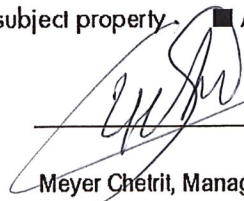


Please read the following and acknowledge below:

- 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 (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
Meyer Chetrit, Manager, CG Sunny Isles II, LLC

PRINT NAME

8/16/18
DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, N/A, 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

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF New YorkCOUNTY OF Queens

I, Joseph Chetrit, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of CG Sunny Isles, LLC, CG Sunny Isles I, LLC (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 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.

SIGNATURE

Sworn to and subscribed before me this 16 day of August, 2018. The foregoing instrument was acknowledged before me by Joseph Chetrit, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

LOIS HUTTER SANCHEZ
Notary Public, State of New York
No. 01HU5042516

Qualified in Queens County
Commission Expires April 24, 2019

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, N/A, 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

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF New YorkCOUNTY OF Queens

I, Meyer Chetrit, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of CG Sunny Isles II, LLC (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 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.

SIGNATURE

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NOTARY SEAL OR STAMP

LOIS HUTTER SANCHEZ
Notary Public, State of New York
No. 01HU5042516
Qualified in Queens County
Commission Expires April 24, 2019

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

POWER OF ATTORNEY AFFIDAVITSTATE OF New YorkCOUNTY OF QueensI, Joseph Chetrit, Manager, CG Sunny Isles, LLC, CG Sunny Isles I, LLC

, 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 Michael Larkin, Matthew Amster & Robert Behar to be my representative before the Historic Preservation 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 hearing.

Joseph Chetrit Manager, CG Sunny Isles, LLC, CG Sunny Isles I, LLC

PRINT NAME (and Title, if applicable)**SIGNATURE**

Sworn to and subscribed before me this 16 day of August, 2018. The foregoing instrument was acknowledged before me by Joseph Chetrit, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

LOIS HUTTER SANCHEZ
Notary Public, State of New York
No. 01HU5042516
Qualified in Queens County
Commission Expires April 24, 2019

NOTARY PUBLIC

My Commission Expires: _____

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 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.

N/A

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.

POWER OF ATTORNEY AFFIDAVITSTATE OF New YorkCOUNTY OF Queens

I, Meyer Chetrit, Manager, CG Sunny Isles II, LLC, 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 Michael W. Larkin, Matthew Amster & Robert Behar to be my representative before the Historic Preservation 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 hearing.

Meyer Chetrit, Manager, CG Sunny Isles II, LLC

PRINT NAME (and Title, if applicable)**SIGNATURE**

Sworn to and subscribed before me this 16 day of August, 20 18. The foregoing instrument was acknowledged before me by Meyer Chetrit, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

LOIS HUTTER SANCHEZ
Notary Public, State of New York
No. 01HU5042516
Qualified in Queens County
Commission Expires April 24, 20 19

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME**CONTRACT FOR PURCHASE**

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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.

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
See attached Exhibit B	

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	% INTEREST
NAME AND ADDRESS	

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
Michael W. Larkin, Esq.	200 S. Biscayne Blvd, Suite 850	(305) 374-5300
Matthew Amster, Esq. & Robert Behar, Esq.	200 S. Biscayne Blvd, Suite 850	(305) 374-5300
Kobi Karp	2915 Biscayne Boulevard, Suite 200	(305) 573-1818

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

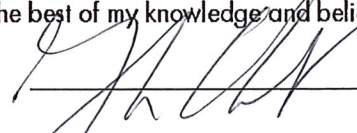
APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH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

APPLICANT AFFIDAVIT

STATE OF New York

COUNTY OF Queens

Joseph Chetrit, Manager, CG Sunny Isles, LLC, CG Sunny Isles I, LLC, 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.


SIGNATURE

Sworn to and subscribed before me this 16 day of August, 20 18. The foregoing instrument was acknowledged before me by Joseph Chetrit who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

LOIS HUTTER SANCHEZ
Notary Public, State of New York
No. 01HU5042516
Qualified in Queens County

My Commission Expires: Commission Expires April 24, 2019


NOTARY PUBLIC

PRINT NAME

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APPLICANT AFFIDAVIT

STATE OF New York

COUNTY OF Queens

I, Meyer Chetrit, Manager, CG Sunny Isles II, LLC, 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.

[Signature]
SIGNATURE

Sworn to and subscribed before me this 16 day of August, 2018. The foregoing instrument was acknowledged before me by Meyer Chetrit, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

LOIS HUTTER SANCHEZ
Notary Public, State of New York
No. 01HU5042516
Qualified in Queens County

[Signature]
NOTARY PUBLIC

My Commission Expires: Commission Expires April 24, 2019

PRINT NAME

Exhibit A

Legal Description

PARCEL I:

THAT CERTAIN LOT SITUATED IN THE CITY OF MIAMI-BEACH, COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND KNOWN AS BEING A PART OF BLOCK "G" OF THE RESUBDIVISION OF BLOCKS "G, H, J & K", AND OTHER LANDS OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY'S PROPERTY, ACCORDING TO THE PLAT OF SAID RESUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK "G", WHICH CORNER IS THE INTERSECTION OF THE WESTERLY LINE OF SHERIDAN AVENUE (NOW KNOWN AS PARK AVENUE) WITH THE NORTHERLY LINE OF 20TH STREET; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF 20TH STREET, A DISTANCE OF 125 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG THE NORTHERLY LINE OF 20TH STREET, A DISTANCE OF 100 FEET; THENCE NORTHEASTERLY IN A LINE DRAWN PARALLEL WITH THE WESTERLY LINE OF SHERIDAN AVENUE (NOW KNOWN AS PARK AVENUE) A DISTANCE OF 125 FEET; THENCE SOUTHEASTERLY IN A LINE PARALLEL WITH THE NORTHERLY LINE OF 20TH STREET, A DISTANCE OF 100 FEET; THENCE SOUTHWESTERLY IN A LINE DRAWN PARALLEL WITH THE WESTERLY LINE OF SHERIDAN AVENUE (NOW KNOWN AS PARK AVENUE), A DISTANCE OF 125 FEET TO A POINT OF BEGINNING, BEING A LOT 100 FEET IN WIDTH ON 20TH STREET, WITH A DEPTH OF 125 FEET.

FOLIO: 02-3234-016-0050 & 02-3234-016-0060

PROPERTY ADDRESS: 425 & 435 20th ST MIAMI BEACH, FL 33139

PARCEL II:

THAT PART OF BLOCK "G" OF THE RESUBDIVISION OF BLOCKS G, J, H, K, AND OTHER LANDS OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY'S PROPERTY, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK "G" WHICH CORNER IS THE INTERSECTION OF THE WESTERLY LINE OF SHERIDAN AVENUE WITH THE NORTHERLY LINE OF TWENTIETH STREET; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF TWENTIETH STREET, A DISTANCE OF 125 FEET; THENCE NORTHEASTERLY IN A LINE DRAWN PARALLEL WITH THE WESTERLY LINE OF SHERIDAN AVENUE, A DISTANCE OF 125 FEET; THENCE SOUTHEASTERLY IN A LINE DRAWN WITH THE NORTHERLY LINE OF TWENTIETH STREET, A DISTANCE OF 125 FEET TO THE WESTERLY LINE OF SHERIDAN AVENUE; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SHERIDAN AVENUE, A DISTANCE OF 125 FEET TO THE PLACE OF BEGINNING.

ALSO KNOWN AS:

THAT CERTAIN TRACT OF LAND 125 FEET SQUARE IN THE SOUTHEAST CORNER OF BLOCK "G" OF RESUBDIVISION OF BLOCKS G, H, J, K, AND TRIANGULAR TRACT ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF BLOCK "G" AS AFORESAID THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID BLOCK "G" AND THE WESTERLY LINE OF PARK AVENUE FOR A DISTANCE OF 125 FEET TO A POINT; THENCE WESTERLY PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID BLOCK "G" FOR A DISTANCE OF 125 FEET TO A POINT; THENCE SOUTHERLY PARALLEL TO THE EASTERLY BOUNDARY OF SAID BLOCK "G", FOR A DISTANCE OF 125 FEET TO THE SOUTHERLY BOUNDARY OF BLOCK "G", AND THE NORTHERLY LINE OF 20TH STREET; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF BLOCK "G" FOR A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

THE SOUTH 125 FEET OF THE EAST 125 FEET OF BLOCK "G" OF MIAMI BEACH IMPROVEMENT COMPANY'S OCEAN FRONT PROPERTY RESUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO: 02-3234-016-0030

PROPERTY ADDRESS: 2000 PARK AVE MIAMI BEACH, FL 33139

PARCEL III:

BEGIN AT THE NORTHEAST CORNER OF BLOCK "G", AS SHOWN ON PLAT OF OCEAN FRONT BLOCKS G, H, J, K AND TRIANGULAR TRACT, A RESUBDIVISION, RECORDED IN PLAT BOOK 6, PAGE 102; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERLY LINE OF SHERIDAN AVENUE 125 FEET TO A POINT; THENCE RUN IN A NORTHWESTERLY DIRECTION AND PARALLEL TO THE SOUTH LINE OF 20TH STREET 125 FEET TO A POINT; THENCE RUN IN A NORTHEASTERLY DIRECTION AND PARALLEL TO THE WESTERLY SIDE OF SHERIDAN AVENUE 125 FEET TO A POINT; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF 21ST STREET, 125 FEET TO A POINT OF BEGINNING.

FOLIO: 02-3234-016-0010

PROPERTY ADDRESS: 2030 PARK AVE MIAMI BEACH, FL 33139

PARCEL IV:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK "G", AS SHOWN ON A PLAT ENTITLED RESUBDIVISION OF BLOCKS G, H, J, K AND TRIANGULAR TRACT, RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND RUN NORTH 70 DEGREES 02 MINUTES 49.4 SECONDS WEST ALONG THE SOUTHERLY LINE OF 21ST STREET, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THE ABOVE REFERENCED APARTMENT BUILDING PROPERTY, SAID (P.O.B.) BEING ON THE DIVIDING LINE BETWEEN THE LORD CHARLES APARTMENT BUILDING PROPERTY AND THE TYLER HOTEL PROPERTY; THENCE CONTINUE NORTH 70 DEGREES 02 MINUTES 49.4 SECONDS WEST ALONG THE SOUTHERLY LINE OF 21ST STREET, A DISTANCE OF 55.00 FEET TO A POINT ON THE DIVIDING LINE BETWEEN THE LORD CHARLES APARTMENT BUILDING PROPERTY AND THE GAMSHIRE APARTMENT BUILDING PROPERTY; THENCE RUN SOUTH 19 DEGREES 57 MINUTES 10.6 SECONDS WEST ALONG THE ABOVE REFERENCE DIVIDING LINE A DISTANCE OF 124.91 FEET TO A POINT; THENCE RUN SOUTH 70 DEGREES 02 MINUTES 49.4 SECONDS EAST, A DISTANCE OF 55.00 FEET TO A POINT ON THE DIVIDING LINE BETWEEN THE LORD CHARLES APARTMENT BUILDING PROPERTY AND THE TYLER HOTEL PROPERTY; THENCE RUN NORTH 19 DEGREES 57 MINUTES 10.6 SECONDS EAST ALONG SAID DIVIDING LINE A DISTANCE OF 124.91 FEET TO THE POINT OF BEGINNING (P.O.B.);

AND

COMMENCING AT THE NORTHEAST CORNER OF BLOCK "G" AS SHOWN ON THE PLAT ENTITLED RESUBDIVISION OF BLOCKS G, H, J, K AND TRIANGULAR TRACT, RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND RUN NORTH 70 DEGREES 02 MINUTES 49.4 SECONDS WEST ALONG THE SOUTHERLY LINE OF 21ST STREET, AS SAID STREET IS SHOWN ON THE ABOVE REFERENCED PLAT, A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THE ABOVE REFERENCED APARTMENT BUILDING PROPERTY, SAID POINT OF BEGINNING (P.O.B.) BEING ON THE DIVIDING LINE BETWEEN THE GAMSHIRE APARTMENT BUILDING PROPERTY AND THE LORD CHARLES APARTMENT PROPERTY; THENCE CONTINUE NORTH 70 DEGREES 02 MINUTES 49.4 SECONDS WEST ALONG THE SOUTHERLY LINE OF 21ST STREET, A DISTANCE OF 74.791 FEET TO THE POINT OF CURVATURE (P.C.) OF A CIRCULAR CURVE HAVING A RADIUS OF 15.00 FEET AND BEING CONCAVE SOUTHEASTERLY; THENCE RUN WESTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 111 DEGREES 56 MINUTES 30 SECONDS, A DISTANCE OF 29.306 FEET TO THE POINT OF TANGENCY (P.T.), SAID POINT OF TANGENCY (P.T.) BEING ON THE EASTERLY LINE OF MIAMI AVENUE, NOW WASHINGTON AVENUE; THENCE RUN SOUTH 01 DEGREE 59 MINUTES 19.4 SECONDS EAST ALONG THE EASTERLY LINE OF WASHINGTON AVENUE, A DISTANCE OF 112.45 FEET TO A POINT; THENCE RUN SOUTH 70 DEGREES 02 MINUTES 49.4 SECONDS EAST A DISTANCE OF 46.866 FEET TO A POINT ON THE DIVIDING LINE BETWEEN GAMSHIRE APARTMENT BUILDING PROPERTY AND THE LORD CHARLES APARTMENT BUILDING PROPERTY; THENCE RUN NORTH 19 DEGREES 57 MINUTES 10.6 SECONDS EAST ALONG SAID DIVIDING LINE, A DISTANCE OF 124.91 FEET TO THE POINT OF BEGINNING (P.O.B.).

FOLIO: 02-3234-016-0070

PROPERTY ADDRESS: 450 21st ST & 2035 WASHINGTON AVE MIAMI BEACH, FL 33139

PARCEL V:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK "G" AS SHOWN ON THE PLAT OF THE RESUBDIVISION OF BLOCKS G, H, J, K AND TRIANGULAR TRACT AS RECORDED IN PLAT BOOK 6, PAGE 102 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RUN NORTHWESTERLY ALONG THE SOUTHERLY LINE OF 21ST STREET 125 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTHWESTERLY AND PARALLEL TO SHERIDAN AVENUE, 124.91 FEET TO A POINT; THENCE RUN NORTHWESTERLY AND PARALLEL TO THE SOUTHERLY SIDE OF 21ST STREET, 100 FEET TO A POINT; THENCE RUN NORTHEASTERLY AND PARALLEL TO THE EASTERLY SIDE OF SHERIDAN AVENUE, 124.91 FEET TO A POINT ON THE SOUTHERLY LINE OF 21ST STREET; THENCE RUN SUTHEASTERLY ALONG THE SOUTHERLY LINE OF 21ST STREET, 100 FEET TO THE POINT OF BEGINNING.

FOLIO: 02-3234-016-0040

PROPERTY ADDRESS: 430 21st ST MIAMI BEACH, FL 33139

EXHIBIT B

DISCLOSURE OF INTEREST

<u>NAME OF INTEREST HOLDER</u>	<u>% INTEREST</u>
1. CG Sunny Isles, LLC, a Florida Limited Liability Corporation 3200 Stirling Rd Hollywood, FL 33021	51%
Judah Chetrit, Manager 3200 Stirling Rd Hollywood, FL 33021	100%
2. CG Sunny Isles I, LLC, a Florida Limited Liability Corporation 3200 Stirling Rd Hollywood, FL 33021	20%
Joseph Chetrit, Manager 3200 Stirling Rd Hollywood, FL 33021	100%
3. CG Sunny Isles II, LLC, a Florida Limited Liability Corporation 3200 Stirling Rd Hollywood, FL 33021	29%
Meyer Chetrit, Manager 3200 Stirling Rd Hollywood, FL 33021	100%
TOTAL for Applicant	<u>100%</u>



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6236
E-Mail: MAMster@BRZoningLaw.com

VIA ELECTRONIC SUBMITTAL & HAND DELIVERY

September 7, 2018

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

Re: HPB18-0240 – Modification to Certificate of Appropriateness for Demolition and
Design Regarding 2000 Park Avenue, Miami Beach, Florida (HPB File No. 7320).

Dear Tom:

This firm represents CG Sunny Isles, LLC, CG Sunny Isles I, LLC, and CG Sunny Isles II, LLC (collectively the “Applicant”), in connection with the properties located at 2000 Park Avenue (Collins Park), 2030 Park Avenue (Adams), 430 21st Street (Tyler), 450 21st Street (Lord Charles), 2035 Washington Avenue (Gamshire)¹, 435 20th Street (Sun King #1), and 425 20th Street (Sun King #2) (collectively, the “Property”). Please consider this letter the Applicant’s letter of intent in support of a Modification to the Certificate of Appropriateness for Demolition and Design approved through the HPB Order No. 7320 to address after-the-fact demolition and full recreation of some portions of the project.

Description of the Property. The Property is comprised of six lots located between 20th Street and 21st Street, and between Park Avenue and Washington Avenue. The Property contains all but the southwest lot on this block (2001 Washington Avenue), which is currently occupied by public housing. The Property is located in the RM-2, medium intensity Residential Multifamily Zoning District and is directly east of the Convention Center District. Also, it is in the Museum Local Historic District and the National Register Architectural District.

The Property contains seven historic buildings, all listed as contributing in the historic properties database. Collins Park sits in the southeast corner of the Property with the Adams directly north. Due west of the Adams is the Tyler, followed by the Lord

¹ The Lord Charles and the Gamshire buildings are located on the same parcel.

Charles, and the Gamshire. Sun King #1 and Sun King #2 are located due south of the Tyler and due west of Collins Park.

The buildings were constructed during the period from 1939 to 1953, and exhibit four different styles of architecture characteristic of Miami Beach and designed by acclaimed architects. Collins Park, the Adams, and the Tyler showcase the "Streamline Art Deco" style and were designed by Henry Hohauser, L. Murray Dixon, and Albert Anis, respectively. Albert Anis also designed the Lord Charles and the Gamshire in the Miami Modern style. Unlike the other buildings on the properties built in the late 1930s, Sun King #1 was designed in the Masonry Vernacular style by L. Murray Dixon. Milton Sherman designed the Sun King #2 in the Postwar Modern style.

Name	Architect	Year	Style
Collins Park	Henry Hohauser	1939	Streamline Art Deco
Adams	L. Murray Dixon	1938	Streamline Art Deco
Tyler	Albert Anis	1940	Streamline Art Deco
Lord Charles	Albert Anis	1953	Miami Modern
Gamshire	Albert Anis	1953	Miami Modern
Sun King #1	L. Murray Dixon	1938	Masonry Vernacular
Sun King #2	Milton Sherman	1948	Postwar Modern

This collection of buildings represents a microcosm of historic Miami Beach: beautifully diverse, historic structures within a stone's throw of one another. Unfortunately, the prior owners were unable to maintain the buildings in a manner befitting the original architecture. It is an understatement to say that by the 1990s the buildings had fallen into severe disrepair. In 2000, the then-owner received two HPB approvals for renovations to the Property and obtained building permits for three buildings. However in mid-2003, the holder of the mortgage for the Property filed for bankruptcy. As a result, the Property became mired in legal difficulties, the approved project never moved forward and the Property has remained vacant and effectively abandoned since that time. To further compound the problem, in 2011 an arsonist struck and caused even greater damage. Collins Park, the Tyler, and Sun King #1 were extensively damaged. Until the Applicant stepped in 2012, there had been few to no repairs to any of the Property since that time. These historic buildings desperately need to be restored to their former prominence.

Description of the Development Approvals. The Applicant obtained approvals from the Historic Preservation Board (HPB File No. 7320 on 9/11/2012, 11/20/2012, & 5/13/2014), Planning Board (PB File No. 2083 on 11/28/2012 and 5/5/2014), the Board

of Adjustment (BOA File Nos. 3605 & 3609 on 10/5/2012 and 11/2/2012, respectively, and 5/2/2014) and the Floodplain Management Board (FPMB File No. FP13-05 on 10/4/2013) (See Composite Exhibit A), to rescue these buildings from certain lapse into dereliction and permanent loss. The Applicant has already shored and braced the structures to prevent destruction of these historic gems. Through these approvals and corresponding building permit, the Applicant is in the process of renovating the historic buildings and uniting their unique character into one cohesive hotel with 293 units to be called the Collins Park Hotel.

The comprehensive project will preserve as much of the historic buildings as is feasible. Each street-facing historic façade will be revived and restored. The historic courtyard between Collins Park, the Adams, the Tyler and Sun King #2 will be preserved, including recreating the historic terrazzo compass which was in very poor condition and sat in the Adams' rear yard. Further, the historic lobbies will be revitalized and maintained as interior public spaces with special attention to the preservation of historical elements. Uses for these spaces include a cafe, a library, a restaurant, and a screening room. Rooftop additions will be made to Collins Park, the Adams, and Sun King #1. These additions will be visually recessed and unperceivable from across the buildings' respective rights of way.

A new five-story building will be constructed in the northwest portion of the Property, directly behind the Gamshire, Lord Charles, and the Tyler. Some of the rear portions of these three buildings will be demolished in order to construct the new building. A basement level, originally approved with 38 valet-only mechanical parking lifts, and one stand-alone standard parking space (a total of 77 spaces), was revised and will have 35 lifts and one standard parking space for a total of 71 spaces. Structural considerations with the renovation of the historic buildings and the new construction are the reason for this reduction of 3 lifts (6 parking spaces).

The ingress and egress to the site, as well as loading and deliveries will remain as originally approved. The valet operator will access the basement parking level at 21st Street between the Tyler and the Adams. The basement level will also contain the main hotel kitchen under the rear half of the Sun King #2, which will be demolished to permit the new structure. It should be noted that the basement level with parking and back of house uses will not extend beneath the historic structures.

Collins Park will serve as the main hotel entrance to the Property. Accordingly, the Applicant proposes to reintroduce a semi-circular driveway and add a minimal porte-cochere. All drop-off and pick-up will take place at this driveway. Guests will enter Collins Park into the historic lobby and lounge area. From there, guests will be able to access all other buildings through walkways on the ground level. It will be possible for

guests to walk around the entire hotel campus while remaining almost entirely indoors. Additionally, walkways will connect some of the upper levels of the buildings. Deliveries and trash collection, supervised by hotel staff, are proposed to occur via two loading zones, one by the entrance to the parking level on 21st Street and one by the restaurant in Sun King #2.

Proposed Modifications and clarifications. At this time, the Applicant respectfully requests four after-the-fact modifications to the approved design:

- 1) Demolition of the front portion of the Sun King #2 and recreation of same based on historic documentation;
- 2) Demolition of courtyard compass and recreation of same based on historic documentation; and
- 3) Demolition of the porches on the Sun King #1 building and recreation of same based on historic documentation.
- 4) Waivers, as applicable, for existing nonconforming setbacks of contributing structures, including recreation of Sun King #2, and for parking credits for contributing structures, including recreated portion of Sun King #2.

The complexity and extent of rehabilitation and restoration approved in the original design combined with the deteriorated conditions of the structures has led the Applicant to request these modifications.

Front portion of Sun King #2. The Applicant is seeking a modification pursuant to Section 118-503(b)(1) to alter the amount of demolition proposed, and approve after-the-fact demolition. The original design preserved the front portion of the Sun King #2; however, the intricate site work and unanticipated deterioration led to the demolition of the Sun King #2. The Sun King #2 sits in between both the Sun King #1 and the Collins Hotel. Both of these historic structures are to be completely restored, and the new 5-story building with basement will rise up at the rear of the Sun King #2 at the central part of the Property. These conditions create great difficulties in avoiding the structures while demolishing only part of the Sun King #2. During this intricate site work, the stress caused to the Sun King #2 was beyond what the structure could handle. The Sun King #2 had unanticipated deterioration and ultimately could not be saved. The Applicant has taken great care to restore, preserve, and retain the structural features of all the other historic structures and compiled extensive historic documentation, as provided in the application packets. The Applicant will replicate the Sun King #2 based on such historic documentation.

Courtyard Compass. The compass has been in poor condition since before the original approval. The Compass will be replicated based on historic documentation included in the application packets.

Sunking #1. The Applicant is seeking a modification pursuant to Section 118-503(b)(1) to alter the amount of demolition proposed, and approve after-the-fact demolition. The original design preserved the porches of the Sun King #1; however, the unanticipated deterioration led to the demolition of the Sun King #1 porches. The Applicant has taken great care to restore, preserve, and retain the structural features of all the other historic structures and compiled extensive historic documentation, as provided in the application packets. The Applicant will replicate the Sun King #1 porches based on such historic documentation.

Compliance with COA Criteria for Demolition and Design. The Applicant's proposal maintains the essence of the original approval, and the final project will look identical to the original approval. The project preserves three contributing structures on the Property nearly in their entirety and largely preserves three other contributing structures, including their street frontages. In total the Applicant proposes to rescue six contributing structures, recreate the front half of a seventh (Sun King #2), and meld them all into a project that highlights each of the historic structure's uniqueness. Additionally, the general design, scale, and arrangement of the buildings mesh not only with each other, but with the general character of the surrounding buildings. The increased building heights will be visually recessed, but further, the buildings in this area are of generally similar size. Of the ten buildings that surround the property nearly all fall within the range of three to five floors. Among these neighbors are the Miami Beach Convention Center, Artec City at 2100 Park Avenue, the Allen at 2001 Washington Avenue, the Governor at 435 21st Street, and the Plymouth at 336 21st Street. These buildings present an eclectic mix of historic and modern architecture into which this project fits perfectly.

The Applicant remains committed to the Project. The Applicant's proposal as modified aims to preserve, restore and replicate, as necessary, the historic character of the Property, and revitalize the Collins Park area.

Waiver. As part of this modification request, the Applicant requests a waiver from Section 118-395(b)(2)(d)(1) regarding the amount of building portions to remain intact to meet the requirements for preserving front setbacks and parking credits. As mentioned above, the Sun King #2 and the porches of Sun King #1 were deteriorated far beyond anticipated. Additionally, the complexity and intricate site work caused damage that could not be mitigated. Despite the unfortunate demolition, the Applicant is moving forward with the same project as previously approved. The Applicant has secured the

site, with all buildings properly braced for preservation. The granting of this waiver will allow the Applicant to move forward with the exiting design and ensure that no change to the final design and use are needed.

Due to the amount of demolition of front and side facades, the Applicant requests to maintain the existing, nonconforming setbacks for 4 of the 7 buildings as follows (Collins Park, Adams and Sun King #1 are being substantially preserved and restored):

Building Name	Required Setback	Existing Setback	Proposed Setback
Tyler	Front, North: 20' 0"	Front, North: 11' 6"	Front, North: 11' 6"
Lord Charles	Front, North: 20' 0"	Front, North: 10' 0 "	Front, North: 10' 0"
Gamshire	Front, West: 20' 0" Front, North: 20' 0" Side: 10' 0"	Front, West: 10' 4" Front, North: 10' 0" Side: 5' 4"	Front, West: 10' 4" Front, North: 10' 0" Side: 5' 4"
Sun King #2	Front, South: 20' 0"	Front, South: 10' 1"	Front, South: 10'1"

Sea Level Rise and Resiliency Criteria. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.**

The demolition associated with this modification application has already been completed. No further demolition is needed.

- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.**

Windows will be hurricane-impact.

- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.**

Operable windows will be provided where feasible for a hotel development.

- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.**

The Applicant's proposed landscape plan is resilient as it will serve to be comprised of native and Florida-friendly plants that are appropriate for the area.

(5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

The City has already issued a building permit for the approved historic preservation of the Property in accordance with the building requirements at time of issuance. All structures will have new hydrostatic slabs and be flood proofed as necessary to ensure their longevity.

(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

By working as needed with the City, the Project will be able to adjust for the raising of public rights of ways and adjacent land.

(7) Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

All critical mechanical and electrical systems will be located above BFE.

(8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

As approved and already permitted the existing buildings will be preserved in place and new construction, except the permitted basement used for parking and non-habitable back of house uses, will be elevated to base flood elevation.

(9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

Proper precautions will be taken to protect the Property from potential floods.

(10) Where feasible and appropriate, water retention systems shall be provided.

Thomas Mooney, Director
September 7, 2018
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The Applicant has engaged the services of an engineer to analyze and provide an appropriate drainage plan for the Property. Accordingly, a water retention system will be implemented.

Conclusion. The renovation of and addition to this Property will allow for the adaptive reuse of the entire Property for hotel purposes. Importantly, the modification requests do not alter the final project as originally approved and the Applicant will renovate and/or replicate the historic exteriors and public interiors of seven historic buildings

, restoring them to their former glory. The new structures are also well-designed to be compatible with the existing buildings and the surrounding area. Further, the new structures have been specifically designed to complement the historic mosaic in which they sit. We look forward to your favorable recommendation. If you have any questions or comments, please call me at 305-377-6236.

Sincerely,



Matthew Amster

Attachments

cc: Jeanine Rodriguez
Michael W. Larkin, Esq.
Robert Behar, Esq.