

Javier F. Aviñó
Tel 305-350-7202
Fax 305-351-2275
javino@bilzin.com

June 17, 2016

Thomas Mooney
Planning Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

**Re: Letter of Intent for Application Seeking Design Review Board Approvals
and Variance for Property Located at 1835 W 27th Street, Miami, Florida**

Dear Mr. Mooney:

This firm represents Miami Islands Property LLC, the applicant ("Applicant") and owner of the property located at 1835 W 27th Street, Miami Beach, Florida ("Property"). Please accept this correspondence as the Applicant's letter of intent for the attached plans and application seeking necessary approvals from the Design Review Board ("Board") and a lot coverage variance for a proposed 879 square-foot second-story addition ("Addition") to the single family home currently located on the Property.

Design Approval and Exemptions

The Addition consists of a walk-in closet extension to the master bedroom and two staff bedrooms, each of which includes a bathroom. The proposed Addition results in a second story with a physical volume of 82.7% of the first floor volume of the main home, exceeding the allowable 70% for two-story homes with an overall lot coverage of 25% or greater. Pursuant to Section 142-105(b)(4)(c) of the Miami Beach Code of Ordinances, the Design Review Board may forego this requirement, in accordance with applicable design review criteria. The Applicant respectfully requests the Board waive this requirement to allow the construction of the Addition, consistent with the stature, quality, and architectural style of the home.

Pursuant to Section 142-106(2)(d) of the Code, the Applicant also requests the Board grant an exception from the requirement that additional open space be provided along two-story elevations located parallel to a side property line that exceed 50% of the lot depth or 60 feet, whichever is less. The proposed Addition will result in a two-story east elevation that is 108'4" in length, but which includes an architectural cut-out along the upper portion of the wall for a proposed 223.25 square-foot open terrace, breaking up the visual impact of the structure. As stated in Section 142-106(2)(d), the purpose of the additional open space requirement is to break up long expanses of uninterrupted two-story volume at or near required side yard setback

MIAMI 5025611.3 82291/48340

lines. The proposed second-story open terrace and 13-foot existing landscape buffer along the eastern boundary of the Property achieve this goal.

Variance for Lot Coverage

The Applicant respectfully requests a variance from the provisions of Section 142-105(b)(1) permitting a maximum lot coverage of 30% of the lot area for two-story homes within the RS-2 zoning designation to allow a lot coverage of 39.7%. The existing home on the Property, constructed in the 1950s prior to the current lot coverage regulations, currently has a lot coverage of 39.3%; the proposed second-story addition will increase the existing lot coverage by only 0.4% as a result of 77 square feet of new roof overhang.

Pursuant to Section 118-353(d), in order to grant a variance from the land development regulations of the City of Miami Beach, the Board shall find that:

1. *Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;*

The existing home was constructed in 1956, prior to the current lot coverage limitations and method of calculation applicable to properties within the RS-2 zoning designation. The home presently exceeds the 30% lot coverage maximum.

2. *The special conditions and circumstances do not result from the action of the applicant;*

The Applicant did not cause the existing home to exceed the lot coverage limitations imposed subsequent to its construction.

3. *Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;*

The granting of the requested variance will not confer on the Applicant any special privilege but will simply allow the Applicant to complete a needed modification to the home, increasing the lot coverage by a total of only 77 square feet, or 0.4%, due to a roof overhang.

4. *Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;*

Literal interpretation of the lot coverage provisions of the land development regulations would deprive the Applicant of the ability to make any alterations to the existing home that would increase the lot coverage by even one square foot as its current lot coverage exceeds the allowable 30%, and would thereby work an unnecessary and undue hardship on the Applicant.

5. *The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;*

The granting of the requested variance will allow the Applicant to construct the requested Addition that is consistent with the stature, quality, and architectural style of the home while increasing the lot coverage by only 0.4%.

6. *The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and*

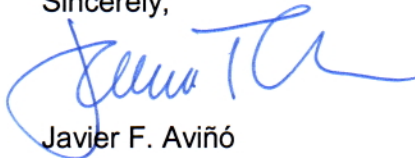
The granting of this variance is in harmony with the general intent and purpose of the land development regulations and will not be injurious to the surrounding neighborhood or the public welfare. The variance will allow the construction of the requested Addition, which will enhance the value and aesthetic appeal of the home and surrounding area.

7. *The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or anytime prior to the board voting on the applicant's request.*

The granting of the requested variance is consistent with the comprehensive plan and does not in any way reduce the levels of service as set forth in the plan.

For the foregoing reasons, the Applicant respectfully requests the Design Review Board grant the two requested exceptions from the requirements of Section 142-105(b)(4)(c) and 142-106(2)(d) and a variance from the requirements of Section 142-105(b)(1) of the Code. Please do not hesitate to contact me should you have any questions or need additional information.

Sincerely,



Javier F. Aviño

JFA
Enclosures

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: 1835 W 27th Street, Miami Beach, FL 33140

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

FOLIO NUMBER (S) 02-3228-001-1230

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

NAME Miami Islands Property LLC
 ADDRESS 1450 Brickell Avenue, Suite 2100, Miami, FL 33131
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME Javier Avino, Bilzin Sumberg Baena Price & Axelrod
 ADDRESS 1450 Brickell Avenue, Suite 2300, Miami, FL 33131
 BUSINESS PHONE 305-350-7202 CELL PHONE _____
 E-MAIL ADDRESS javino@bilzin.com

☐ ATTORNEY:

NAME Carly Grimm, Bilzin Sumberg Baena Price & Axelrod
 ADDRESS 1450 Brickell Avenue, Suite 2300, Miami, FL 33131
 BUSINESS PHONE 305-350-2352 CELL PHONE _____
 E-MAIL ADDRESS cgrimm@bilzin.com

☐ ATTORNEY:

NAME Carter McDowell, Bilzin Sumberg Baena Price & Axelrod
 ADDRESS 1450 Brickell Avenue, Suite 2300, Miami, FL 33131
 BUSINESS PHONE 305-350-2355 CELL PHONE _____
 E-MAIL ADDRESS cmcdowell@bilzin.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Lester Perez, Atelier305 Architecture & Design
 ADDRESS 2394 SW 6th Street, Miami, FL
 BUSINESS PHONE 305-951-2894 CELL PHONE _____
 E-MAIL ADDRESS lperez@atelier305.com

FILE NO. _____

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

Exceptions and a variance related to the construction of a second-story addition to existing single family home, including a walk-in closet and two staff bedrooms, consisting of 879 total square feet.

- 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) 879 (addition) SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). N/A 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: _____

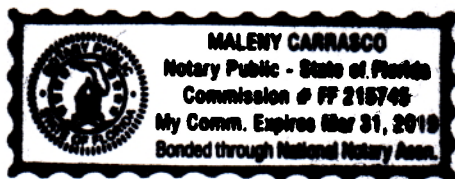
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FILE NO. _____

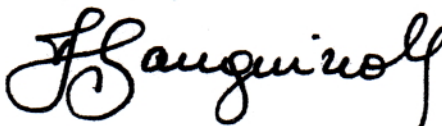
**ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, Javier Sanguino, being duly sworn and deposed, certify as follows: (1) I am the manager of Miami Islands Property LLC, a Florida Limited Liability Company. (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.



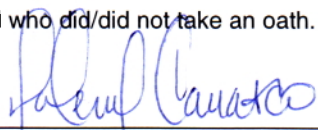
MIAMI ISLANDS PROPERTY LLC
a Florida Limited Liability Company

By: 
Javier Sanguino, Manager

Sworn to and subscribed before me this 31st day of May, 2016. The foregoing instrument was acknowledged before me by Javier Sanguino, the manager of Miami Islands Property LLC, a Florida Limited Liability Company, 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: 3/31/2019

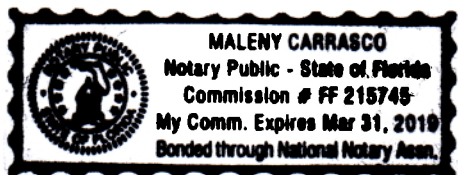

Maleny Carrasco
NOTARY PUBLIC
PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, Javier Sanguino, 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 Javier Aviñó, Carly Grimm, and Carter McDowell of the firm of Bilzin Sumberg Baena Price & Axelrod, LLP to be my representatives 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.

MIAMI ISLANDS PROPERTY LLC
a Florida Limited Liability Company



By: J. Sanguino
Javier Sanguino, Manager

Sworn to and subscribed before me this 31st day of May, 2016. The foregoing instrument was acknowledged before me by Javier Sanguino, the manager of Miami Islands Property LLC, a Florida Limited Liability Company, 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: 3/31/2019

Maleny Carrasco
NOTARY PUBLIC
Maleny Carrasco
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 contract 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.

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.*

Miami Islands Property LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit "B"

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. _____

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.	Javier Aviño Bilzin Sumberg Baena Price & Axelrod, LLP	1450 Brickell Avenue, #2300, Miami, FL	305-350-7202
b.	Carly Grimm Bilzin Sumberg Baena Price & Axelrod, LLP	1450 Brickell Avenue, #2300, Miami, FL	305-350-2352
c.	Carter McDowell Bilzin Sumberg Baena Price & Axelrod, LLP	1450 Brickell Avenue, #2300, Miami, FL	305-350-2355
d.	Lester Perez Atelier305 Architecture + Design	2394 SW 6th Street, Miami, FL	305-951-2894

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

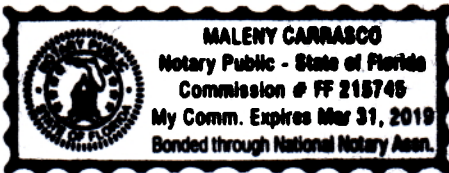
* Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity consisting of more than 5,000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

APPLICANT HEREBY ACKNOWLEDGES THAT ANY APPROVAL GRANTED BY THE BOARD SO APPLIED TO, SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND THAT THE PROJECT MUST ALSO COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE LAW.

APPLICANT AFFIDAVIT

I, Javier Sanguino, being first duly sworn and deposed, 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 disclosure, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

MIAMI ISLANDS PROPERTY LLC
a Florida Limited Liability Company



By: *J. Sanguino*
Javier Sanguino, Manager

Sworn to and subscribed before me this 31st day of May, 2016. The foregoing instrument was acknowledged before me by Javier Sanguino, the manager of Miami Islands Property LLC, a Florida Limited Liability Company, 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: 3/31/2019

Maleny Carrasco
NOTARY PUBLIC
Maleny Carrasco
PRINT NAME

Exhibit "A"

Legal Description:

Lot 18 In Block 2-H of ISLAND No. 2 of SUNSET ISLANDS, In accordance with the SECOND REVISED PLAT OF SUNSET ISLANDS, recorded In Plat Book 34, Page 73, of the Public Records of Dade County, Florida, also,

All that portion of Lot 19 of Block 2-H of ISLAND No. 2 OF SUNSET ISLAND, In accordance with the SECOND REVISED PLAT OF SUNSET ISLANDS, recorded In Plat Book 34, at Page 73 of the Public Records of Dade County, Florida, described as follows, to wit:

Beginning at a point where the Westerly line of said Lot 19 intersects the Northerly line of West 27th Street; thence Easterly along the Northerly line of West 27th Street for a distance of thirty feet to a point; thence In a Northwesterly direction In a straight line to a point where the Westerly line of said Lot 19 Intersects the outside face of the bulkhead; thence Southerly along the Westerly line of said Lot 19, to the Point of Beginning.

Also described as:

Lot 18 In Block 2-H of ISLAND No. 2 of SUNSET ISLANDS, In accordance with the 3rd REVISED PLAT OF SUNSET ISLANDS, recorded In Plat Book 40, Page 8, of the Public Records of Dade County, Florida, also,

All that portion of Lot 19 of Block 2-H of ISLAND No. 2 OF SUNSET ISLAND, in accordance with the 3rd REVISED PLAT OF SUNSET ISLANDS, recorded in Plat Book 40, at Page 8 of the Public Records of Dade County, Florida, described as follows, to wit:

Beginning at a point where the Westerly line of said Lot 19 intersects the Northerly line of West 27th Street; thence Easterly along the Northerly line of West 27th Street for a distance of thirty feet to a point; thence In a Northwesterly direction In a straight line to a point where the Westerly line of said Lot 19 Intersects the outside face of the bulkhead dividing line between Lots 18 and 19; thence Southerly along the said dividing line to the Point of Beginning.

Containing 22,740 Square feet or 0.52 Acres more or less by calculation.

Exhibit "B"

Disclosure of Interest

Miami Islands Property LLC, a Florida limited liability company

1450 Brickell Avenue, Suite 2100, Miami, FL 33131

A. Managers

Javier Sanguino
4362 NW 112 Court
Doral, FL 33178

B. Ownership

- | | |
|---|------------|
| 1) PE & US Holding LLC | 99% |
| 1450 Brickell Avenue, Suite 2100 | |
| Miami, FL 33131 | |
| | |
| a) P&E Irrevocable Trust | 100% |
| i) Settlor: Gerardo Pantin Shortt | |
| ii) Beneficiaries: | |
| (1) Rosanna Escudero | |
| (2) Daniela Pantin | |
| (3) Gerardo Andres Pantin | |
| (4) Marcel Gerardo Pantin | |
| (5) Natalua Sofia Pantin | |
| | |
| 2) PE & US Investments Corp | 1% |
| 1209 Orange Street | |
| Wilmington, DE 19801 | |
| | |
| a) Gerardo Pantin Shortt | 100% |

MIAMI BEACH

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

Address: 1835 W 27th St
File Number:

Date: 4/25/16

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
1	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)	X	
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)	X	
20	Demolition Plans (Floor Plans & Elevations with dimensions)	X	
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	

Indicate N/A if Not Applicable

Initials: 

MIAMI BEACH

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

Address:

File Number:

ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
27	Vacant or Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Department		
28	Copy of original Building Permit Card, & Microfilm, if available	X	
29	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure)		
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)	X	
31	Line of Sight studies		
32	Structural Analysis of existing building including methodology for shoring and bracing		
33	Proposed exterior and interior lighting plan, including photometric calculations		
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)	X	
35	Neighborhood Context Study	X	
36	Open Space calculations and shaded diagrams	X	
37	Proposed Operational Plan		
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
39	Sound Study report (Hard copy) with 1 CD		
40	Set of plans 24"x 36" (when requested by staff)		
41	Copies of previous Recorded Final Orders		
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		
44	Site Plan (Identify streets and alleys)		
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____		
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____		
c	# of bicycle parking spaces _____		
d	Interior and loading area location & dimensions _____		
e	Street level trash room location and dimensions _____		
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____		
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____		
45	Floor Plan (dimensioned)		
a	Total floor area		
a	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____		
b	Occupancy load indoors and outdoors per venue _____ Total when applicable _____		

Indicate N/A If Not Applicable

Initials: 

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		
Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A			

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

Date

Indicate N/A If Not Applicable

Initials: 

INVOICE (00003572)

BILLING CONTACT

Carly Grimm
Bilzin Sumberg Baena Price & Axelrod LLP

MIAMIBEACH

1700 Convention Center Drive
Miami Beach, Florida 33139
305.673.7000

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
00003572	06/03/2016	06/03/2016	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
DRB0516-0029	New Application	\$2,500.00
1835 W 27Th St Miami Beach, FL 33140		SUB TOTAL \$2,500.00

TOTAL **\$2,500.00**

Any refund associated with this invoice will only be issued to the billing contact listed herein.

2,500.00

INVOICE (00004816)

BILLING CONTACT

Carly Grimm
Bilzin Sumberg Baena Price & Axelrod LLP

MIAMI BEACH

1700 Convention Center Drive
Miami Beach, Florida 33139
305.673.7000

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
00004816	06/15/2016	06/15/2016	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
DRB0516-0029	Advertisement	\$1,500.00
	Application for DRB Approval	\$485.00
	Courier (per package)	\$70.00
	Mail Notice Per Label	\$76.00
	Posting (per site)	\$100.00
	Variance (MF, CM, I, MXU)	\$500.00
1835 W 27Th St Miami Beach, FL 33140		SUB TOTAL \$2,731.00

TOTAL **\$2,731.00**

Any refund associated with this invoice will only be issued to the billing contact listed herein.

**UNITAS DEVELOPMENT GROUP
57BB LLC**

 1450 Brickell Avenue, Suite 2100
 Miami FL 33131
 (786) 401-7092

SABADELL UNITED BANK, NA
 83-984/670

1463

06/15/2016

 PAY TO THE
 ORDER OF

City of Miami Beach

\$ **2,731.00

Two thousand seven hundred thirty-one and 00/100*****

DOLLARS

 City of Miami Beach
 1700 Convention Center Drive
 Miami Beach, FL 33139

MEMO

⑈001463⑈ ⑆067009646⑆ 1000014222⑈

UNITAS DEVELOPMENT GROUP / 57BB LLC

06/15/2016

City of Miami Beach

1463

Date	Type	Reference	Original Amount	Balance Due	Payment
06/15/2016	Bill	00004816	2,731.00	2,731.00	2,731.00
		Check Amount			2,731.00

Checking-Sabadell A.

2,731.00



Florida Real Estate Decisions, Inc.



16375 N.E. 18th Avenue
Suite 300
Miami, FL 33162
(305) 757-6884

1500 West Cypress Creek Rd.
Suite 409
Ft. Lauderdale, FL 33309
(954) 761-9003

12230 Forest Hill Blvd.
Suite 110-SS
Wellington, FL 33414
(561) 798-4423

WWW.FREDIFL.COM

May 24, 2016

City of Miami Beach
Planning and Zoning Department
1700 Commercial Center Drive
Miami Beach, Florida 33139

Re: Property Owners List
Within 375 feet of:

SUNSET ISL ISL NO 2 PB 40-8
LT 18 & BEG SW COR LT 19 E30FT
NW TO NW COR S200FT TO POB BLK 2-H
1835 W 27 ST

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet of the subject property listed above.* This reflects the most current records on file in the Miami-Dade County Tax Assessor's office.

Sincerely,

Maureen E. Hudson

MEH/ms

cc: Carly Grimm, Esq.
BILZIN SUMBERG BAENA PRICE & AXELROD LLP
1450 Brickell Ave, 23rd Floor
Miami, Florida 33131

Number of Labels: 19

*Duplicates removed.



0232280010470
1736 28 ST W
27-28-33-34 53 42
PB 40-8 SUNSET ISLANDS-ISLAND NO 1
LOTS 3 4 & 5 BLK 1H
LOT SIZE IRREGULAR

SUNSET AQUA 1736 LLC
1736 W 28TH ST
MIAMI BEACH, FL 33140-4224

0232280010880
2525 SHELTER AVE
SUNSET ISLANDS-ISLAND NO 2 PB 40-8
LOT 2 BLK 2 E
LOT SIZE 100.000 X 120

VINCENT SANCHEZ & MITCHELL LICHTENSTEIN
50 MONTROSE RD
YONKERS, NY 10710-2802

0232280010890
2535 SHELTER AVE
SUNSET ISLANDS-ISLAND NO 2 PB 40-8
LOT 3 BLK 2 E
LOT SIZE 100.000 X 120

MB 2013 LLC
C/O JOEL POPKIN & CO
1430 BROADWAY FL 18
NEW YORK, NY 10018-3308

0232280010900
2555 SHELTER AVE
SUNSET ISLANDS-ISLAND NO 2 PB 40-8
LOT 4 BLK 2 E
LOT SIZE 100.000 X 120

MB 2013 LLC
C/O JOEL POPKIN & CO
1430 BROADWAY FL 18
NEW YORK, NY 10018-3308

0232280010910
2560 SUNSET DR
27-28-33-34 53 42
PB 40-8 SUNSET ISLANDS-ISLAND NO 2
LOT 5 BLK 2 E
LOT SIZE 100.000 X 120

ELLEN FAITH PETERSON
2560 SUNSET DR
MIAMI BEACH, FL 33140-4241

0232280010950
2501 BAY AVE
28 53 42
SUNSET ISLANDS-ISLAND NO 1 PB 40-8
LOT 1 BLK 2F
LOT SIZE 13327 SQ FT

FREDERICK J POLLAK &W ABIGAIL
2501 BAY AVE
MIAMI BEACH, FL 33140-4225

0232280010951
28 53 42 SUNSET ISLANDS ISLAND NO 1
LOT 8 BLK 2F PB 40-8
LOT SIZE 12000 SQ FT

JAMES RESNICK &W LIDIA
2700 BAY AVE SUNSET ISLAND NO 2
MIAMI BEACH, FL 33140

0232280010960
2525 BAY AVE
27-28-33-34 53 42
PB 40-8 SUNSET ISLANDS-ISLAND NO 2
LOT 2 BLK 2 F
LOT SIZE 100.000 X 139

JANIE L STEWARD
2525 BAY AVE
MIAMI BEACH, FL 33140-4225

0232280010970
2545 BAY AVE
27 28 33 34 53 42
SUNSET ISLAND-ISLAND NO 2 PB 40-8
LOT 3 BLK 2-F
LOT SIZE 100.000 X 138

RICHARD T WILLIAMS TRS
JAMES T NOLAN TRS
2545 BAY AVE
MIAMI BEACH, FL 33140-4225

0232280010980
2555 BAY AVE
SUNSET ISLANDS-ISLAND NO 2 PB 40-8
LOT 4 BLK 2 F
LOT SIZE 100.200 X 132

JONATHAN HYDE &W JUDITH HYDE
2555 BAY AVE
MIAMI BEACH, FL 33140-4225

0232280010990
1800 27 ST W
SUNSET ISLANDS-ISLAND NO 2 PB 40-8
LOT 5 BLK 2 F
LOT SIZE 100.000 X 120

BARON SUNSET 2 LLC
1425 N VIEW DR
MIAMI BEACH, FL 33140-4247

0232280011000
2530 SHELTER AVE
SUNSET ISLAND-ISLAND NO 2 PB 40-8
LOT 6 BLK 2 F
LOT SIZE 100.000 X 120

IGNACIO A ZABALETA &W VANESSA A
2530 SHELTER AVE SUNSET ISLAND #2
MIAMI BEACH, FL 33140-4239

0232280011010
2520 SHELTER AVE
SUNSET ISLAND-ISLAND NO 2 PB 40-8
LOT 7 BLK 2 F
LOT SIZE 100.000 X 120

BARON 2520 SHELTER LLC
1425 N VIEW DR
MIAMI BEACH, FL 33140-4247

0232280011185
2500 BAY AVE
SUNSET ISLANDS ISLAND NO 2 PB 40-8
LOT 9 LESS E25FT & LOTS 10 THRU 15 &
S1/4 OF LOT 16 BLK 2H
LOT SIZE 130170 SQ FT

ROBERT I TOLL JANE TOLL
2500 BAY AVE
MIAMI BEACH, FL 33140-4226

0232280011220
2700 BAY AVE
27-28-33-34 53 42
PB 40-8 SUNSET ISLANDS-ISLAND NO 2
LOT 17 & N3/4 LOT 16 BLK 2H
LOT SIZE 203.110 X 211

JAMES RESNICK
LIDIA RESNICK
2700 BAY AVE SUNSET ISLE 2
MIAMI BEACH, FL 33140-0000

0232280011230
1835 27 ST W
SUNSET ISL ISL NO 2 PB 40-8
LT 18 & BEG SW COR LT 19 E30FT NW TO NW
COR S200FT TO POB BLK 2-H
LOT SIZE 123.660 X 200

MIAMI ISLANDS PROPERTY LLC
1835 W 27TH ST
MIAMI BEACH, FL 33140-4215

0232280011240
1821 27 ST W
27-28-33-34 53 42
SUNSET ISL ISL NO 2 PB 40-8
LT 19 LESS BEG SW COR E30FT NW TO NW COR
S200FT TO POB & W1/2 LT 20 BK 2-H
LOT SIZE 140.100 X 200

MARK S JAFFE &W PATRICIA A
1821 W 27 ST SUNSET ISLAND II
MIAMI BEACH, FL 33140-4215

0232280011250
1801 27 ST W
SUNSET ISLANDS-ISLANDS NO 2 PB 40-8
LOT 21 & E1/2 LOT 20 BLK 2-H
LOT SIZE 150.000 X 200

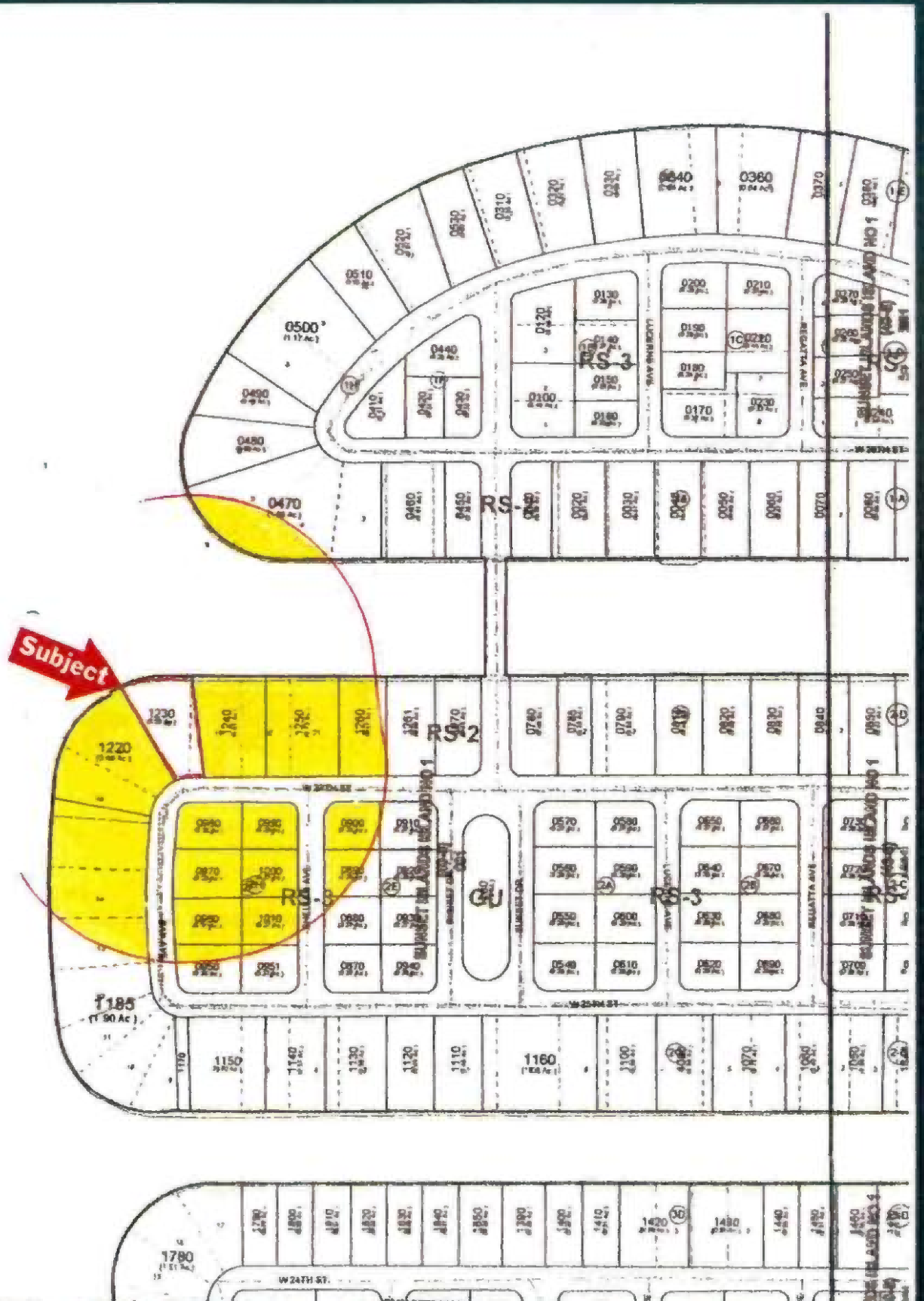
KANDY KRAMER
1801 W 27TH ST
MIAMI BEACH, FL 33140-4215

0232280011260
1757 27 ST W
SUNSET ISLANDS-ISLAND NO 2 PB 40-8
LOT 22 BLK 2-H
LOT SIZE 100 X 200

1757 W 27TH STREET LLC
999 PONCE DE LEON BLVD #625
CORAL GABLES, FL 33134

0232280011261
1727 27 ST W
SUNSET ISLANDS ISLAND NO 2 PB 40-8
LOT 23 BLK 2-H
LOT SIZE 100.00 X 200.00

JOHN A COOPER
1727 W 27TH ST
MIAMI BEACH, FL 33140-4214



1757 W 27TH STREET LLC
999 PONCE DE LEON BLVD #625
CORAL GABLES, FL 33134

BARON 2520 SHELTER LLC
1425 N VIEW DR
MIAMI BEACH, FL 33140-4247

BARON SUNSET 2 LLC
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MIAMI BEACH, FL 33140-4247

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MIAMI BEACH, FL 33140-0000

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MIAMI BEACH, FL 33140

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MIAMI BEACH, FL 33140-4225

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YONKERS, NY 10710-2802