

APPEL, Gary

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This application form is required as part of the City Commission Group IV Vacancy application submittal. The completed application MUST accompany your letter of interest, current resume, photograph, and City of Miami Beach oath. You may attach additional sheets, if necessary, to provide the required information. See the Notice of Commission Vacancy for additional information.

<u>Appel</u>	<u>Gary</u>	<u>A</u>	
_____ Last Name	_____ First Name	_____ Middle Initial	
<u>2335 Meridian Ave., Miami Beach, FL 33140</u>			
_____ Home Address	<u>City</u>	<u>State</u>	<u>Zip Code</u>
<u>305-342-6624</u>	<u>gappel@gappellaw.com</u>		
_____ Cellular Telephone	<u>Email Address</u>		
<u>Law Offices of Gary Appel, PA</u>	<u>Attorney</u>		
_____ Business Name	<u>Occupation</u>		
<u>1688 Meridian Avenue, Suite 900, Miami Beach, FL 33139</u>			
_____ Business Address	<u>City</u>	<u>State</u>	<u>Zip Code</u>

- Have you been a resident of Miami Beach for a minimum of one year?  Yes  No
- Are you a registered voter in Miami Beach?  Yes  No

Florida Voter Registration Number (located on your voter information card): 109780314

- Are you presently a registered lobbyist with the City of Miami Beach?  Yes  No
- Have you ever been convicted of a felony?  Yes  No
- Have you been issued a violation(s) of the City of Miami Beach Code that remains open or pending?  
 Yes  No

If yes, please explain in detail: \_\_\_\_\_

- Do you currently owe the City of Miami Beach any money?  Yes  No

If yes, please explain in detail: \_\_\_\_\_

- In what organization(s) in Miami Beach do you currently hold membership?

Miami Beach United

Member

Organization Name

Position

MDPL-Member, tours (former Bd Mem/Vice Chair-

Exec Comm approx 2004-2016

Organization Name

Position

- List all properties owned or in which you have an ownership interest in Miami Beach:

House/homestead-2335 Meridian Ave., Miami Beach, FL

- How long have you lived in Miami Beach? 2005

- Have you served on any City of Miami Beach Board(s) or Committee(s)?  Yes  No

If yes, which Board(s) or Committee(s)? MB Planning Board (2008-2009), of additional interest:

MDC Hist Pres Bd 2014-present; City of Miami Hist & Environ Pres Bd (2002-2012)

What were your contributions to the Board(s) or Committee(s)? See attached-reduced excessive noise from new comm. develop near/next to existing res. props; protect single family districts-maintain/enforce ban on rentals < 6 months; support responsible new const., approval of rules for mixed use bldgs fair to all; create "win-win" situations -voluntarily did not seek another term.

- Why are you interested in serving on the City Commission? See attach.-Timing/term coincide w/this being a career transitional time in my life thereby creating further opportunity to serve the MB community/be part of the solutions as have done for 20 yrs. Inspire my daughter (at Nautilus mid-school) to always try & do her best, "dare to succeed", and always make her proud of me.

- How does your education and/or experience complement the powers and duties of the City Commission?

Work well with co-board members & Staff (whose hard work & dedication is often unnoticed).

My education & work experience hopefully "speak for themselves" (resume). 20 yrs, pro-bono mostly- for CMB-ad valorem tax matters & making historic preservation=good economics by creating & expanding Federal Hist Dists. to obtain Fed. tax benefits and CMB CLG status.

- Will you run for a City Commission seat in 2019?  Yes  No  Undecided

I HEREBY ATTEST TO THE ACCURACY AND TRUTHFULNESS OF THIS APPLICATION.

  
\_\_\_\_\_  
Applicant's Signature

January 17, 2019  
\_\_\_\_\_  
Date

**NOTE:**

The completed application MUST accompany your letter of interest, current resume, photograph, and City of Miami Beach oath. You may attach additional sheets to provide the required information.

The completed application along with all accompanying materials may be submitted via:

- Email to [RafaelGranado@miamibeachfl.gov](mailto:RafaelGranado@miamibeachfl.gov)
- Hand delivery to the Office of the City Clerk, 1700 Convention Center Drive, First Floor
- Postal mail to City of Miami Beach, Office of the City Clerk, Attention: Rafael E. Granado, 1700 Convention Center Drive, Miami Beach, FL 33139

**PUBLIC RECORD:**

Pursuant to Chapter 119, Florida Statutes, this application and everything attached to it is a public record. The materials you provide will be posted on the Office of the City Clerk's Election webpage and will be available for inspection. If you are an individual listed in Section 119.071, F.S., whose home address is exempt from disclosure, the City Clerk will maintain that confidentiality if you submit a written request.

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CITY OF MIAMI BEACH OATH

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me, an officer authorized to administer oaths, personally appeared Gary A Appel

\_\_\_\_\_ to me well known who, being sworn, says that he/she is seeking appointment to the Office of City Commissioner (Group No. IV) for the City of Miami Beach, Florida; that he/she is a qualified elector of said City residing within the City at least one year before applying for this office; that his/her legal residence is:

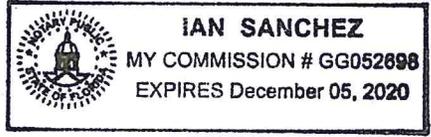
2335 Meridian Avenue, Miami Beach, FL 33140

Miami Beach, Miami-Dade County, Florida; that he/she is qualified under the ordinances (including Miami Beach City Code Chapter 38 governing "Elections") and Charter of said City to hold such office.

[Signature]  
Signature of Candidate

Sworn to (or affirmed) and subscribed before me this 17<sup>th</sup> day of January, 2019, by Gary A Appel.

(NOTARY SEAL)



[Signature]  
Signature of Notary Public-State of Florida

Ian Sanchez  
Name of Notary Typed, Printed, or Stamped

Personally Known  OR

Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



**GARY A. APPEL**

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Miami Beach, Florida 33139

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Email: [gappel@gappellaw.com](mailto:gappel@gappellaw.com)

*Gary A. Appel, Esq.*  
*LL.M.-Taxation*

*Admitted in FL, CT, NY*  
*Licensed Florida Real Estate Broker*

January 17, 2019

Hon Rafael Granado  
City Clerk  
City of Miami Beach  
1700 Convention Center Blvd  
Miami Beach, FL 33139

VIA EMAIL AND HAND DELIVERY

RE: Letter of Interest/request to meet (i.e., as brief or long as am given)  
Pending appointment to fulfill vacant Miami Beach Commission Group IV Seat through  
November 2019.

Dear Mr. Granado:

I would like to be considered for appointment to the above referenced vacant Commission seat. I had previously sent correspondence to the Mayor and each Commissioner requesting consideration and a brief meeting. This is my formal submission.

The timing and remaining term coincide with this being a business transitional time in my life thereby creating a further opportunity to serve the Miami Beach community, something I have undertaken continuously for over twenty (20) years. I do not seek, nor would I serve with "a preset agenda". My qualifications, experience and prior government/non-profit/community service (see attached) provide support for this appointment. I would not seek continued service on the Commission after the vacant seat term expires though I hope to continue to be involved in bettering our City.

In general, many of our City's varied communities "know me" over the years including elected officials, City employees, the historic preservation community, neighborhood/government/non-profit community, developers, property owners, business owners, public school parents and supporters, residents, and most important....as my daughter Reagan's "Dad".

Attached please find:

1. Bullet point summary of current/prior material government and community service;
2. Signed and completed application form;
3. Current resume;
4. Photograph; and
5. Sign and notarized City of Miami Beach Oath.

Thank you for your consideration and I look forward to an opportunity to discuss in person prior to the March 23, 2019 Commission Meeting.

Sincerely,



Gary A. Appel

**Government and local community material services include:**

**Boards:**

- City of Miami Beach Planning Board (2008-2009);
- Miami Design Preservation League – various capacities (approx. 1998 started as a tour guide and 2004-2016 as a Board Member and Vice Chairman of the Board of Directors’ Executive Committee);
- City of Miami Historic and Environmental Preservation Board (2002-2012); and
- Miami-Dade County Historic Preservation Board (2014-present (I would resign this position)).

**Material service to City of Miami Beach Government through the Planning Dept, Legal Dept, City Manager’s Office since approximately 1997 (mostly pro-bono).**

- Ad valorem tax advice and appeals including but not limited to:
  - Filed Applications and challenges to the Miami Dade County Property Appraiser’s initial non-granting of tax-exempt status to the Sunset Harbour Garage and errors on land size. Resulted in granting of exempt status and refund of taxes paid saving hundreds of thousands of dollars;
  - Obtained property tax exempt status for the Byron Carlyle and advised on other related exemption matters;
  - Obtained property tax exempt status for Old City Hall (1130 Washington Ave) by eliminating its separate tax parcel and merging it into the larger City of Miami Beach City Government tax parcel; and
  - Obtained property tax savings on an annual basis (about 15 years) through the County administrative appeal process on properties owned by the City but subject to property taxation including but not limited to the 16<sup>th</sup> St. Garage and Meridian Ave. Office Bldg.
- Creation of Federal and Certified Local Historic Districts/qualifying as a Certified Local Government (“CLG”);
  - Extended the Period of Significance for the Federal Miami Beach Historic District from 1945 to 1950 thereby making over 130 locally designated historic structures eligible for Federal rehabilitation tax credits and other benefits (co-drafted application and “walked” it through the State and National processes);
  - Same as above in extending the period of significance to 1965; and
  - Same as above except created a Federal “certified” local historic district south of 6<sup>th</sup> st (i.e., understood the history of the area and accomplished the same goal as above).

**Current City Officials with whom I have engaged with on a professional basis include (please note I have not spoken with anyone listed (or for that matter, many people at all) regarding this application and note them if would like to confirm any of the above:**

- Jimmy Morales, Raul Aguila, Tom Mooney, Debbie Tackett, and Mark Milisits.

**Involvement over the past several years with public school fundraisers.**

- Rachel and I are fortunate to be able to send our daughter Reagan to great public schools (North Beach Elementary and currently, Nautilus Middle School). The current and improving quality of education is due in part to the City of Miami Beach’s increased involvement and support...thankfully. I have been a very small part of concerned and active parents raising funds through the PTA and Friends of North Beach and Nautilus....there are others who do a lot more than me in organizing various fundraisers, including Rachel, that go to paying for teacher assistants and other what we think are essentials to providing quality education.

## GARY A. APPEL, Esq.

**Address:** 1688 Meridian Avenue, Suite 900, Miami Beach, FL 33139  
**Telephone/E-mail:** o) 305-672-5007; c) 305-342-6624; gappel@gappellaw.com

### Professional Experience

- Legal practice including development, land use, local/state/federal taxation, contracts, general real estate, and the enumerated practice areas described below
- Ad Valorem tax consulting and representation of Florida real estate and tangible personal property owners before the local County Property Appraiser, local Administrative Appeals Board, and Florida Courts
- Historic Preservation tax consulting and representation of taxpayers before the National Park Service and state historic preservation offices seeking Federal, State and Local tax benefits for the rehabilitation of their historic buildings
- Economic Zone programs consulting and representation of companies before the various government agencies seeking Federal, State and Local tax benefits for the creation of jobs and other economic activity in designated geographical areas
- Commercial real estate brokerage and lease negotiations on behalf of landlords and tenants

### Professional Employment

- Law Offices of Gary Appel, PA, Miami, FL (Attorney: 1993-present)
- Licensed Florida Real Estate Broker-various entities including Carnegie Real Estate Group, LLC (1996-present)
- Turnberry Associates, Aventura, FL (Part Time Associate General Counsel (2017-present)
- Paradigm Tax Group, LLC., Miami, FL (Senior Managing Consultant-Principal: 2014-2017)
- Property Tax Adjusters, Inc., Miami, FL (Principal: 1994-2014)
- Bates-Appel, Inc., Aventura, FL (Principal: 1996-2004)
- Real Estate Tax Services, Inc., Miami, FL (Tax Consultant: 1993-1994)
- Deloitte & Touche, New York, NY (Federal Tax Consultant: 1992-1993)
- CBRE, Inc., New York, NY (Commercial Real Estate Broker: 1984-1991)

### Active Professional Admittances and Licenses

- Florida Bar
- Connecticut Bar
- New York Bar
- Florida Real Estate Broker

### Education

- University of Miami Law School - LL.M. - Taxation
- Fordham University School of Law – J.D.(Evening Division)
- Carnegie Mellon University - B.S. (History and Managerial Economics)
- Continuing education related to law and real estate licenses
- Volunteer lecturer at seminars on historic preservation
- Volunteer lecturer at University of Miami courses on urban infill, preservation and economic redevelopment

### Professional Affiliations

- Miami-Dade County Historic Preservation Board (2014-present)
- City of Miami Historic and Environmental Preservation Board (2002-2012)
- City of Miami Beach Planning Board (2008-2009)
- Miami Design Preservation League – various capacities including as former Vice Chairman of the Board of Directors' Executive Committee
- National and Local Trusts for Historic Preservation
- Miami Beach United
- Local Bar and Realtor Associations
- Carnegie Mellon University and its various alumni activities on behalf of the University