# MIAMI BEACH

Planning Department, 1700 Convention Center Drive,  $2^{\text{ND}}$  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:  Continental Miami, 2360 Collins Avenue
LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"
FOLIO NUMBER (S)
02-3226-001-0610

1. APPLICANT: OWNER OF THE SUBJECT PROPERTY  TENA	
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER	
NAME Miami Weiss, LLC	
ADDRESS 134 Market Street, Philadelphia, Pennsylvania 19106	
BUSINESS PHONE	
E-MAIL ADDRESS	
OWNER IF DIFFERENT THAN APPLICANT	
NAME Centurian Collins Property Owner LLC	
ADDRESS 3953 Maple Ave., Suite 300, Dallas, Texas 75219	
(070) 004 0400	OFFI DUONE
	CELL PHONE
E-MAIL ADDRESS	
2. AUTHORIZED REPRESENTATIVE(S)	
ATTORNEY:	
NAME_ Alfredo J. Gonzalez	
ADDRESS Greenberg Traurig, PA., 333 S.E. 2nd Avenue, Suite 440	00, Miami, Florida 33131-3238
BUSINESS PHONE (305) 579-0588	CELL PHONE (305) 798-8437
E-MAIL ADDRESS gonzalezaj@gtlaw.com	
□ AGENT	
NAME	
ADDRESS	
BUSINESS PHONE	
E-MAIL ADDRESS	
	-
CONTACT:	
NAME_Alfredo J. Gonzalez	
ADDRESS Greenberg Traurig, PA., 333 S.E. 2nd Avenue, Suite 440	00, Miami, Florida 33131-3238
BUSINESS PHONE (305) 579-0588	CELL PHONE (305) 798-8437
E-MAIL ADDRESS _gonzalezaj@gtlaw.com	
3. PARTY RESPONSIBLE FOR PROJECT DESIGN:	
	TO CONTRACTOR OF CTUES
✓ ARCHITECT □ LANDSCAPE ARCHITECT □ ENGINEE NAME Todd Tragash	R CONTRACTOR OTHER
ADDRESS 3526 North Miami Avenue, Miami, Florida 33127	THE STATE OF THE S
	(205) 045 2796
BUSINESS PHONE (305) 571-1811 ext 204	CELL PHONE (305) 915-2786
E-MAIL ADDRESS todd@staarchitecturalgroup.com	7,470
	file NO

A. IS THERE AN EXISTING BUILDING(S) ON THE SITE	√YES	□NO
B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION	[√]YES	□NO
C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABL	SQ. FT.	
D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLL	JDING REQUIRED P	ARKING AND ALL
USEABLE FLOOR SPACE)0-		SQ. FT.

- 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.

- 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; (1) 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	ACKNOWLEDGE	D BY: OWNER OF THE SUBJECT PROPERTY
	•	✓ AUTHORIZED REPRESENTATIVE
	$\mathcal{A}(I)$	
SIGNATURE:	7	
PRINT NAME	Ron Hoyl	Board Member

# OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF Florida	
COUNTY OF Miami-Dade	
property that is the subject of this application. (2) This application application, including sketches, data, and other supplementary managements and belief. (3) I acknowledge and agree that, before heard by a land development board, the application must be conthereof must be accurate. (4) I also hereby authorize the City of purpose of posting a Notice of Public Hearing on my property, removing this notice after the date of the hearing.	aterials, are true and correct to the best of my e this application may be publicly noticed and applete and all information submitted in support Miami Beach to enter my property for the sole
Sworn to and subscribed before me thisday of, who has personally known to me and who did/did not take an oath.	SIGNATURE, 20 The foregoing instrument was producedas identification and/or is
NOTARY SEAL OR STAMP	NOTARY PUBLIC
My Commission Expires	PRINT NAME
ALTERNATE OWNER AFFIDE CORPORATION, PARTNERSHIP, OR LIMITE (Circle one)  STATE OF DALLAS  I, Ron Hoyl , being duly sworn, depose and certify as foll title) of Centurian Collins Property Owner LLC (print name of corp application on behalf of such entity. (3) This application and application, including sketches, data, and other supplementary my knowledge and belief. (4) The corporate entity named herei is the subject of this application. (5) I acknowledge and agree noticed and heard by a land development board, the application submitted in support thereof must be accurate. (6) I also hereby the subject property for the sole purpose of posting a Notice of by law. (7) I am responsible for removing this notice after the data.	lows: (1) I am the Member (print porate entity). (2) I am authorized to file this all information submitted in support of this naterials, are true and correct to the best of in is the owner or tenant of the property that that, before this application may be publicly attion must be complete and all information authorize the City of Miami Beach to enter Public Hearing on the property, as required
Sworn to and subscribed before me this 22 day of Suplement, 20 LC. The Ron Hoyl of Centurian Collins Property as identification and/or is personally known to me and who did/did not take an oath.  NOTARY SEAL OR STAMP:  My Commission Expires  My Commission Expires	SIGNATURE  ne foregoing instrument was acknowledged before me by operty Owner LLC, on behalf of such entity, who has produced  NOTARY PUBLIC MK Beavaus

# POWER OF ATTORNEY AFFIDAVIT

STATE OF TEX AS	-
COUNTY OF DAWAS	
representative of the owner of the real property that is the substantial authorize Alfredo J. Gonzalez, Greenberg Traurig, P.A. to be my representative before authorize the City of Miami Beach to enter the subject property for the Public Hearing on the property, as required by law. (4) I am responsible the hearing.  Ron Hoyl  PRINT NAME (and Title, if applicable)	the Historic Preservation Board. (3) I also hereby ne sole purpose of posting a Notice of
Sworn to and subscribed before me this 22 day of September, 20 16. The fiby Ron Hoyl Board Member of Centurian Collins Pridentification and/or is personally known to me and who did/did not take an oath.  NOTARY SEAL OR STAMP	
My Commission Expires  M. K. BEAVANS NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 03/27/19	MK Beavans PRINT NAME
CONTRACT FOR PURCHASE  If the applicant is not the owner of the property, but the applicant is property, whether or not such contract is contingent on this application, t contract purchasers below, including any and all principal officers, stockhof the contract purchasers are corporations, partnerships, limited liability entities, the applicant shall further disclose the identity of the individual(sownership interest in the entity. If any contingency clause or contract	he applicant shall list the names of the olders, beneficiaries, or partners. If any companies, trusts, or other corporate (natural persons) having the ultimate
corporations, partnerships, limited liability companies, trusts, or other 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 is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

POWER OF ATTORNEY AFFIDAVI	T
STATE OF Pennsylvania COUNTY OF Philadelphia	
authorize the City of Miami Beach to enter the subject property for Public Hearing on the property, as required by law. (4) I am responsible the hearing.	bject of this application.(2) I hereby the Hadden Prosentation Board. (3) I also hereby the sole purpose of posting a Notice of
Stephen Starr, Manager of Miaml Weiss, LLC PRINT NAME (and Title, if applicable)	SIGNATURE
Sworn to and subscribed before me this day of Scotember, 20 16. The by Stephen Sterr , Manager of Miami Welss, LLC identification and/or is personally known to me and who did/did not take an oath.	foregoing instrument was acknowledged before me who has produced as
NOTARY SEAL OR STAMP  COMMONWEALTH OF PENNSYLVANIA  NOTARIAL SEAL  NATALIE ROBINSON, Notary Public  City of Philadelphia, Phila. County	NOTARY PUBLIC
My Commission Expires  April 10, 2018	Natale Replan
CONTRACT FOR PURCHASE  If the applicant is not the owner of the property, but the applicant is property, whether or not such contract is contingent on this application, contract purchasers below, including any and all principal officers, stocking the contract purchasers are corporations, partnerships, limited liability entitles, the applicant shall further disclose the identity of the individual(sownership interest in the entity. If any contingency clause or contract corporations, partnerships, limited liability companies, trusts, or other corporate entities.*	the applicant shall list the names of the olders, beneficiaries, or partners. If any companies, trusts, or other corporate (s) (natural persons) having the ultimate of terms involve additional individuals,
NAME	DATE OF CONTRACT
NAME, ADDRESS, AND OFFICE	% OF STOCK
In the event of any changes of ownership or changes in contracts for p	ourchase, 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.\*

Centurian Collins Property Owner LLC	
NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
See Attached Exhibit "B"	-
	<del></del>
NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
See-Attached Exhibit "C"	-
	-
	446

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUNG 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

# CITY OF MIAMI BEACH DEVELOPMENT REVIEW BOARD APPLICATION DISCLOSURE OF INTEREST

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/	1181	15166

If the property that is the subject of this 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

N/A	NAME AND ADDRESS	% INTEREST
		To the state of th

NOTE: Notarized signature required on page 9

# 3. COMPENSATED LOBBYIST:

Pursuant to Section 2-482 of the Miaml Beach City Code, all lobbylsts shall, before engaging in any lobbylng 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.	Alfredo J. Gonzalez	333 S.E. 2nd Ave, Ste 4400, Mia, FL 33131-3238	(305) 579-0588
b.	Todd Tragash	3526 North Miaml Avenue, Miaml. FL 33127	(305) 571-1811
C.			-

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

\*Disclosure shall not be required of any entity, the equity interests 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 of 5% of the ownership interests in the entity.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY 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 Pennsylvania COUNTY OF Philadelphia

I, Stephen Sterr, Manager of Mlaml Weiss, LCC, being first duly sworn, depose and 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 disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

SIGNATURE

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_\_\_, 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

NOTARIAL SEAL
NATALIE ROBINSON, Notary Public
City of Philadelphia, Phila. County
My Commission Expires April 10, 2018

COMMONWEALTH OF PENNSYLVANIA

NOTARY PUBLIC

My Commission Expires: April 10,2013

DOWN NAME

PRINT NAME

# EXHIBIT A

# **LEGAL DESCRIPTION**

MIAMI BEACH IMP CO SUB PB 5-7 UNNUMB LOT BLK 3 BET LIBERTY ST & COLLINS AVE BEING 100FTNE OF LINE PARR TO N/L LOT 12 LOT SIZE 56500 SQUARE FEET COC 23511-0153 06 2005 6

# ALOFT SOUTH BEACH

# Investment Structure

Acquired: July 6, 2015



