

MIAMI BEACH

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

LAND USE BOARD HEARING APPLICATION

THE FOLLOWING APPLICATION IS SUBMITTED FOR REVIEW AND CONSIDERATION OF THE PROJECT DESCRIBED HEREIN BY THE LAND USE BOARD SELECTED BELOW. A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH BOARD REVIEWING THE PROPOSED PROJECT.

☐ BOARD OF ADJUSTMENT

- ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
- ☐ APPEAL OF AN ADMINISTRATIVE DECISION

☒ DESIGN REVIEW BOARD

- ☒ DESIGN REVIEW APPROVAL
- ☒ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.

☐ HISTORIC PRESERVATION BOARD

- ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- ☐ HISTORIC DISTRICT / SITE DESIGNATION
- ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.

☐ PLANNING BOARD

- ☐ CONDITIONAL USE PERMIT
- ☐ LOT SPLIT APPROVAL
- ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP

☐ FLOOD PLAIN MANAGEMENT BOARD

- ☐ FLOOD PLAIN WAIVER

☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 912 and 918 4th Street, Miami Beach FL.

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

FOLIO NUMBER (S) 02-4203-011-0030; 02-4203-011-0040

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

NAME TBD Harbor, LLC

ADDRESS 461 S. MASHTA DR., KEY BISCAYNE FL 33149

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

OWNER IF DIFFERENT THAN APPLICANT:

NAME SAME

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Ethan B. Wasserman

ADDRESS 333 SE 2nd Ave. Suite 4400, Miami FL 33131

BUSINESS PHONE 305-579-0784

CELL PHONE _____

E-MAIL ADDRESS wassermane@gtlaw.com

☐ AGENT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

☐ CONTACT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Julien Bergien and Rodrigo Carrion

ADDRESS 1333 S. Miami Avenue #303, Miami FL 33130

BUSINESS PHONE 305-350-2993

CELL PHONE _____

E-MAIL ADDRESS rcarrion@dna-arc.com

FILE NO. _____

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

See attached Letter of Intent

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☒ YES ☐ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) 8,709 SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE) _____ SQ. FT.

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

- A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE.
- ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF.
- TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305.604.2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6; TTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE).

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE – ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT BEING PRESENTED BEFORE ANY OF THE CITY'S LAND USE BOARDS, SHALL FULLY DISCLOSE, PRIOR TO THE PUBLIC HEARING, THAT THEY HAVE BEEN, OR WILL BE COMPENSATED. SUCH PARTIES INCLUDE: ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS, OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVES ATTORNEYS OR AGENTS AND CONTACT PERSONS WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY; SUCH INDIVIDUALS MUST REGISTER WITH THE CITY CLERK PRIOR TO THE HEARING.

FILE NO. _____

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL: (i) BE IN WRITING, (ii) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (iii) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (iv) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (i) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (ii) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☐ OWNER OF THE SUBJECT PROPERTY

☒ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: Ethan B. Wasserman

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF
COUNTY OF

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

Sworn to and subscribed before me this 27 day of April, 2016. The foregoing instrument was acknowledged before me by Tamara E. Despujols Ortega who has produced Driver License 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 State of Florida
Yaderkys Sarabia
My Commission FF 234617
Expires 05/26/2019

The foregoing document was
acknowledged before me
this 27 day of April, 2016
by Tamara E. Despujols Ortega
ID produced D212805829570 Exp: 10/17/2017

SIGNATURE

NOTARY PUBLIC

PRINT NAME

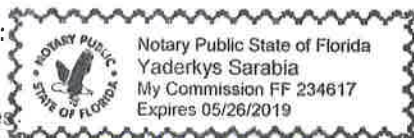
ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY
(Circle one)

STATE OF
COUNTY OF

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

NOTARY SEAL OR STAMP:

My Commission Expires



Notary Public State of Florida
Yaderkys Sarabia
My Commission FF 234617
Expires 05/26/2019

NOTARY PUBLIC

PRINT NAME

FILE NO. _____

The foregoing document was
acknowledged before me
this 27 day of April, 2016
by Tamara Elizabeth Despujols Ortega
ID produced D212805829570 Exp: 10/17/2017

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

I, Tamara Despujols, 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 Ethan B. Wasserman to be my representative before the Design Review 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.

Tamara Despujols, Managing Member
PRINT NAME (and Title, if applicable)

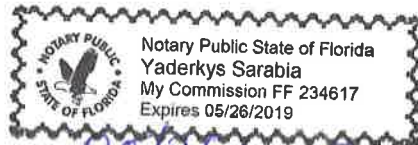
The foregoing document was
acknowledged before me

this 27 day of April, 2016
by Tamara Despujols, Managing Member
ID produced 10212895829570 exp. 10/13/2017

SIGNATURE

Sworn to and subscribed before me this 27 day of April, 2016. The foregoing instrument was acknowledged before me by Tamara Despujols, Managing Member of TBD Harbor LLC 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

Yaderkys Sarabia
PRINT NAME

CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership, or limited liability company, list ALL of the owners, shareholders, partners, managers, and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

TBD Harbor LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS		% OF OWNERSHIP
Tamara Despujols	PO Box 490745 Key Biscayne, FL 33149	33
Bernadette Despujols	PO Box 490745 Key Biscayne, FL 33149	33
Claudio Despujols	PO Box 490745 Key Biscayne, FL 33149	33
Leonor Ortega	PO Box 490745 Key Biscayne, FL 33149	1

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. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

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

TRUST NAME	
NAME AND ADDRESS	% INTEREST
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

	NAME	ADDRESS	PHONE #
a.	Ethan B. Wasserman	333 SE 2nd Ave., 4400 Miami FL 33131	305-579-0784
b.	Rodrigo Carrion	1333 S Miami Ave, 303 Miami FL 33130	305-350-2993
c.			

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

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

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

APPLICANT AFFIDAVIT

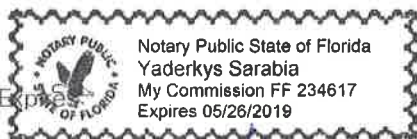
STATE OF
COUNTY OF

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

TELO3

SIGNATURE

Sworn to and subscribed before me this 27 day of April, 2016. 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

05/26/19

Yaderkys Sarabia

NOTARY PUBLIC

PRINT NAME

The foregoing document was
acknowledged before me
this 27 day of April, 2016
by Tamara E. Despujols
ID produced 0212 805820570

FILE NO. _____

Exp: 10/17/2017

Exhibit "A"

Lot 4 of a Resubdivision of Lots 1 and 2, in Block 82, Ocean Beach Addition No. 3, according to the Plat thereof, as recorded in Plat Book 38 at Page 72, of the Public Records of Miami-Dade County, Florida.

Lot 3 of a Resubdivision of Lots 1 and 2, in Block 82, OCEAN BEACH ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 38, Page 72, of the Public Records of Miami-Dade County, Florida.

June 3, 2016

VIA HAND DELIVERY

City of Miami Beach Design Review Board

c/o Mr. Thomas Mooney
City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, Florida 33139

**Re: Application for Design Review Board Approval (the "Application")
912 4th Street and 918 4th Street, Miami Beach, Florida 33139 (collectively,
the "Property"): Araya Project**

Dear Design Review Board Members:

Our Firm represents TBD HARBOR, LLC, a Florida limited liability company (the "Applicant"), owner of the Property. Please accept this Application, on behalf of the Applicant, requesting design review approval for a new multifamily development on the Property, known as the Araya Project (the "Project").

I. Property

The Property is Zoned RPS-1 Residential Performance Standard Medium-Low Density on the City of Miami Beach (the "City") Official Zoning Map and designated RPS-1 Residential Performance Standard Medium-Low Density on the City's Future Land Use Map. The RPS-1 zoning district permits apartment uses. According to those certain Boundary Surveys prepared by John Ibarra & Associates, Inc., copies of which are enclosed, the Property contains 6,998 +/- square feet or 0.16 +/- acres and is legally described as Lots 3 and 4 of a Resubdivision of Lots 1 and 2, in Block 82, Ocean Beach Addition No. 3, according to the Plat thereof, as recorded in Plat Book 38 at Page 72, of the Public Records of Miami-Dade County, Florida.

The Property is surrounded on the North by 4th Street, on the East by the five (5) story Manhattan Lofts Condominium, on the South by the three (3) story V Condominium, and on the West by an alleyway. The Property is comprised of two (2) separate parcels: the East half contains an existing non-historic structure and the West half is vacant land. The Property will be tied together by a Covenant in Lieu of Unity of Title for zoning purposes.

II. Design Review Approval

Applicant will construct a new five (5) story, four (4) unit multi-family structure on the Property, including ground floor parking and a rooftop pool deck. The typical residential unit contains 1,806 +/- square feet. Note, Applicant could have designed the Project to include more than four (4) units, albeit smaller in size. However, Applicant's vision favors larger and more functional living spaces.

According to the City's Land Development Regulations ("LDR"), the Property may be developed "As of Right" with a maximum floor area of 8,746 square feet. As shown on the enclosed plans, the Project complies with this requirement containing only 8,739 square feet of floor area. In addition, the Project complies with all setbacks, lot coverage, open space, parking and landscape requirements; Applicant is not requesting any variances.

The ground level includes a subtle, yet inviting lobby entrance on 4th Street defined by sleek aluminum paneling. Residents will access parking from the public alley between Michigan Avenue and Jefferson Avenue on the Property's western boundary. Note, the internal parking spaces are shielded from the public realm by the ground floor summer kitchens and private terraces on 4th Street; the parking area is essentially invisible from 4th Street as the parking is internal to the building and accessed via the alley on the West. The rooftop deck opens to a small swimming pool set on the northern portion of the structure, closer to the street. The rooftop pool deck is a private amenity for the four (4) residential units and occupies 1,661 square feet. Abundant landscaping featuring a diverse plant pallet will frame the Project.

The Project's design conforms to the district's intrinsic disposition for minimalistic and flexible architecture. Unique to the Project are its alternating balconies, shifting in length and height. The open air, extended balconies create a sense of lightness throughout the structure. The balconies and walls feature perforated aluminum dividers in either a white or baked enamel finish, and the aluminum sliding doors coordinate in a white baked enamel finish with clear tinted glazing.

III. Conclusion

The Applicant is requesting Design Review Board approval to construct a beautiful new four (4) unit multifamily development. We respectfully request your approval of the Application.

Sincerely,



Ethan Wasserman, Esq.

TBD HARBOR LLC
101 CRANDON BLVD APT 381
KEY BISCAYNE, FL 33149

1059

04/27/2016

63-4/630 FL
1288

Pay To The Order Of City of Miami Beach \$ 3,508.80
three thousand five hundred eighty eight and 80/100ths Dollars

Bank of America

ACH R/T 063100273

Emergency Renewal Submittal
918-112 4th St.

TEF

⑆063000047⑆ 898044908370⑈ 1059

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):	TBD Harbor LLC
Applicant Phone (owners):	305-579-0784
Applicant Email(owners):	wassermane@gtlaw.com
Project Address :	912 and 918 4 Street, Miami Beach FL
Contact Name:	Ethan B. Wasserman
Contact Phone:	305-579-0784
Contact Email:	wassermane@gtlaw.com
Local Government Application Number (Board Number or Permit number):	
Master Folio Number:	02-4203-0141-0030
Additional Folio Numbers:	02-4203-011-0040
Total Acreage:	.1606 acres
Proposed Use (number of units)*:	Multifamily (4 Units)
SFH (Existing/Proposed):	(1/0)
TH (Existing/Proposed):	N/A
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.

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Address: 912-914 4th St
File Number:

Date: 4/15/16

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	Provided
	ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE		
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	X	
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Copies of all current or previously active Business Tax Receipts		
4	Letter of Intent with details of application request, hardship, etc.	X	
5	Application Fee	X	
6	Mailing Labels - 2 sets 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)		
8	Provide four (4), 11"X17" collated sets, two (1) of which are signed & sealed, to 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 (see Zoning Data requirements)	X	
11	Location Plan, Min 4"x 6" 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	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)		
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	Current, dated color photographs, min 4"X6" of interior space (no Google images)		
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 (Floor Plans & Elevations with dimensions)		
20	Demolition Plans (Floor Plans & Elevations with dimensions)		
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	
	VARIANCE DIAGRAMS.	X	

Indicate N/A If Not Applicable

Initials: LC

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Address:

File Number:

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>			

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
53	One (1) signed and sealed 11"X17" bound 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 ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY 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.



APPLICANT'S OR DESIGNEE'S SIGNATURE

4/15/16

Date



CFN 2015R0435778
OR BK 29687 Pgs 3078-3079 (2Pgs)
RECORDED 07/08/2015 09:26:24
DEED DOC TAX \$7,080.00
SURTAX \$5,310.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and Return to:
Alex D. Sirulnik, Esq.
Alex D. Sirulnik, P.A.
2199 Ponce de Leon Blvd, Suite 301
Coral Gables, FL 33134
305-443-7211

Tax Folio Numbers: 02-4203-011-0030

WARRANTY DEED

THIS WARRANTY DEED made as of June 30, 2015 between Continuum Investment Group, Inc., a Florida corporation f/k/a Continuum . Real Estate, Inc., a Florida corporation ("Grantor"), having an address at 2275 Biscayne Blvd, Suite #1, Miami, Florida 33137 and TBD Harbor, LLC, a Florida limited liability company ("Grantee"), having an address at 461 S. Mashta Drive, Key Biscayne, FL 33149.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, the following described real property (the "Property") lying and being in Miami-Dade County, Florida:

Lot 3 of a Resubdivision of Lots 1 and 2, in Block 82, OCEAN BEACH ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 38, Page 72, of the Public Records of Miami-Dade County, Florida.

TOGETHER with all the improvements and amenities associated therewith, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the benefit of the Property.

TO HAVE AND TO HOLD the same unto Grantee in fee simple forever; subject to real property taxes subsequent to December 31, 2014; easements, restrictions and limitations of record, and matters shown on the Plat; however, this provision shall not serve to reimpose easements, restrictions and limitations which have been barred by operation of law; and applicable zoning ordinances.

AND Grantor hereby covenants with Grantee that Grantor has good right and lawful authority to sell and convey the Property; Grantor fully warrants title to the Property and will defend the same against lawful claims of all persons whomsoever; and Grantor covenants that the Property is free from all encumbrances made by Grantor, except as set forth above.

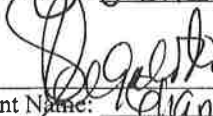
OR BK 29687 PG 3079
LAST PAGE

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed the day and year first above written.

Witnesses as to both:

CONTINUUM INVESTMENT GROUP,
INC., a Florida corporation
f/k/a Continuum . Real Estate, Inc., a Florida
corporation

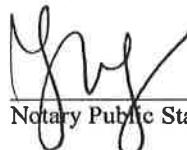

Print Name: Jesika Diaz


Print Name: Channe Regalado

By: 
Linette Guerra, Vice President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 30th day of June, 2015 by Linette Guerra, as Vice President of Continuum Investment Group, Inc., a Florida corporation, f/k/a Continuum . Real Estate, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced FL Drivers License as identification.


Notary Public State of Florida

My Commission Expires:

Printed Notary Signature
Commission No.:





CFN 2015R0637896
OR BK 29802 Pgs 4142-4143 (2Pgs)
RECORDED 10/05/2015 11:40:14
DEED DOC TAX \$6,600.00
SURTAX \$4,950.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by:

Jonathan D. Beloff, Esq.
Beloff Law, P.A.
1691 Michigan Avenue
Suite 360
Miami Beach, Florida 33139

and return to:

James M. Schiff, Esq.
James M. Schiff, P.A.
9130 South Dadeland Blvd Suite 2000
Coral Gables, FL 33156
305-670-5599
File Number: ZI-0382-02

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22 day of September, 2015 between 225 Jefferson Corp., a Florida corporation whose post office address is c/o Dean Ziff, 3109 Grand Avenue #554, Miami, FL 33133, grantor, and TBD HARBOR, LLC, a Florida limited liability company whose post office address is 461 S. MASHUA DRIVE, Vero Beach, FL 33149 grantee;

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

Lot 4 of a Resubdivision of Lots 1 and 2, in Block 82, Ocean Beach Addition No. 3, according to the Plat thereof, as recorded in Plat Book 38 at Page 72, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 2-4203-011-0040

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, not being reimposed hereby

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

DoubleTime®

OR BK 29802 PG 4143
LAST PAGE

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jonathan D. Beloff
Witness Name: Jonathan D. Beloff
Elizabeth Alvarez
Witness Name: Elizabeth Alvarez

225 Jefferson Corp., a Florida corporation

By: Dean Ziff
Dean Ziff, President

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 21st day of September, 2015 by Dean Ziff, as President of 225 Jefferson Corp., a Florida corporation, on behalf of the corporation. He/she ☐ is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Elizabeth Alvarez
Notary Public

Printed Name:

My Commission Expires

