

Carter N. McDowell  
Tel 305-350-2355  
Fax 305-351-2239  
cmcdowell@bilzin.com

May 4, 2016

**VIA HAND DELIVERY**

Mr. Thomas Mooney  
Planning Director  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, Florida 33139

**Re: Letter of Intent Regarding Application to Planning Board for  
Conditional Use Approval for Project Located at 400 Collins Avenue**

Dear Mr. Mooney:

This firm represents Savoy Hotel Partners, LLC, the applicant ("Applicant") and owner of the property located at 400 Collins Avenue (the "Property"). Please accept this correspondence as the Applicant's letter of intent and explanation for the attached plans and application seeking conditional use approval from the Planning Board ("Board") for a structure exceeding 50,000 square feet.

The Property is zoned C-PS2. Pursuant to Section 142-693, any structure of 50,000 square feet or more requires conditional use review by the Board prior to review and approval by the Historic Preservation Board. The proposed project is a relatively small ground level parking lot, totaling approximately 98,030 square feet and located at the northwest corner of Collins Avenue and 4th Street. As the attached plans depict, the project consists of a seven-story structure with parking as a principal use.

The structure will contain a 177-space parking garage with four residential dwelling units located on the top two floors. The primary vehicular access to the site is located on 4<sup>th</sup> Street with private parking garages for the residential units and service access located on the commercial alley to the west. The proposed project is a relatively

Tom Mooney, Planning Director  
City of Miami Beach  
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small structure that will be in character with the neighborhood and surrounding commercial uses while providing much-needed parking south of 5<sup>th</sup> Street.

A similar but more intensive project was previously approved by the Planning Board (File No. 2209) and Historic Preservation Board (File No. 7474) for this Property, consisting of a primary use parking garage including mechanical lifts, a 200-seat ground-level restaurant, and over 20 residential units. The project currently proposed consists of a simplified design and development program that eliminates the mechanical lifts and tandem parking spaces and includes only four residential units.

### **Review Guidelines for Structures Exceeding 50,000 Square Feet**

Pursuant to Section 118-192(b), in reviewing an application for conditional use for new structures of 50,000 square feet and over, the Board shall apply the following supplemental review guidelines:

- (1) *Whether the proposed business operations plan has been provided, including hours of operation, number of employees, goals of business, and other operational characteristics pertinent to the application, and that such plan is compatible with the neighborhood in which it is located.*

The proposed project is relatively small, consisting of 177 parking spaces, four residential dwelling units, and only 7,166 square feet of restaurant space on the ground floor. The project faces Collins Avenue and 4th Street and has vehicular access from only 4th street and the commercial alley to the west. As such, the project will have minimal impact on the residential area to the south, which already faces a commercial parking lot operated on a 24-hour basis and other commercial and hotel uses to the north and west. It is anticipated that the restaurant will operate during normal business hours and will not be open after midnight.

- (2) *Whether a plan for the mass delivery of merchandise has been provided, including the hours of operation for delivery trucks to come into and exit from the neighborhood and how such plan will mitigate any adverse impacts to adjoining and nearby properties, and neighborhood.*

The proposed restaurant space is relatively small and will receive deliveries of customary size during appropriate delivery hours. No mass delivery of merchandise is anticipated for this site as would be the case if a majority of the

building space was put to commercial retail use. All deliveries to the restaurant space will be done through the alley to the west so the impact will be minimal on the surrounding area, as there are already commercial deliveries in that alley, which is one-way north bound so all exiting movements are to 5th Street. At the present time there is no building on the site to shield the residential uses from the view and noise of those deliveries that already occur. With the construction of this new project, those residences will actually be better shielded from any noise associated with deliveries in the alley.

- (3) *Whether the scale of the proposed use is compatible with the urban character of the surrounding area and create adverse impacts on the surrounding area, and how the adverse impacts are proposed to be addressed.*

The proposed project contains only four dwelling units and 7,166 square feet of restaurant space and is in keeping with the scale of the neighborhood. The project represents an appropriate transition to the Collins Avenue and 4th Street corridors. Within the next block in all directions there is a mix of taller structures and to the west and north there are existing commercial uses.

- (4) *Whether the proposed parking plan has been provided, including where and how the parking is located, utilized, and managed, that meets the required parking and operational needs of the structure and proposed uses.*

The proposed project will have its primary use as a parking garage. The project meets all parking requirements of the proposed uses within the structure.

- (5) *Whether an indoor and outdoor customer circulation plan has been provided that facilitates ingress and egress to the site and structure.*

All pedestrian access and egress to the restaurant space is from the 4th Street sidewalk and vehicular access is limited to entry and exiting on 4th Street. The eight residential parking spaces are located in the alley to the west where commercial loading and service will take place.

- (6) *Whether a security plan for the establishment and supporting parking facility has been provided that addresses the safety of the business and its users and minimizes impacts on the neighborhood.*

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City of Miami Beach  
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The restaurant tenant will provide its own security on-site. The four residences will have access to the building through the private garage and the residential lobby will be controlled. The residential owners will ultimately decide whether they want to have the residential lobby manned. It is designed to operate either as manned space or unmanned with electronic controls as they wish.

- (7) *Whether a traffic circulation analysis and plan has been provided that details means of ingress and egress into and out of the neighborhood, addresses the impact of projected traffic on the immediate neighborhood, traffic circulation pattern for the neighborhood, traffic flow through immediate intersections and arterials, and how these impacts are to be mitigated.*

A traffic analysis and garage operational analysis based on a previous but comparable site plan for the Property have been provided and have undergone peer review by the City consultants. Please see those studies for additional information.

- (8) *Whether a noise attenuation plan has been provided that addresses how noise will be controlled in the loading zone, parking structures and delivery and sanitation areas, to minimize adverse impacts to adjoining and nearby properties.*

The proposed project is so small with only four dwelling units on the top two floors and a small amount of restaurant space on the ground floor that noise will be absorbed within the context of Collins Avenue and its existing commercial uses. There is no need for an unusual noise attenuation plan.

- (9) *Whether a sanitation plan has been provided that addresses on-site facilities as well as off-premises issues resulting from the operation of the structure.*

With only four dwelling units and a small ground-level restaurant, there is no need for unusual sanitation provisions. Garbage service pick-up frequency will be adjusted to reflect the project and tenant needs over time.

- (10) *Whether the proximity of the proposed structure to similar size structures and to residential uses creates adverse impacts and how such impacts are mitigated.*

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City of Miami Beach  
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The proposed project is a primary use parking garage with only four residential dwelling units and 7,166 square feet of restaurant space. It is in keeping with the scale of the neighborhood and represents an appropriate transition to the Collins Avenue and 4th Street corridors. Within the next block in all directions there is a mix of taller and shorter structures.

- (11) *Whether a cumulative effect from the proposed structure with adjacent and nearby structures arises, and how such cumulative effect will be addressed.*

This site is one of the few remaining ground level parking lots in the area and it has operated as such 24 hours a day for over a decade. In many discussions the City has made it clear that it does not want this site to continue to operate as a ground level parking lot. The proposed project is designed to be compatible with the neighborhood and is a primary use parking garage with all parking internal to the structure, accompanied by only four dwelling units and a small ground-level restaurant.

### **Conclusion**

The proposed project complements the surrounding neighborhood's existing developments and is in keeping with the character and spirit of the area. For the foregoing reasons, we respectfully request the Board support this application. Thank you for your consideration and please do not hesitate to contact me should you need additional information.

Sincerely,

*for*   
Carter N. McDowell

CNM/Enclosures

# MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> 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 \_\_\_\_\_

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SUBJECT PROPERTY ADDRESS: 400, 410, and 420 Collins Avenue and 221 4th Street

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

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FOLIO NUMBER (S) 02-4203-003-0770, 02-4203-003-0780, 02-4203-003-0790, and  
02-4203-003-0800

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1. APPLICANT:  OWNER OF THE SUBJECT PROPERTY    TENANT    ARCHITECT    LANDSCAPE ARCHITECT  
 ENGINEER    CONTRACTOR    OTHER \_\_\_\_\_

NAME Savoy Hotel Partners LLC  
ADDRESS 455 Ocean Drive, Miami Beach, Florida 33139  
BUSINESS PHONE 305-532-7806 CELL PHONE N/A  
E-MAIL ADDRESS N/A

OWNER IF DIFFERENT THAN APPLICANT:

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_

2. AUTHORIZED REPRESENTATIVE(S):

ATTORNEY:  
NAME Bilzin Sumberg Baena Price & Axelrod LLP, Carter McDowell  
ADDRESS 1450 Brickell Avenue, Miami, Florida 33131  
BUSINESS PHONE 305-350-2355 CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS cmcdowell@bilzin.com

ATTORNEY:  
NAME Bilzin Sumberg Baena Price & Axelrod LLP, Carly Grimm  
ADDRESS 1450 Brickell Avenue, Miami, Florida 33131  
BUSINESS PHONE 305-350-2352 CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS cgrimm@bilzin.com

ATTORNEY:  
NAME Bilzin Sumberg Baena Price & Axelrod LLP, Javier Avino  
ADDRESS 1450 Brickell Avenue, Miami, Florida 33131  
BUSINESS PHONE 305-350-7202 CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS javino@bilzin.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

ARCHITECT    LANDSCAPE ARCHITECT    ENGINEER    CONTRACTOR    OTHER: \_\_\_\_\_  
NAME Brandon Haw, Brandon Haw Architecture LLP  
ADDRESS 375 Park Avenue, Suite 3308  
BUSINESS PHONE 212-300-8452 CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS bhaw@brandonhawarch.com

FILE NO. \_\_\_\_\_

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

The Applicant is seeking a Conditional Use Permit for a structure over 50,000 SF, the primary use of which will be a parking garage. The structure will consist of approximately 98,030 SF, four residential dwelling units, and a 7,166 SF restaurant on the ground floor.

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- 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) N/A SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). 98,030 SQ. FT.
- 

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

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- 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).
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PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

FILE NO. \_\_\_\_\_

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

THE AFOREMENTIONED IS ACKNOWLEDGED BY:  OWNER OF THE SUBJECT PROPERTY  
 AUTHORIZED REPRESENTATIVE

SIGNATURE:  \_\_\_\_\_

PRINT NAME: Eric D. Hagar \_\_\_\_\_

FILE NO. \_\_\_\_\_

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

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

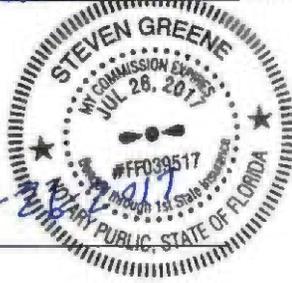
I, Eric Hadar, being duly sworn and deposed, certify as follows: (1) I am the manager of Allied Savoy, LLC, the manager of Savoy Hotel Partners, LLC, a Florida Limited Liability Corporation. (2) I am authorized to file this application on behalf of such entity. (3) This application and all information 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.

SAVOY HOTEL PARTNERS, LLC  
a Florida Limited Liability Company  
By: Allied Savoy, LLC, Manager

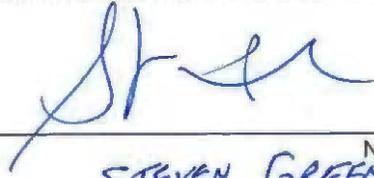
By:   
Eric Hadar, Manager

Sworn to and subscribed before me this 15<sup>th</sup> day of April, 2016. The foregoing instrument was acknowledged before me by Eric Hadar, the manager of Allied Savoy, LLC, the manager of Savoy Hotel Partners, LLC, a Florida Limited Liability Corporation, who has produced DL License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: 07-28-2017

  
NOTARY PUBLIC  
STEVEN GREENE  
PRINT NAME

**POWER OF ATTORNEY AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

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

SAVOY HOTEL PARTNERS, LLC  
a Florida Limited Liability Company  
By: Allied Savoy, LLC, Manager

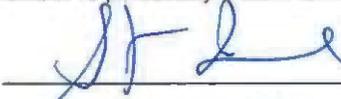
By:   
Eric Hadar, Manager

Sworn to and subscribed before me this 15<sup>th</sup> day of April, 2016. The foregoing instrument was acknowledged before me by Eric Hadar, the manager of Allied Savoy, LLC, the manager of Savoy Hotel Partners, LLC, a Florida Limited Liability Corporation, who has produced Dis License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 07-25-2017



  
NOTARY PUBLIC  
STEVEN GREENE  
PRINT NAME

**CONTRACT FOR PURCHASE**

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entity, further disclosure shall be required which discloses 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 or trusts, list all individuals and/or complete the appropriate disclosure clause above.\*

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

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.\*

Savoy Hotel Partners LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Disclosure of Interest attached as 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. \_\_\_\_\_

**4. 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.	Carter N. McDowell Bilzin Sumberg Baena Price & Axelrod, LLP	1450 Brickell Avenue, #2300, Miami, FL	305-350-2355
b.	Carly Grimm Bilzin Sumberg Baena Price & Axelrod, LLP	1450 Brickell Avenue, #2300, Miami, FL	305-350-2352
c.	Javier Aviñó Bilzin Sumberg Baena Price & Axelrod, LLP	1450 Brickell Avenue, #2300, Miami, FL	305-350-7202
d.	Brandon Haw Brandon Haw Architecture LLP	375 Park Avenue, #3308, New York, NY	212-300-8452

Additional names can be placed on a separate page attached to this form. See Exhibit "B" attached.

\* 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, Eric Hadar, 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.

SAVOY HOTEL PARTNERS, LLC  
a Florida Limited Liability Company  
By: Allied Savoy, LLC, Manager

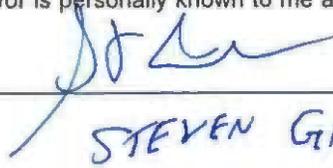
By:   
Eric Hadar, Manager

Sworn to and subscribed before me this 15<sup>th</sup> day of April, 2016. The foregoing instrument was acknowledged before me by Eric Hadar, the manager of Allied Savoy, LLC, the manager of Savoy Hotel Partners, LLC, a Florida Limited Liability Corporation, who has produced Dr's License ~~Human~~ identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 07-26



  
NOTARY PUBLIC  
STEVEN GREENE  
PRINT NAME

**Exhibit "A"**  
Legal Description

Lots 5, 6, and 7, Block 6 of "Ocean Beach Subdivision", according to the Plat thereof, as recorded in Plat Book 2, Page 38, of the Public Records of Miami-Dade County, Florida.

# Exhibit "B"

## Disclosure of Ownership Interest for Savoy Hotel Partners, LLC

Savoy Hotel Partners, L.L.C. a Florida Limited Liability Company  
455 Ocean Drive  
Miami Beach, FL 33139

### A. Managers

Allied Savoy TLC  
% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

### B. Ownership

100%

Savoy Arlington LLC  
% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

#### 1) Allied Savoy Holding LLC

100%

% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

#### a) Eric D. Hadar, Manager

10%

% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

#### b) The Eric D. Hadar Family Trust

90%

% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

#### c) Eric D. Hadar

100%

The Eric D. Hadar Family Trust  
% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

Type of Payment

Cash: Credit Card: Cashiers' Check/Money Order: Check: 1695

Date: 4/18/16 Amount: \$1,851<sup>00</sup>

Name: BILZIN SUMBERG ET AL

Address: 1450 BRICKELL AVE, 23RD FLOOR MIAMI FL 33131-3456

Account Number: 011.8000.369.985 Amount Allocated to Account: \$1,851<sup>00</sup>

Account Number: N/A Amount Allocated to Account: \_\_\_\_\_

Property Address: 400, 410 & 420 COLLINS - & 221 4TH ST

Payment For: DB FILE (OVER 50,000 SF. \$1,295<sup>00</sup>)  
#2333 295 LABELS X \$1.60 EA = \$456<sup>00</sup>

Permit/Process Number: N/A Prepared By: ANTOINETTE

→ \$100<sup>00</sup> RECORDING FEE

**BILZIN SUMBERG BAENA PRICE & AXELROD LLP**  
A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS  
TRUST ACCOUNT  
1450 BRICKELL AVENUE, 23RD FLOOR • MIAMI, FL 33131-3456  
TELEPHONE (305) 374-7580



Wells Fargo Bank, N.A.  
Florida  
63-751/631

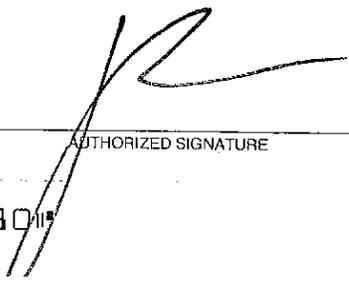
001695

CK # 1695

\*\*\*ONE THOUSAND EIGHT HUNDRED FIFTY-ONE AND 00/100 DOLLARS\*\*\*

PAY TO THE ORDER OF City of Miami Beach

DATE: April 18, 2016 AMOUNT: \$\*\*\*1,851.00

  
\_\_\_\_\_  
AUTHORIZED SIGNATURE

⑈001695⑈ ⑆063107513⑆ 6072436980⑈

**MIAMI DADE - SCHOOL CONCURRENCY LIST**

**Below is the established process for the Planning Department’s review of applications where new residential units are proposed.**

Whenever a building permit application or Land Use Board application is reviewed which involves new residential units (not individual single family homes), the below information is transmitted to Miami-Dade County Schools through their online portal system. (including building permits where a school concurrency evaluation was previously done as part of a land use board application).

**Please provide the following information:**

Applicant Name (owners):	<b>Savoy Hotel Partners LLC</b>
Applicant Phone (owners):	<b>305-532-7806</b>
Applicant Email(owners):	<b>N/A</b>
Project Address :	<b>400, 410, 420 Collins Avenue and 221 4th Street</b>
Contact Name:	<b>Carly Grimm</b>
Contact Phone:	<b>305-350-2352</b>
Contact Email:	<a href="mailto:cgrimm@bilzin.com">cgrimm@bilzin.com</a>
Local Government Application Number (Board Number or Permit number):	<b>Planning Board File No. 2333</b>
Master Folio Number:	<b>02-4203-003-0800</b>
Additional Folio Numbers:	<b>02-4203-003-0770</b>
	<b>02-4203-003-0780</b>
	<b>02-4203-003-0790</b>
Total Acreage:	<b>0.45 acres</b>
Proposed Use (number of units)*:	<b>4</b>
SFH (Existing/Proposed):	<b>0/0</b>
TH (Existing/Proposed):	<b>0/0</b>
Multyfamily (Existing/Proposed):	<b>0/4</b>

**The Planning Department will not approve building permits involving an increase in residential units unless the County School Board has issued a school concurrency determination and concludes that the development satisfies the school concurrency requirements. Without this, a building permit cannot be issued.**

\*The number of units is the ADDITIONAL number of residential units proposed vs. the number of current existing units on the site. For example, if an existing building contains 8 residential units, and is being replaced with a 20 unit project, the number of units would be 12.

# MIAMI BEACH

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

Address: **400-420 COLLINS DVE**  
File Number: **2333**

Date: **4/22/16**

## 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
	<b>ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE</b>		
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	X	
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)	X	
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: **XC 4/22/16**

# MIAMI BEACH

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

Address: 400-420 COLLINS

File Number: 2333

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		
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)		
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)		
35	Neighborhood Context Study		
36	Open Space calculations and shaded diagrams		
37	Proposed Operational Plan	X	
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	<b>Site Plan (Identify streets and alleys)</b>	X	
a	Identify: setbacks <u>    </u> Height <u>    </u> Drive aisle widths <u>    </u> Streets and sidewalks widths <u>    </u>	X	
b	# parking spaces & dimensions <u>    </u> Loading spaces locations & dimensions <u>    </u>	X	
c	# of bicycle parking spaces <u>    </u>	X	
d	Interior and loading area location & dimensions <u>    </u>	X	
e	Street level trash room location and dimensions <u>    </u>	X	
f	Delivery route <u>    </u> Sanitation operation <u>    </u> Valet drop-off & pick-up <u>    </u> Valet route in and out <u>    </u>	X	
g	Valet route to and from <u>    </u> auto-turn analysis for delivery and sanitation vehicles <u>    </u>	X	
H	<b>SHOW STREET PARKING SPACES.</b>	X	
45	<b>Floor Plan (dimensioned)</b>		
a	Total floor area	X	
a	Identify # seats indoors <u>    </u> outdoors <u>    </u> seating in public right of way <u>    </u> Total <u>    </u>	X	
b	Occupancy load indoors and outdoors per venue <u>    </u> Total when applicable <u>    </u>	X	

Indicate N/A If Not Applicable

Initials: \_\_\_\_\_

AG 4/22/16

# MIAMI BEACH

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

Address: 400 - 420 COLLINS DR E

File Number: 2333

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) <u>MISSING</u>	X	
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)	X	✓
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
52	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions		
<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>			

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
53	One (1) signed and sealed 11"X17" unbound 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: \_\_\_\_\_  
7/22/16