Page 1 of 8

MIAMIBEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

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.

Application Information	า					
FILE NUMBER						
DRB18-0293						
	d of Adjustment		• Desigr	n Review Boar	d	
□ Variance from a provisio		ment Regulations	Design review approval			
□ Appeal of an administrat			□ Variance			
U U U U U U U U U U U U U U U U U U U	anning Board		OHistoric Preservation Board			
 Conditional use permit Lot split approval 			Certificate of Appropriateness for design			
□ Amendment to the Land [Dovelopment Pequilatic	ons or zoning man	Certificate of Appropriateness for demolition			
Amendment to the Comp	, e	0 1	□ Variance	□ Historic district/site designation		
□ Other:						
Property Information -	Please attach Lege	al Description as	"Exhibit A"			
ADDRESS OF PROPERTY	-	-				
4430 Nautilus Drive						
FOLIO NUMBER(S)						
02-3222-007-0010						
Property Owner Inform	nation					
PROPERTY OWNER NAME						
Virtus Developments LLC						
ADDRESS		CITY		STATE	ZIPCODE	
234 NE 34 ST		Miami		FL	33137	
BUSINESS PHONE	CELL PHONE	EMAIL AD	DRESS	I		
Applicant Information (if different than o	wner)				
APPLICANT NAME						
ADDRESS CITY		CITY		STATE	ZIPCODE	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS				
Summary of Request						
PROVIDE A BRIEF SCOPE C	of request					
New two story, single family	residence.					

Project Information					
Is there an existing building(s) on the site?		I Yes	🗆 No	
Does the project include inte		Yes	□ No		
Provide the total floor area o				4,516	SQ. FT.
Provide the gross floor area	ding required p	arking and all us	sable area). 6,737	SQ. FT.	
Party responsible for p	roject design				
NAME		Architect	□ Contractor	Landscape Arch	
Balli-Trautman Architects		□ Engineer	🗆 Tenant	□ Other	
ADDRESS		CITY		STATE	ZIPCODE
1533 Sunset Drive Suite 101	l	Coral Gables		FL	33143
BUSINESS PHONE	CELL PHONE	EMAIL ADDR	SS		_
(305) 669-5160					
Authorized Representat	tive(s) Information (if app	licable)			
NAME		□ Attorney	Contact		
David Trautman		Agent	□ Other		
ADDRESS		CITY		STATE	ZIPCODE
1533 Sunset Drive Suite 101		Coral Gables		FL	33143
BUSINESS PHONE	CELL PHONE	EMAIL ADDR	ESS		-
(305) 669-5160		David@ballitra	autman.com		
NAME		□ Attorney	□ Contact		
		□ Agent	□ Other		
ADDRESS		CITY		STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDR	ESS		
NAME		□ Attorney	Contact		
		□ Agent	□ Other		
ADDRESS		CITY		STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDR	ESS	1	

Please note the following information:

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. 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 an application 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, engineers, landscape architects, 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.
- In accordance with Section 118-31. Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, 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 service 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 forgoing 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 (III) no application form 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.
- 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 / ■ Authorize	d representative
110	SIGNATURE

David Trautman

PRINT NAME

6/14/2018

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF Florida

COUNTY OF Miami Dade

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

SIGNATURE

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

NOTARY SEAL OR STAMP

My Commission Expires: _____

NOTARY PUBLIC

PRINT NAME

SIGNATURE

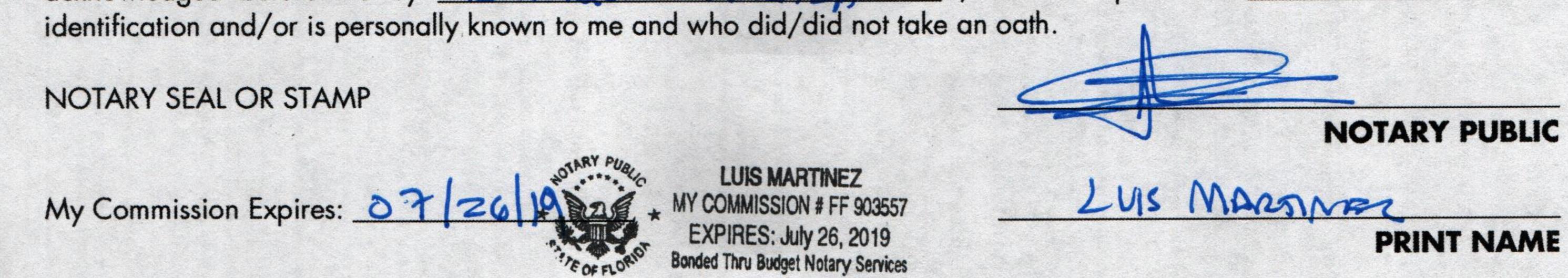
ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF FLORIDA

COUNTY OF MIAMI DADE

I. ENRIQUE E PERAZA _, being first duly sworn, depose and certify as follows: (1) I am the (print title) of Virtus Developments LLC (print name of corporate entity). (2) I am Manager 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 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 my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

Sworn to and subscribed before me this <u>4</u> day of <u>50005</u> acknowledged before me by <u>ENRIOUS</u> <u>RECOZA</u> 20_____. The foregoing instrument was who has produced as



SIGNATURE

NOTARY PUBLIC

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI DADE

I, <u>ENRIQUE E PERAZA</u>, being first duly sworn, depose and 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 <u>DAVID TRAUTMAN</u> to be my representative before the <u>Design Review</u> Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the bearing.

ENVIQUE E. PERAZA, MUL

07/26/19

PRINT NAME (and Title, if applicable)

Sworn to and subscribed before me this	day of	AUS	_ , 20 <u>18</u> 1	he foregoing i	instrument was
acknowledged before me by ENRIG	VE PERAZ	, v	who has produce	ed	as
identification and/or is personally known to m	e and who did/	did not take an	oath.		
NOTARY SEAL OR STAMP					

My Commission Expires:

LUIS MARTINEZ MY COMMISSION # FF 903557 EXPIRES: July 26, 2019 Bonded Thru Budget Notary Services

VIS MARTINEZ PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

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

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

DISCLOSURE OF INTEREST 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.

Virtus Developments LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

Miguel Solorzano / 3029 NE 188th Street Unit 803

Miami FL 33180

Guillermo Flores / 3029 NE 188th Street Unit 803

Miami, FL 33180

Elizabeth Peraza / San Martin 110 Pte. Mitras Centro

Monterrey, NL Mexico 64460

% OF OWNERSHIP

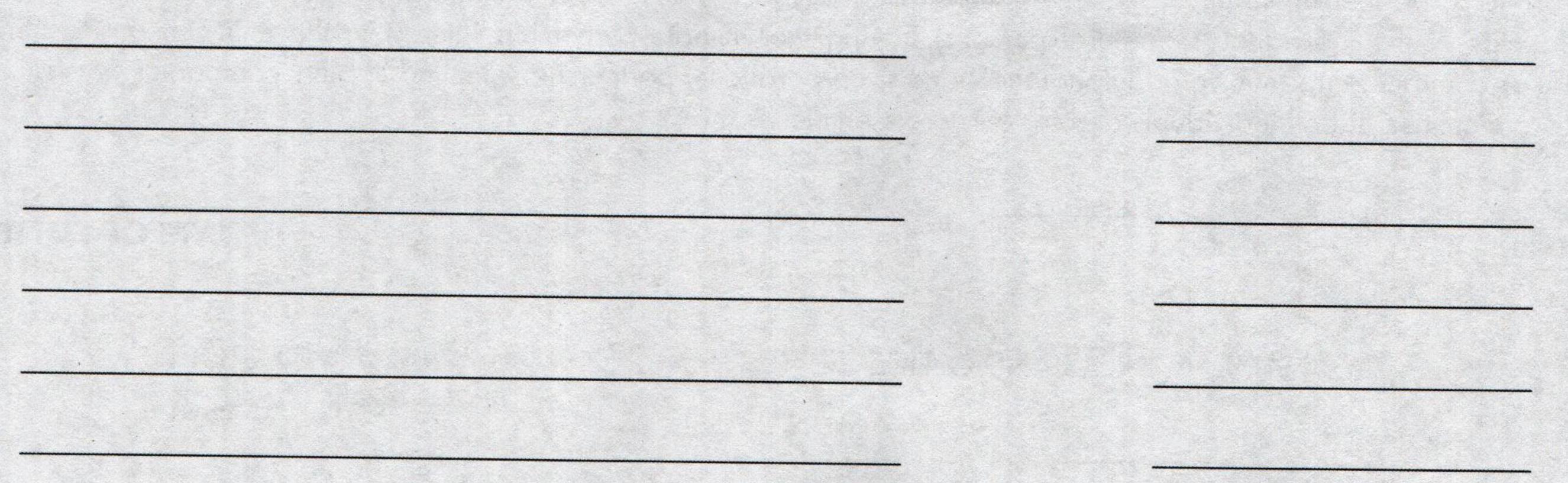
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32.5%	
•	
35%	

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP



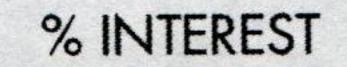
If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST TRUSTEE

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

TRUST NAME

NAME AND ADDRESS

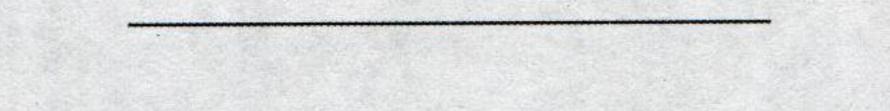


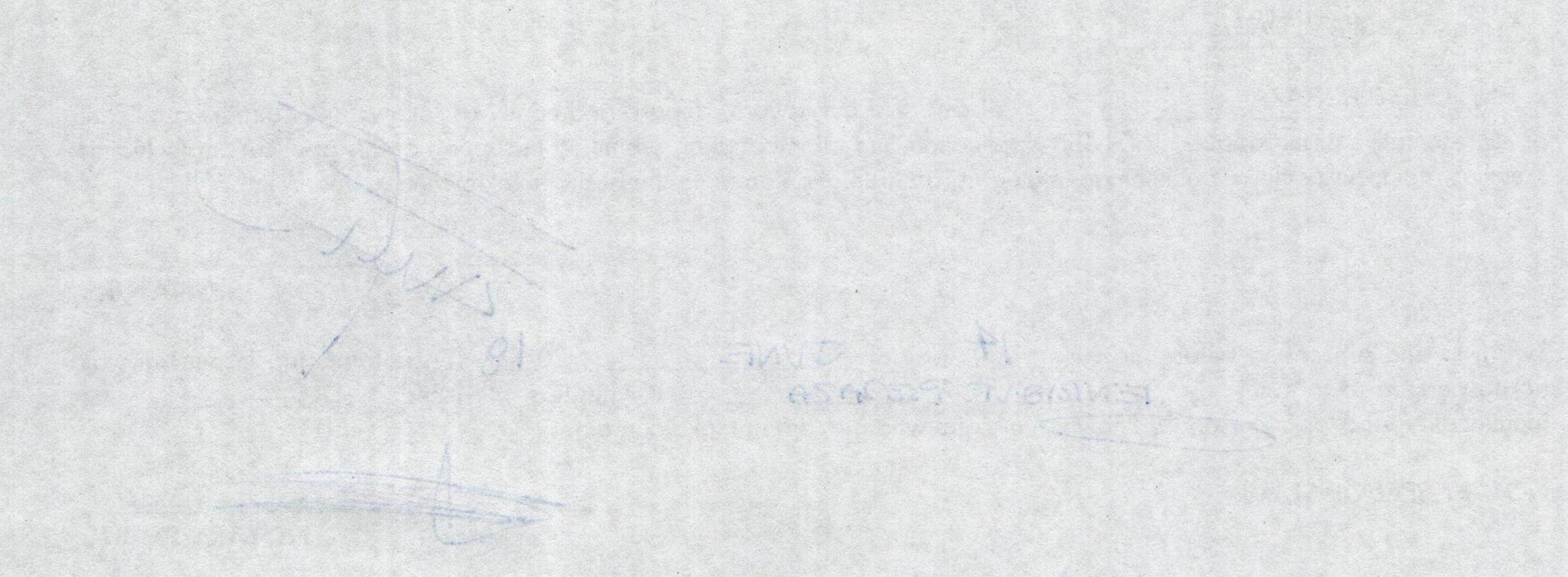
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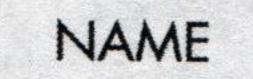
STREET CONCLETE ANY

P: 45186

LUIS MARTINEZ LUIS MARTINEZ MY COMMISSION # FF 303557 EXPIRES: Any 26, 2019 were boosed into Subpet Notery Service

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.



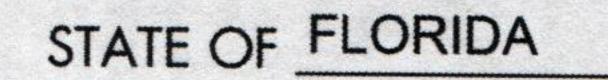
ADDRESS

PHONE

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

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.

APPLICANT AFFIDAVIT



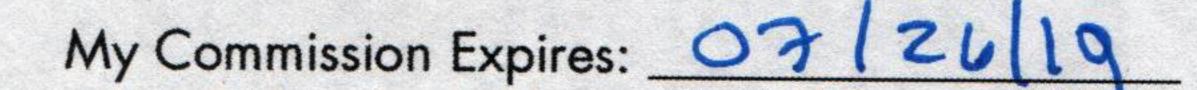
COUNTY OF MIAMI DADE

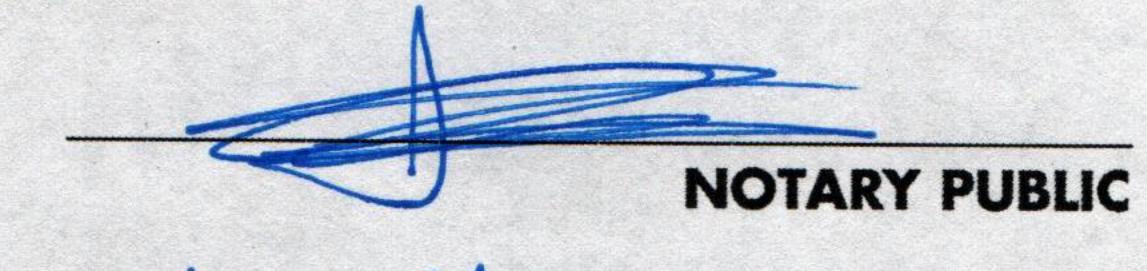
ENRIQUE E PERAZA

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

, 20 8. The foregoing instrument was as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP





SIGNATURE

