

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

May 5, 2016

**VIA HAND DELIVERY**

Mr. Thomas Mooney, Planning Director  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, Florida 33139

**Re: Letter of Intent Regarding Application to Historic Preservation Board  
for Certificate of Appropriateness for Design at 400 Collins Avenue**

Dear Mr. Mooney:

This firm represents Savoy Hotel Partners, LLC, the applicant ("Applicant") and owner of property located at 400 Collins Avenue (the "Property") within the Ocean Beach Historic District. Please accept this correspondence as the Applicant's letter of intent and explanation for the attached plans and application seeking a Certificate of Appropriateness for design from the Historic Preservation Board ("Board").

The Property is currently a relatively small ground-level parking lot located at the northwest corner of Collins Avenue and 4th Street. As the attached plans depict, the proposed project ("Project") consists of a seven-story structure with parking as a principal use. Above the five-story parking structure containing 177 spaces, the top two floors of the structure contain a total of four residential units with generously landscaped terraced gardens that are significantly set back from Collins Avenue. The primary vehicular access to the site is located on 4<sup>th</sup> Street with a private parking garage for the residential units and service access located on the commercial alley to the west.

The Ocean Beach Historic District is primarily known for its deco residential buildings and the use of a curated color palette championed by Leonard Horowitz and Barbara Capitman in the late 1970s. Taking cues from the surrounding deco architectural language, featuring both white surfaces and pastel colors, "eyebrow" horizontal features and curvilinear forms, the Project creates a subtle and delicate contemporary architectural response to this context. The scale of each parking level

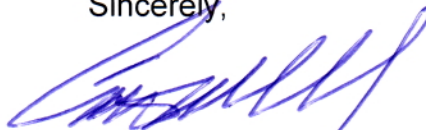
Tom Mooney, Acting Planning Director  
City of Miami Beach  
May 5, 2016  
Page 2

has been broken down to form a changing color wave of direct, reflected, and obscured shades from white to magenta. The eye of the observer is drawn to an ever-varied mix of color, with each floor different from the next and the intensity of color changing according to the vantage point. The custom vertical white rods at times are spaced close together and at others are placed farther apart, creating an abstract and interactive experience depending on the viewpoint, the time of day, and seasonal weather fluctuations.

A unique color has been assigned to the inner wall of the façade on each level of the parking garage. The play of filtered light from outside to inside will create a unique user experience setting the project apart from the usual perfunctory nature of parking structures. The façade design has also been ingeniously designed to shield the penetration of direct light from car headlights to the exterior and to mitigate noise from automobiles. As far as practicable, existing trees from the site are to be retained and, where necessary, moved to create a shaded green buffer zone around the Property.

The Project is designed to respect the character, scale, and spirit of the Ocean Beach Historic District while creating an uplifting piece of contemporary architecture that will provide much-needed parking south of 5th Street. For the foregoing reasons, we respectfully request the Board support this application. Thank you for your consideration and please do not hesitate to contact me should you need additional information.

Sincerely,



Carter N. McDowell

CNM/Enclosures

# MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> 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 \_\_\_\_\_

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SUBJECT PROPERTY ADDRESS: 400, 410, and 420 Collins Avenue and 221 4th Street

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

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FOLIO NUMBER (S) 02-4203-003-0770, 02-4203-003-0780, 02-4203-003-0790, and  
02-4203-003-0800

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

NAME Savoy Hotel Partners LLC  
 ADDRESS 455 Ocean Drive, Miami Beach, Florida 33139  
 BUSINESS PHONE 305-532-7806 CELL PHONE N/A  
 E-MAIL ADDRESS N/A

OWNER IF DIFFERENT THAN APPLICANT:

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME Bilzin Sumberg Baena Price & Axelrod LLP, Carter McDowell  
 ADDRESS 1450 Brickell Avenue, Miami, Florida 33131  
 BUSINESS PHONE 305-350-2355 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS cmcdowell@bilzin.com

☐ ATTORNEY:

NAME Bilzin Sumberg Baena Price & Axelrod LLP, Carly Grimm  
 ADDRESS 1450 Brickell Avenue, Miami, Florida 33131  
 BUSINESS PHONE 305-350-2352 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS cgrimm@bilzin.com

☐ ATTORNEY:

NAME Bilzin Sumberg Baena Price & Axelrod LLP, Javier Avino  
 ADDRESS 1450 Brickell Avenue, Miami, Florida 33131  
 BUSINESS PHONE 305-350-7202 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS javino@bilzin.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: \_\_\_\_\_

NAME Brandon Haw, Brandon Haw Architecture LLP  
 ADDRESS 375 Park Avenue, Suite 3308  
 BUSINESS PHONE 212-300-8452 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS bhaw@brandonhawarch.com

FILE NO. \_\_\_\_\_



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

The Applicant is seeking a Certificate of Appropriateness for the design of a project, the primary use of which will be a parking garage. The structure will consist of approximately 98,030 SF, four residential dwelling units, and a 7,166 SF restaurant on the ground floor.

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- 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) N/A SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). 98,030 SQ. FT.
- 

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

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- 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).
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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: \_\_\_\_\_

FILE NO. \_\_\_\_\_

**ALTERNATE OWNER AFFIDAVIT FOR  
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

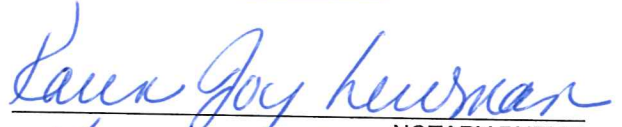
I, Eric Hadar, being duly sworn and deposed, certify as follows: (1) I am the manager of Allied Savoy, LLC, the manager of Savoy Hotel Partners, LLC, a Florida Limited Liability Corporation. (2) I am authorized to file this application on behalf of such entity. (3) This application and all information 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.

SAVOY HOTEL PARTNERS, LLC  
a Florida Limited Liability Company  
By: Allied Savoy, LLC, Manager

By:   
Eric Hadar, Manager

Sworn to and subscribed before me this 4 day of May, 2016. The foregoing instrument was acknowledged before me by Eric Hadar, the manager of Allied Savoy, LLC, the manager of Savoy Hotel Partners, LLC, a Florida Limited Liability Corporation, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

KAREN JOY NEWMAN  
NOTARY SEAL OR STAMP NOTARY PUBLIC-STATE OF NEW YORK  
NO. 01NE6102952  
QUALIFIED IN NEW YORK COUNTY  
My Commission Expires: MY COMMISSION EXPIRES 12-15-2019

  
KAREN JOY NEWMAN  
NOTARY PUBLIC  
PRINT NAME



**POWER OF ATTORNEY AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

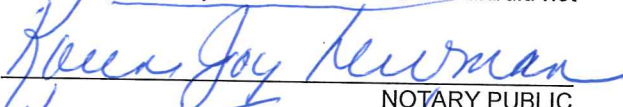
I, Eric Hadar, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Carter N. McDowell, Carly Grimm, and Javier Aviñó of the firm of Bilzin Sumberg Baena Price & Axelrod, LLP to be my representatives before the Historic Preservation 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.

SAVOY HOTEL PARTNERS, LLC  
a Florida Limited Liability Company  
By: Allied Savoy, LLC, Manager

By:   
Eric Hadar, Manager

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KAREN JOY NEWMAN  
NOTARY SEAL OR STAMP  
NOTARY PUBLIC-STATE OF NEW YORK  
NO. 01NE6102952  
QUALIFIED IN NEW YORK COUNTY  
My Commission Expires: ~~MY COMMISSION EXPIRES 12-15-2019~~

  
KAREN JOY NEWMAN  
NOTARY PUBLIC  
PRINT NAME

**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.\*

NAME	DATE OF CONTRACT
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, 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.\*

Savoy Hotel Partners LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Disclosure of Interest attached as Exhibit "B"

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

*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. \_\_\_\_\_

4. 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.	Carter N. McDowell	1450 Brickell Avenue, #2300, Miami, FL	305-350-2355
	Bilzin Sumberg Baena Price & Axelrod, LLP		
b.	Carly Grimm	1450 Brickell Avenue, #2300, Miami, FL	305-350-2352
	Bilzin Sumberg Baena Price & Axelrod, LLP		
c.	Javier Aviñó	1450 Brickell Avenue, #2300, Miami, FL	305-350-7202
	Bilzin Sumberg Baena Price & Axelrod, LLP		
d.	Brandon Haw	375 Park Avenue, #3308, New York, NY	212-300-8452
	Brandon Haw Architecture 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, where no one person or entity holds more than a total 5% of the ownership interests in the 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**

I, Eric Hadar, being first duly sworn and deposed, 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 disclosure, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

SAVOY HOTEL PARTNERS, LLC  
a Florida Limited Liability Company  
By: Allied Savoy, LLC, Manager

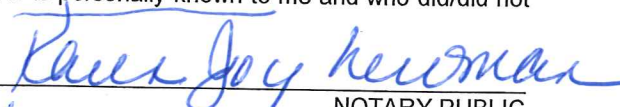
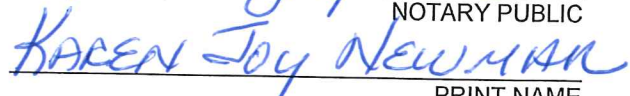
By:   
Eric Hadar, Manager

Sworn to and subscribed before me this 4 day of May, 2016. The foregoing instrument was acknowledged before me by Eric Hadar, the manager of Allied Savoy, LLC, the manager of Savoy Hotel Partners, LLC, a Florida Limited Liability Corporation, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

**KAREN JOY NEWMAN**  
**NOTARY PUBLIC-STATE OF NEW YORK**

NOTARY SEAL OR STAMP NO. 01NE6102952  
QUALIFIED IN NEW YORK COUNTY  
MY COMMISSION EXPIRES 12-15-2019

My Commission Expires: \_\_\_\_\_

  
  
NOTARY PUBLIC  
PRINT NAME

**Exhibit "A"**  
Legal Description

Lots 5, 6, and 7, Block 6 of "Ocean Beach Subdivision", according to the Plat thereof, as recorded in Plat Book 2, Page 38, of the Public Records of Miami-Dade County, Florida.

## Exhibit "B"

### Disclosure of Ownership Interest for Savoy Hotel Partners, LLC

Savoy Hotel Partners, L.L.C. a Florida Limited Liability Company  
455 Ocean Drive  
Miami Beach, FL 33139

#### A. Managers

Allied Savoy TLC  
% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

#### B. Ownership 100%

Savoy Arlington LLC  
% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

1) Allied Savoy Holding LLC 100%  
% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

a) Eric D. Hadar, Manager 10%  
% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

b) The Eric D. Hadar Family Trust 90%  
% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

c) Eric D. Hadar 100%  
The Eric D. Hadar Family Trust  
% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065



**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):	Savoy Hotel Partners LLC
Applicant Phone (owners):	305-532-7806
Applicant Email(owners):	N/A
Project Address :	400, 410, 420 Collins Avenue and 221 4th Street
Contact Name:	Carly Grimm
Contact Phone:	305-350-2352
Contact Email:	<a href="mailto:cgrimm@bilzin.com">cgrimm@bilzin.com</a>
Local Government Application Number (Board Number or Permit number):	Planning Board File No. 2333
Master Folio Number:	02-4203-003-0800
Additional Folio Numbers:	02-4203-003-0770
	02-4203-003-0780
	02-4203-003-0790
Total Acreage:	0.45 acres
Proposed Use (number of units)*:	4
SFH (Existing/Proposed):	0/0
TH (Existing/Proposed):	0/0
Multyfamily (Existing/Proposed):	0/4

**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.

## INVOICE 00002108

## BILLING CONTACT

Carly Grimm  
Bilzin Sumberg Baena Price & Axelrod LLP

MIAMIBEACH

1700 Convention Center Drive  
Miami Beach, Florida 33139  
305.673.7000

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
00002108	05/20/2016	05/20/2016	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
HPB0516-0026	Advertisement	\$1,500.00
	Courier (per package)	\$70.00
	Mail Notice Per Label	\$1,140.00
	Posting (per site)	\$100.00
400 Collins Ave Miami Beach, FL -331396610		SUB TOTAL
		\$2,810.00

TOTAL \$2,810.00

RECEIVED  
2016 MAY 20 AM 2:41  
CMB PLANNING DEPT

**BILZIN SUMBERG BAENA PRICE & AXELROD LLP**  
**A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS**  
**TRUST ACCOUNT**

1450 BRICKELL AVENUE, 23RD FLOOR • MIAMI, FL 33131-3456  
TELEPHONE (305) 374-7580



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

001705

CK # 1705

\*\*\*TWO THOUSAND EIGHT HUNDRED TEN AND 00/100 DOLLARS\*\*\*

PAY  
TO  
THE  
ORDER OF City of Miami Beach

DATE  
May 13, 2016

AMOUNT  
\$\*\*\*2,810.00

AUTHORIZED SIGNATURE

⑈001705⑈ ⑈063107513⑈

6072436980⑈

Any return associated with this invoice will only be returned to:

# MIAMIBEACH

Page 1 of 4

Planning Department, 1700 Convention Center Drive 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550


Property Address: <u>400 Collins Av</u>	Date: <u>4/28/16</u>
File Number:	

## BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with Board staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL CHECK LIST	Required
	<b>ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE</b>	
1	Make an appointment with Board Liaison for application submittal at least 2 days in advance of the submittal deadline	X
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X
3	<del>Copies of all current or previously active Business Tax Receipts</del>	X
4	Letter of Intent with details of application request, hardship, etc.	X
5	Application Fee	X
6	Mailing Labels - 1 printed set and a CD including: Property owner's list and Original certified letter from provider.	X
7	School Concurrency Application, for projects with a net increase in residential units (no SFH)	X
8	Provide four (4), 11"x17" collated sets, two (2) of which must be signed & sealed. Sets shall include the following:	X
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X
10	All Applicable Zoning Information on City of Miami Beach Zoning Data Sheet	X
11	Location Plan, Aerial 1/2 mile radius, colored with streets and project site identified	X
12	Survey (original signed & sealed) dated less than 6 months old at the time of application ( lot area shall be provided by surveyor), identifying grade (if no sidewalk, provide a letter from Public Works, establishing grade), spot elevations and Elevation Certificate	X
13	<del>Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)</del>	X
14	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	X
15a	Indicate any backflow preventer and FPL vault if applicable	X
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X
17	<del>Current, dated color photographs, min 4"x6" of interior space (no Google images)</del>	
18	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X
19	Existing Conditions Drawings ( <del>Floor Plans &amp; Elevations with dimensions</del> ) <u>Site</u>	X
20	Demolition Plans (Floor Plans & Elevations with dimensions)	X
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X
23	Proposed Section Drawings	X
24	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	X
25	Hardscape Plan, i.e. paving materials, pattern, etc.	X
26	Color Renderings (elevations and three dimensional perspective drawings)	X

Indicate N/A If Not Applicable

Initials: 

# MIAMIBEACH

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Planning Department, 1700 Convention Center Drive 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

Address:

File Number:

ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required
27	Vacant or Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Department	
28	Copy of original Building Permit Card, & Microfilm, if available	
29	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure)	
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)	
31	Line of Sight studies	✓
32	Structural Analysis of existing building including methodology for shoring and bracing	
33	Proposed exterior and interior lighting plan, including photometric calculations	✓
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)	
35	Neighborhood Context Study	
36	Open Space calculations and shaded diagrams	
37	Proposed Operational Plan	
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov	
39	Sound Study report (Hard copy) with 1 CD	
40	Set of plans 24"x 36" (when requested by staff)	
41	Copies of previous Recorded Final Orders	
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)	
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)	
44	<b>Site Plan (Identify streets and alleys)</b>	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
45	<b>Floor Plan (dimensioned)</b>	
a	Total floor area _____	
a	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
b	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	

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46	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:	
47	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)	
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
49	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
50	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)	
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
52	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>	

#	FINAL SUBMITTAL CHECK LIST:	Required
53	One (1) signed and sealed 11"X17" unbound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X
54	14 collated copies of all the above documents	X
55	One (1) CD/DVD with electronic copy of entire final application package	X

## NOTES:

- A. Other information/documentation required for first submittal will be identified during pre-application meeting.
- B. Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board.
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval, as applicable.

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\_\_\_\_\_  
APPLICANT'S OR DESIGNEE'S SIGNATURE

\_\_\_\_\_  
Date

Indicate N/A If Not Applicable

Initials: 