, Miami Beach, Florida

LEGAL DESCRIPTION:

See Exhibit A

4. **NAME OF APPLICANT** *MAC ALTON, 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.

1261 20th Street	*Miami Beach*	*Florida*	*33139*
ADDRESS OF APPLICANT	CITY	STATE	ZIP

BUSINESS PHONE #: *(305) 532-0433* FAX #: _____ CELL PHONE #: N/A

E-mail address: *michael@comrascompany.com*

5. *N/A*

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 and 7) must be completed.

ADDRESS OF PROPERTY OWNER

BUSINESS PHONE #: _____ FAX #: *None* CELL PHONE #: *None*

E-mail address: _____

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

Jose Gomez — NAME
8101 Biscayne Blvd, #309 — ADDRESS
Miami — CITY
FL — STATE
33138 — ZIP

BUSINESS PHONE #: *(305)559-1250* FAX #: _____ CELL PHONE #: *N/A*

E-mail address: *Gomezaia@icloud.com*

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

a. *Michael J. Marrero Bercow, Radell & Fernandez, 200 Biscayne Blvd., Ste. 850, Miami FL 33131*
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE #: *(305) 377-6238* FAX #: *(305) 377-6222* CELL PHONE #: *N/A*

E-mail address: *MMarrero@BRZoningLaw.com*

b. _____
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE #:) _____ FAX #: _____ CELL PHONE #: _____

E-mail address: _____

c. _____
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE #: _____ FAX #: _____ CELL PHONE #: _____

E-mail address: _____

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 ARE REQUIRED TO REGISTER AS A LOBBYIST WITH THE CLERK, PRIOR TO THE SUBMISSION OF AN APPLICATION.

8. **DESCRIBE PROPOSAL IN FULL**: *The Applicant requests design review approval for the expansion of an existing surface parking lot on 17th Street and Lenox Avenue.*

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

10. **WILL ALL OR ANYPORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? YES (X) NO ( )**

11. **TOTAL FLOOR AREA (FAR) OF NEW BUILDING** (if applicable):_____SQ. FT.

12. **TOTAL GROSS FLOOR AREA OF NEW BUILDING** (including required parking and all usable floor space): _____ SQ. FT.

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

PLEASE NOTE THE FOLLOWING:

- *Applications for 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, letter and exhibits will become 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 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 along with the construction plans.*

To request this material in accessible format, sign language interpreters, information or access for persons with disabilities, and/or any accommodations 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 MUSTFILL 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.

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.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____
COUNTY OF _____

We, _____, being first duly sworn, depose and say that we am the owners of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketch 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. We understand this application must be completed and accurate before a hearing can be advertised. We also hereby authorize the City of Miami Beach to enter our property for the sole purpose of posting a NOTICE OF PUBLIC HEAING on my property as required by law and we take the responsibility of removing this notice after the date of hearing.

_____ _____
PRINT NAME SIGNATURE

Sworn to and subscribed before me this_____ day of _____, 2015. The foregoing instrument was acknowledged before me by, _____ who have produced as identification and/or are personally known to me and who did/did not take an oath.

_____
NOTARY PUBLIC

NOTARY SEAL

_____
PRINT NAME

My Commission Expires:

ALTERNATE OPERATOR AFFIDAVIT FOR LIMITED LIABILITY COMPANY

STATE OF Florida

COUNTY OF Miami-Dade

I, *Michael Comras of MAC ALTON, LLC* being first duly sworn, depose and say that I am a the *owner*, and that I am aware of the nature and effect of the request for *Design review approval* relative to the subject property, which request is hereby made by me OR I am hereby authorizing *Bercow Radell & Fernandez, P.A.* to be my representative before the *Design Review* Board. I also hereby authorize the City of Miami Beach to enter the property for the sole purpose of posting a NOTICE OF PUBLIC HEAING on my property as required by law and I take the responsibility of removing this notice after the date of hearing.

Michael Comras _____
PRINT NAME SIGNATURE

Sworn to and subscribed before me this 25 day of February, 2016. The foregoing instrument was acknowledged before me by, Michael Comras who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL

My Commission Expires:

LORRIE DIAMOND
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF048660
Expires 10/5/2017

PRINT NAME
Lorrie Diamond

POWER OF ATTORNEY

STATE OF Florida
COUNTY OF Miami-Dade

I, *Michael Comras of MAC ALTON, LLC*, being first duly sworn, depose and say that I am the owner of the described real property and that I am aware of the nature and effect of the request for *DRB Approval* relative to the subject property, which request is hereby made by me OR I am hereby authorizing *Mickey Marrero* to be my representative before the *Design Review Board*. I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a NOTICE OF PUBLIC HEAING on my property as required by law and I take the responsibility of removing this notice after the date of hearing.

Michael Comras
PRINT NAME

SIGNATURE

Sworn to and subscribed before me this 25 day of February, 2018. The foregoing instrument was acknowledged before me by, Michael Comras who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL

My Commission Expires:

LORRIE DIAMOND
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF048660
Expires 10/5/2017

NOTARY PUBLIC

Lorrie Diamond
PRINT NAME

CONTRACT FOR PURCHASE

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether 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.*

DATE OF CONTRACT

NAME

NAME, ADDRESS, AND OFFICE % OF STOCK

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 the principal stockholders and the percentage of stock owned by each. Where the principal officers or 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).*

CORPORATION NAME and ADDRESS

MAC ALTON, LLC – 1261 20th Street

NAME, ADDRESS, AND OFFICE	% OF STOCK
Michael Comras	*66 2/30%*
ELLRIC, LLC	*33 1/3%*

ELLRIC, LLC
CORPORATION NAME and ADDRESS

NAME, ADDRESS, AND OFFICE	% OF STOCK
Richard Brickell	*- sole managing member*

IF THERE ARE ADDITIONAL CORPORATIONS, LIST OTHERS, INCLUDING CORP. NAME(S) AND EACH INDIVIDUAL'S NAME, ADDRESS, OFFICE AND PERCENTAGE OF STOCK, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 8

CITY OF MIAMI BEACH

DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

2. **TRUSTEE**

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. Where the beneficiary/ beneficiaries consist of corporations(s), another trust(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.*

Not applicable
TRUST NAME

NAME, ADDRESS, AND OFFICE	% OF STOCK

3. **PARTNERSHIP/LIMITED PARTNERSHIP**

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. Where the partner(s) consist of another partnership(s), corporation(s), trust(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.*

Not applicable
PARTNERSHIP/LIMITED PARTNERSHIP

NAME, ADDRESS, AND OFFICE	% OF STOCK

NOTE: Notarized signature required on page 8

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.	*Michael J. Marrero*	*200 S. Biscayne Blvd, Ste. 850, Miami, FL 33131*	*(305) 377-6238*
b.	*Jose Gomez*	*8101 Biscayne Blvd, #309, Miami, FL 33138*	*(305) 559-1250*
c.			

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

*** 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 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 AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, *Michael Comras of MAC ALTON, LLC*, being first duly sworn, depose and say that I am the representative of the applicant, for the subject matter of the proposed hearing; that all answers to the questions in this application and all sketches, data and other supplementary matter attached to and made part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.

Michael Comras
PRINT NAME

SIGNATURE

Sworn to and subscribed before me this 25 day of February, 2015. The foregoing instrument was acknowledged before me by, Michael Comras who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL

LORRIE DIAMOND
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF048660
Expires 10/5/2017

My Commission Expires:

NOTARY PUBLIC

Lorrie Diamond
PRINT NAME

F:\PLAN\$ALL\FORMS\DEVELOPMENT REVIEW BOARD APPLICATION JAN 2010.DOCX

January 8, 2010

Legal Description
Exhibit A

Lots 14 and 15, Block 38, of PALM VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida.

TAX FOLIO NOS.: 02-3234-004-0780
02-3234-004-0790

BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6238
E-Mail: MMarrero@brzoninglaw.com

VIA HAND DELIVERY

February 26, 2016

Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Letter of Intent for Design Review Approval for the Property Located at 1056 17 Street and 1685 Lenox Avenue in Miami Beach, Florida

Dear Tom:

This law firm represents Mac Alton, LLC ("Applicant"), the owner of the properties located at 1056 17 Street and 1685 Lenox Avenue (collectively, the "Property"). See Exhibit A. Please allow this letter to serve as the required letter of intent in connection with a request to the Design Review Board for design review related to a proposed redevelopment of the existing surface parking lot on the Property.

Description of the Property. The two (2) rectangular lots that comprise the Property are located at the southeast corner of the 17 Street and Lenox Avenue intersection. There is an existing surface parking lot on the Property, which is located in the "CD-3, Commercial, High Intensity" zoning district. The Property is not located within a historic district. The Property is just north of the Lincoln Road Mall, and directly north of Yard House Restaurant.

There are "RM-1, Residential Multifamily, Low Intensity" zoned properties to the north of the Property. "CD-3, Commercial, High Intensity" and "P, Parking" zoned properties are located to the south of the Property. To the west of the Property are "P, Parking" zoned Properties, and to the east are "CD-3, Commercial, High Intensity" zoned properties.

Description of the Development Program. The Applicant proposes to redevelop the existing surface parking lot by expanding its extent in order to better utilize the Property, which is located at a prime location in the City. The redevelopment will serve to enhance this existing surface parking lot, which has become somewhat obsolete as

compared to others in the City through years of use. The Applicant proposes to provide new asphalt pavement, incorporate decorative paving in certain areas, and provide two (2) Americans with Disability Act ("ADA") compliant parking spaces. The Applicant's proposal also includes additional landscaping, including new palm trees. For further details on the Applicant's proposal, please refer to the attached plans.

Request. In order to realize its proposed redevelopment, the Applicant seeks design review approval. The Applicant does not seek any waivers or variances for this request. The redevelopment of the existing lot will serve to provide an enhanced and safer pedestrian experience for users, and the additional parking will serve to prevent overflow parking in this congested area of the City. The Property's redevelopment will also serve to enhance the aesthetics of the existing parking lot, which has become rather dilapidated through years of use. The Applicant's proposal is consistent with the neighborhood, which will also benefit from the proposed redevelopment.

Conclusion. The Property and neighborhood will greatly benefit from the Applicant's proposed redevelopment. The approval will permit the much-needed redevelopment of an already existing surface parking lot. We look forward to your favorable review of the application. If you have any questions or comments in the interim, please call me at 305-377-6238.

Sincerely,

Michael J. Marrero

Attachment