

MIAMI BEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER DRB19-0371			
<input type="radio"/> Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<input checked="" type="radio"/> Design Review Board <input checked="" type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<input type="radio"/> Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		<input type="radio"/> Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1031 4th Street, Miami Beach, FL 33139			
FOLIO NUMBER(S) 02-4203-009-7940			
Property Owner Information			
PROPERTY OWNER NAME Florida Power & Light, Co. (FPL) - Gregg A. Hall (Siting & Permitting Manager)			
ADDRESS 700 Universe Blvd, (TS4/JW)		CITY Juno Beach	STATE FL
ZIP CODE 33408			
BUSINESS PHONE 561-904-3675	CELL PHONE N/A	EMAIL ADDRESS gregg.a.hall@fpl.com	
Applicant Information (if different than owner)			
APPLICANT NAME FPL's CONTACT / AGENT: Bruce Barber			
ADDRESS		CITY	STATE
ZIP CODE			
BUSINESS PHONE 561-616-1616	CELL PHONE N/A	EMAIL ADDRESS bruce.barber@fpl.com	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST FPL Alton Substation - New FPL electrical distribution substation.			

Project Information			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		10,330 SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		10,330 SQ. FT.	
Party responsible for project design			
NAME Kobi Karp Architecture Interior Design		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 2915 Biscayne Blvd., Suite 200		CITY Miami	STATE FL
		ZIPCODE 33137	
BUSINESS PHONE (305) 573-1818	CELL PHONE	EMAIL ADDRESS KobiKarp@KobiKarp.com	
Authorized Representative(s) Information (if applicable)			
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE FL
		ZIPCODE 33140	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
		ZIPCODE	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
		ZIPCODE	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

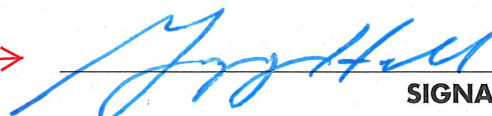
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the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

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section 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

Gregg A. Hall - FPL Siting/Permit Manager

PRINT NAME

→  _____
DATE SIGNED

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 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 FLORIDA

COUNTY OF MIA-DADE

I, Gregg A. Hall, being first duly sworn, depose and certify as follows: (1) I am the Siting/Permit Manager (print title) of FPL (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.

Gregg A. Hall
SIGNATURE

Sworn to and subscribed before me this 12th day of February, 2019. The foregoing instrument was acknowledged before me by Gregg Hall, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Dianna Sullivan
COMMISSION # GG271459
EXPIRES: December 22, 2022
Bonded Thru Aaron Notary

Dianna Sullivan
NOTARY PUBLIC

My Commission Expires: 12-22-22

DIANNA SULLIVAN
PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF _____

COUNTY OF _____

I, Gregg A. Hall, 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 Bruce Barber to be my representative before the Design Review 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.

Gregg Hall, FPL Map-Siting Group
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 7th day of March, 2019. The foregoing instrument was acknowledged before me by Gregg Hall, who has produced N/A as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Dianna Sullivan
NOTARY PUBLIC

My Commission Expires: 12/22/22



Dianna Sullivan
COMMISSION # GG271459 DIANNA SULLIVAN
EXPIRES: December 22, 2022
Bonded Thru Aaron Notary
PRINT NAME

CONTRACT FOR PURCHASE

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

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

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

**DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

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

Florida Power & Light, Co. (FPL) - PUBLIC UTILITY

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

DISCLOSURE OF INTEREST
TRUSTEE

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

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

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
_____	_____	_____
_____	_____	_____
_____	_____	_____

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 FLORIDA

COUNTY OF MIA-DADE

I, Gregg A. Hall, 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 12th day of February, 2019. The foregoing instrument was acknowledged before me by Gregg Hall, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Dianna Sullivan
COMMISSION # GG271459
EXPIRES: December 22, 2022
Bonded Thru Aaron Notary

Dianna Sullivan
NOTARY PUBLIC

My Commission Expires: 12-22-22

DIANNA SULLIVAN
PRINT NAME

EXHIBIT "A"

The East 51.00 feet of Lots 7 and 8, in Block 99, of OCEAN BEACH FLA ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 2, at Page 81, of the Public Records of Miami-Dade County, Florida.

AND

The East 51.00 feet of Lots 9 and 10, in Block 99, RESUBDIVISION OF LOTS 7, 8, 9, 10 and 11 of the GEORGE W. MUSSETT'S RESUBDIVISION OF THE LOTS 9, 10, 11 and 12, Block 99, of the OCEAN BEACH ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 38, at Page 69, of the Public Records of Miami-Dade County, Florida.

Said lands situate within the City of Miami Beach, Miami-Dade County, Florida, containing 7650 square feet, more or less.



MEMO

To: Memo to File
Subject: Florida Power & Light Company
Transmission, Distribution and Substation
Site Acquisition, Zoning, Site Development,
Plan Approval and Permitting
AUTHORIZATION TO SIGN

I, Manny Miranda, Senior Vice President of Power Delivery for Florida Power & Light Company, verify that the following listed individuals:

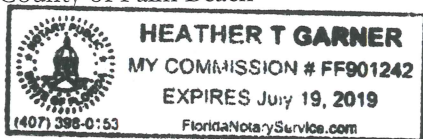
Gregg Hall – Engineering Manager, Power Delivery
Loretta Cranmer – Environmental Manager, Power Delivery
Kathy Clawges – Engineering Manager, Power Delivery

are hereby authorized to represent, sign for, and authorize on behalf of Florida Power & Light Company in all matters relating to right-of-way, site acquisition, zoning, site development, plans approval and permitting of electrical transmission and distribution lines as well as substations.

Manny Miranda
Senior Vice President, Power Delivery
Florida Power & Light Company

The foregoing instrument was acknowledged before me this 10 day of JULY 2017 by Manny Miranda, Senior Vice President of Power Delivery of Florida Power & Light Company, a Florida Corporation. He is personally known to me and did not take an oath.

Notary Public
State of Florida
County of Palm Beach



Officers

NEXTERA ENERGY, INC.

JAMES L. ROBO
Chairman and Chief Executive Officer

MORAY P. DEWHURST
Vice Chairman and Chief Financial Officer, and Executive Vice President, Finance

MIGUEL ARECHABALA
Executive Vice President, Power Generation Division

MANO K. NAZAR
Executive Vice President, Nuclear Division and Chief Nuclear Officer

WILLIAM L. YEAGER
Executive Vice President, Engineering, Construction and Integrated Supply Chain

DEBORAH H. CAPLAN
Executive Vice President, Human Resources and Corporate Services

JOSEPH T. KELLIHER
Executive Vice President, Federal Regulatory Affairs

CHARLES E. SIEVING
Executive Vice President & General Counsel

MARIA V. FOGARTY
Senior Vice President, Internal Audit & Compliance

PAUL I. CUTLER
Treasurer

CHRIS N. FROGGATT
Vice President, Controller and Chief Accounting Officer

ALISSA E. BALLOT
Vice President & Corporate Secretary

FLORIDA POWER & LIGHT COMPANY

ERIC E. SILAGY
President

ROBERT E. BARRETT, JR.
Vice President, Finance

MANUEL B. MIRANDA
Vice President, Power Delivery

MARLENE M. SANTOS
Vice President, Customer Service

LAKSHMAN CHARANJIVA
Vice President and Chief Information Officer

ROBERT L. GOULD
Vice President, Marketing & Communication

RANDALL R. LABAUVE
Vice President, Environmental Services

R. WADE LITCHFIELD
Vice President & General Counsel

KIMBERLY OUSDAHL
Vice President, Controller and Chief Accounting Officer

PAMELA M. RAUCH
Vice President, Development and External Affairs

NEXTERA ENERGY RESOURCES, LLC

ARMANDO PIMENTEL, JR.
President and Chief Executive Officer

MARK R. SORENSEN
Chief Risk Officer

JOHN W. KETCHUM
Senior Vice President, Business Management & Finance

MICHAEL O'SULLIVAN
Senior Vice President, Development

MARK MAISTO
President, Commodities, Trading & Commercial Services

BRIAN LANDRUM
President, Gexa Energy GP, LLC

TJ TUSCAI
President, Gas Infrastructure

MITCHELL S. ROSS
Vice President & General Counsel

FPL FIBERNET, LLC

CARMEN M. PEREZ
President

Board of Directors

SHERRY S. BARRAT
Retired. Formerly Vice Chairman, Northern Trust Corporation (financial holding company)
Director since 1998.

Chair: Governance & Nominating Committee.

Member: Audit Committee, Executive Committee.

ROBERT M. BEALL, II
Chairman, Beall's, Inc. (retail stores)

Director since 1989.

Member: Compensation Committee, Finance & Investment Committee.

JAMES L. CAMAREN

Private Investor. Formerly Chairman & Chief Executive Officer, Utilities, Inc. (water utilities)

Director since 2010.

Member: Audit Committee, Governance & Nominating Committee.

KENNETH B. DUNN

Professor of Financial Economics and former Dean, Tepper School of Business, Carnegie Mellon University (higher education)

Director since 2010.

Member: Compensation Committee, Finance & Investment Committee.

KIRK S. HACHIGIAN

Chairman and Chief Executive Officer, JELD-WEN, Inc.

(window and door manufacturer)

Director since October 2013.

Member: Finance & Investment Committee.

TONI JENNINGS

Chairman, Jack Jennings & Sons, Inc. (construction)

Former Lt. Governor, State of Florida
Director since 2007.

Member: Compensation Committee, Finance & Investment Committee.

JAMES L. ROBO
Chairman and Chief Executive Officer, NextEra Energy, Inc.

Director since 2012.

Chair: Executive Committee.

RUDY E. SCHUPP
President and Chief Executive Officer, 1st United Bank, and Chief Executive Officer, 1st United Bancorp, Inc. (commercial bank)

Director since 2005.

Chair: Compensation Committee.

Member: Governance & Nominating Committee, Executive Committee.

JOHN L. SKOLDS

Retired. Formerly Executive Vice President of Exelon Corporation and President of Exelon Energy Delivery and Exelon Generation (utility services holding company)

Director since 2012.

Chair: Nuclear Committee.

Member: Audit Committee.

WILLIAM H. SWANSON

Chairman of the Board and retired Chief Executive Officer, Raytheon Company (global defense technology)

Director since 2009.

Member: Audit Committee, Governance & Nominating Committee.

MICHAEL H. THAMAN

Chairman, President and Chief Executive Officer, Owens Corning (manufacturer)

Director since 2003.

Lead Director.

Chair: Audit Committee.

Member: Executive Committee.

HANSEL E. TOOKES, II

Retired. Formerly President, Raytheon International (defense and aerospace systems)

Director since 2005.

Chair: Finance & Investment Committee.

Member: Compensation Committee, Executive Committee.