

MIAMI BEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

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

Application Information			
FILE NUMBER HPB21-0464		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the Property Appraiser Summary Report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input checked="" type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1506 Collins Avenue			
FOLIO NUMBER(S) 02-3234-019-1040			
Property Owner Information			
PROPERTY OWNER NAME Villa Seis, LLC			
ADDRESS 848 Brickell Avenue, Suite 300		CITY Miami	STATE FL
BUSINESS PHONE 305-331-4707		CELL PHONE	EMAIL ADDRESS jlaguera@surinvest.cl
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Request for reclassification of non-contributing hotel structure in local historic district.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
Party responsible for project design			
NAME Thomas Weber, The Weber Studio		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 104 Crandon Boulevard, Suite 414		CITY Key Biscayne	STATE FL ZIPCODE 33149
BUSINESS PHONE 305-361-9935	CELL PHONE	EMAIL ADDRESS tweber@weberstudiomia.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-377-6231	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Matthew Amster		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-377-6236	CELL PHONE	EMAIL ADDRESS mamster@brzoninglaw.com	
NAME Emily Balter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-377-6232	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com	

Please note the following information:

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


Please read the following and acknowledge below:

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the 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 form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☐ Owner of the subject property ☒ Authorized representative


SIGNATURE
 Jose Luis Aguera Gimeno, COO
PRINT NAME
 04/18/21
DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, N/A, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

N/A

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF FLORIDA

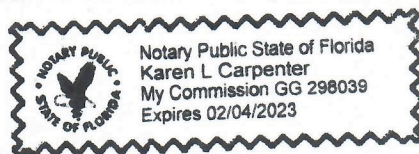
COUNTY OF MIAMI-DADE

I, Jose Luis Aguera Gimeno, being first duly sworn, depose and certify as follows: (1) I am the Cheif Operating Officer (print title) of Villa Seis, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 18th day of April, 2021. The foregoing instrument was acknowledged before me by Jose Luis Aguera Gimeno, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath. DL# A262-432-70-4A-D

NOTARY SEAL OR STAMP



My Commission Expires: 02/04/2023

NOTARY PUBLIC

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

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

Villa Seis, LLC

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
See Exhibit B - Disclosure of Interest	

N/A

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

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

DISCLOSURE OF INTEREST
TRUSTEE

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

N/A

TRUST NAME	
NAME AND ADDRESS	% INTEREST

COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
Michael Larkin	200 S. Biscayne Boulevard, Suite 300	305-374-5300
Matthew Amster	200 S. Biscayne Boulevard, Suite 300	305-374-5300
Emily Balter	200 S. Biscayne Boulevard, Suite 300	305-374-5300
Thomas Weber	104 Crandon Boulevard, Suite 414	305-361-9935

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

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

APPLICANT AFFIDAVITSTATE OF FLORIDACOUNTY OF MIAMI-DADE

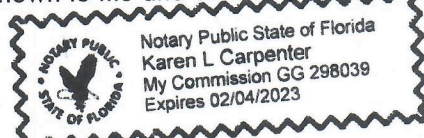
I, Jose Luis Aguera Gimeno, COO, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.



SIGNATURE

Sworn to and subscribed before me this 18th day of April, 2021. The foregoing instrument was acknowledged before me by Jose Luis Aguera Gimeno, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath. DL # A262-432-70-417-0

NOTARY SEAL OR STAMP

My Commission Expires: 02/04/2023
KAREN CARPENTER
 NOTARY PUBLIC



PRINT NAME

Exhibit A

LEGAL DESCRIPTION

LOT 1, IN BLOCK 57, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT
PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Exhibit B

Ownership of Villa Seis, LLC:

- 100% of Ownership of Villa Seis, LLC is held by **Florda Casa LLC**
 - Florida Casa, LLC is owned 50% by Montesur Investments, LLC
 - Montesur Investments, LLC is owned 10% by Oviedo Investments LLC,
 - Oviedo Investments LLC is owned 100% by Inversiones Oviedo USA Spa.
 - 65% of Inversiones Oviedo Spa is owned by **Jose Luis Aguera Gimeno**.
 - Address: 1300 S Miami ave, STE. 3604, MIAMI, FL 33130
 - 35% of Inversiones Oviedo Spa is owned by **Maria Teresa Gimeno**.
 - Address: 1300 S Miami ave, STE. 3604, MIAMI, FL 33130
 - Montesur Investments, LLC is owned 90% by HPDM USA, which is owned 100% by Inmobiliaria e Inversiones Pie de Monte Ltda.
 - Inmobiliaria e Inversiones Pie de Monte Ltda is owned 93.93% by Inversiones San Luis S.A.
 - Inversiones San Luis S.A. is owned 98.72% by Tooshi Shintaku Co.
 - Tooshi Shintaku Co. is owned 100% by Zetaeme Fundacion Inc.
 - 33% of Zetaeme Fundacion Inc. is owned by **Pilar Zabala**.
 - Address: AVENIDA PRESIDENTE RIESCO NO. 5711 SANTIAGO, CHILE
 - 33% of Zetaeme Fundacion Inc. is owned by **Mariela Zabala**.
 - Address: AVENIDA PRESIDENTE RIESCO NO. 5711 SANTIAGO, CHILE
 - 34% of Zetaeme Fundacion Inc. is owned by **Maite Zabala**.
 - Address: AVENIDA PRESIDENTE RIESCO NO. 5711 SANTIAGO, CHILE
 - Florida Casa, LLC is owned 25% by SounHonor Ltd.
 - SoundHonor Ltd. is owned 100% by Amicitia Investments Corp.
 - 51.98% of Amicitia Investments Corp. is owned by **Enrique Hasbun**
 - Address: Kennedy 7900 of. 301, Vitacura, Santiago, Chile
 - 22.02% of Amicitia Investments Corp. is owned by ELTA SpA held by **Enzo Lubiano**
 - Address: Del Inca 4421 dp. 161, Las Condes, Santiago, Chile
 - 25.99% of Amicitia Investments Co. is owned by Iunctus SpA.,
 - 50% Iunctus SpA. is owned by **Marisa Lubiano**
 - Address: Camino La Viña 12.025 CASA 4, Las Condes, Santiago,
 - 50% Iunctus SpA. is owned by **Juan Fernando Lafuente**
 - Address: Camino La Viña 12.025 CASA 4, Las Condes, Santiago, Chile
- Florida Casa, LLC is owned 25% by Sasep Overseas Ltd.
 - Sasep Overseas Ltd. is owned 100% by **Jorge Selume Zaror**
 - Address: Kennedy 5454 of. 1701, Vitacura, Santiago, Chile



200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6236 office

305.377.6222 fax

mamster@brzoninglaw.com

VIA ELECTRONIC SUBMITTAL

May 10, 2021

Deborah Tackett, Chief of Historic Preservation
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **HPB21-0464** – Historic Reclassification of the
Building Located at 1506 Collins Avenue, Miami
Beach

Dear Debbie:

This law firm represents Villa Seis LLC (the "Applicant"), the owner of the property located at 1506 Collins Avenue (the "Property") in the City of Miami Beach (the "City"). Please consider this letter the Applicant's letter of intent in support of a request to reclassify the existing noncontributing structure located within a historic district to a contributing structure.

Property Description. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio No. 02-3234-019-1040. See Exhibit A, Property Appraiser Summary Report. The Property is a mid-block lot fronting Collins Avenue, and approximately 8,811 square feet in size. There is currently a four-story hotel structure, with ground floor parking, a small restaurant kitchen, and restrooms. The hotel lobby and office are located on the second floor, and all guestrooms are accessible from an open-air catwalk on the north side. The existing structure provides stair cases in the west and east ends and a small elevator at the northeast corner to access the upper floors. The structure contains a number of classic Miami Modern ("MiMo") style features, including, the curved overhang above the ground floor

courtyard, full façade width balconies that continue on the north elevation, and catwalk to enter the guestrooms.

The Property is located in the Mixed Use Entertainment district ("MXE"), which is designed to encourage the substantial restoration of existing structures. The Property is also located in the Ocean Drive/Collins Avenue Local Historic District and the Miami Beach Architectural District (National Register). See Figure 1 below, Historic Property Database Excerpt. The Property is one of the few original structures in this area classified as noncontributing.

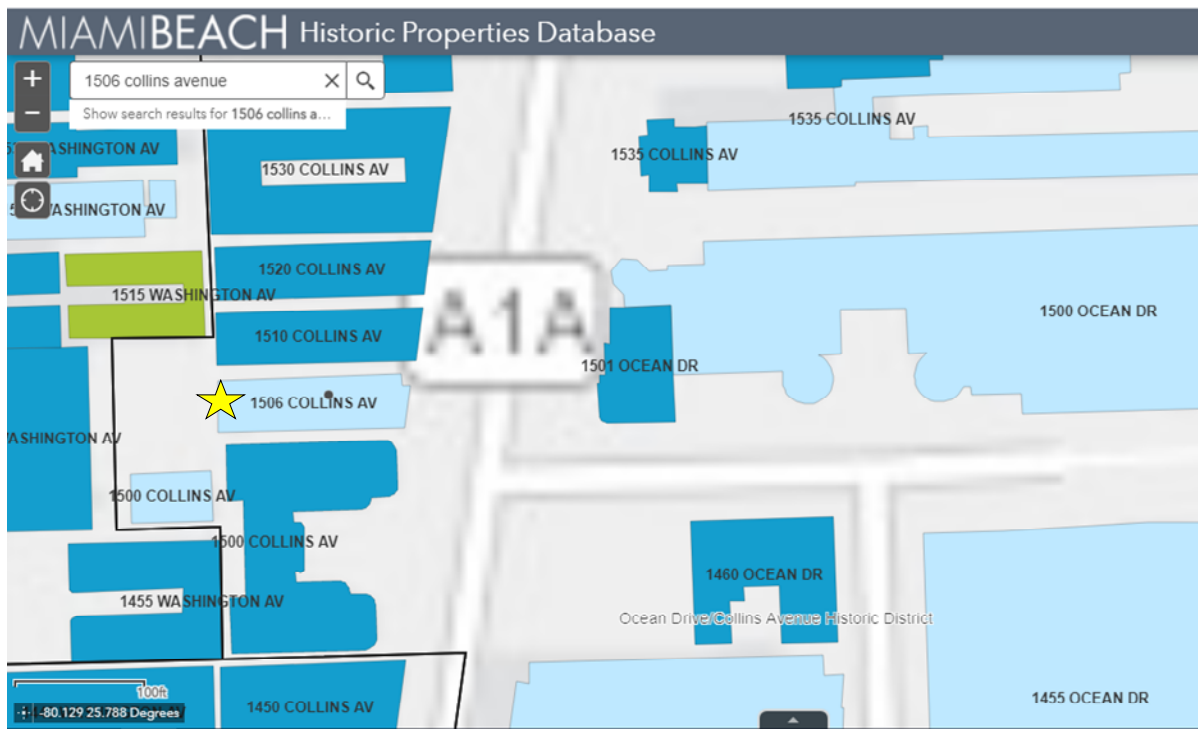


Figure 1.

Reclassification Request. In 1962, the Miami Modernist architecture, or MiMo style, building was built by F. B. Corporation¹, Don Reiff & Associates was the architect and engineer, and the general contractor was Giller & Fryd Construction Corporation. According on the Historic Resources Report prepared by Heritage Architectural Associates and enclosed with the application materials, there have been only select alterations and additions made to the facade, handrail details, and signage.

Pursuant to Section 118-591 of the City Code of Ordinances (the "Code"), requests for reclassification of a building may be made to the Historic Preservation Board ("HPB")

¹ Abram Filsof (F) and Morris Bauman (B).

by any property owner in respect to his own property. In this case, based on the findings of Heritage Architectural Associates, the Applicant believes that the existing building is significant to the character of Collins Avenue and warrants reclassification to a contributing building within the local and national historic districts. The modifications made over time do not detract from its historic character.

Section 114-1 of the Code provides that a contributing building, structure, improvement, site, or landscape feature means one which by location, scale, design, setting, materials, workmanship, feeling or association adds to a local historic district's sense of time and place and historical development. Further, the Code definition of contributing provides that a building, structure, improvement, site or landscape feature may be contributing even if it has been altered if the alterations are reversible and the most significant architectural elements are intact and repairable. The structure and its existing location, scale, and workmanship as a modest hotel structure on Collins Avenue contributes to the local historic district's sense of time and place. Also, the most significant architectural elements are intact and repairable.

The proposed reclassification satisfies the criteria for designation provided Section 118-592 (a) of the Code, as follows:

1. Association with events that have made a significant contribution to the history of the city, the county, state or nation.

As further described in the Historic Resources Report, Collins Avenue was developed in the 1930s with lower-scale hotels. Then, after the World War II, MiMo style developed as a regional interpretation of modern style. The post-war buildings constructed along Collins Avenue exhibited several Modernist features, which the current structure still provides. The existing structure and modest hotel use contribute to the historic nature and style of Collins Avenue and the local historic district.

2. Association with the lives of persons significant in the city's past history.

The existing structure can be associated with the original architect, Donald J. Reiff, and his significant architectural contributions to the Miami Beach.

3. Embody the distinctive characteristics of a historical period, architectural or design style or method of construction.

The structure embodies distinctive MiMo-style characteristics of Miami Beach during the

post-war period. Specifically, the original features include the overall massing, fenestration pattern at the upper stories, overhanging balconies, and breeze block along the north side elevation.

4. Possess high artistic values.

The MiMo design provides high artistic values consistent with the surrounding hotels and Apartments in the Ocean Drive/Collins Avenue Local Historic District.

5. Represent the work of a master, serve as an outstanding or representative work of a master designer, architect or builder who contributed to our historical, aesthetic or architectural heritage.

The structure is representative of the original architect, Donald J. Reiff's Modern style. As outline in the Historic Resources Report, Reiff is responsible for a number of single family homes and apartment buildings in Miami Beach, as well as commercial buildings and civil buildings in the greater Miami area.

6. Have yielded, or are likely to yield information important in pre-history or history.

Once reclassified, the structure will contribute important information and characteristics to the Ocean Drive/Collins Avenue Local Historic District. The Property was one of the few remaining vacant lots along Collins Avenue at the time of its construction in 1962. Its history of ownership and change of use from apartment to hotel yields valuable information relating to the history and development along Collins Avenue.

7. Be listed in the National Register of Historic Places.

As noted in the Florida Site Master File, prepared in 2013 and included in the Historic Resources Report, the structure met the criteria for National Register listing as part of a district, but did not meet the criteria for National Register listing individually. It has been eight (8) years since the Department of State survey of the Property and the structure has maintained many of its original characteristics from 1962. Therefore, there is sufficient evidence that even if it has been altered the alteration is reversible and the most significant architectural elements are intact, and warrant preservation at the local level.

8. Consist of a geographically definable area that possesses a significant concentration of sites, buildings or structures united by historically

significant past events or aesthetically by plan or physical development, whose components may lack individual distinction.

The Property is located in the Ocean Drive/Collins Avenue Local Historic District and the Miami Beach Architectural District (National Register), and surrounded by similar-style and uses classified as contributing to the local and national historic districts.

Proposed Renovations. Once reclassified, the Applicant will follow the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Building. Specifically, returning the structure to comply with today's standards for hotel use, through repair or alteration, while preserving those portions and features that are significant and contribute to its historic, architectural, and cultural values. The character of the structure will be retained and preserved. The existing MiMo elements, such as the curved overhang, courtyard with privacy planter, stucco cladding and decorative concrete block along the upper floors will all be preserved. The hope is that the approved reclassification will benefit and promote the character of the surrounding historic area, and assist the long-term preservation and value of the Property.

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

1. A recycling or salvage plan for partial or total demolition shall be provided.

A recycling and salvage plan for any demolition will be provided at permitting.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

Hurricane proof impact windows will be provided as part of the renovations.

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

The Applicant will provide, where feasible, passive cooling systems.

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

Any new proposed landscaping will be Florida friendly and resilient.

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

Following historic reclassification of the Property, the Applicant proposes slight interior renovations. Also, as originally constructed all of the living units are on the raised above ground-level on floors 2 – 4.

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

The Applicant is not proposing any new construction.

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

Any new mechanical and electrical systems will be located above base flood elevation.

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

The majority of the existing structure is located above a parking level and will be preserved.

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

Any habitable space located below base floor elevation will be retrofitted with wet or dry flood proofing systems.

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

Where feasible, water retention systems will be provided.

11. Cool pavement materials or porous pavement materials shall be utilized.

Cool pavement materials or porous pavement materials will be utilized where possible.

12. The design of each project shall minimize the potential for heat island effects on-site.

The existing structure contains shaded balconies, a shaded parking area, and landscaping along the public right of way. Any additional renovations will aim to minimize the potential for heat island effects on site.

Conclusion. Granting this reclassification application will permit the Applicant to mindfully renovate the existing structure consistent with the Ocean Drive/Collins Avenue Historic District and the Miami Beach Architectural District. As such, it will be in harmony with the surrounding properties.

We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-377-6236.

Sincerely,



Matthew Amster

Attachments

cc: Michael W. Larkin, Esq.
Emily K. Balter, Esq.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/18/2021

Property Information	
Folio:	02-3234-019-1040
Property Address:	1506 COLLINS AVE Miami Beach, FL 33139-3111
Owner	VILLA SEIS LLC
Mailing Address	848 BRICKELL AVE 300 MIAMI, FL 33131 USA
PA Primary Zone	6501 COMMERCIAL - MIXED USE ENTERTAINMENT
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	0 / 31 / 0
Floors	4
Living Units	30
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	21,832 Sq.Ft
Lot Size	8,800 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2020	2019	2018
Land Value	\$4,400,000	\$4,400,000	\$4,400,000
Building Value	\$1,211,038	\$1,157,490	\$1,800,000
XF Value	\$78,911	\$79,535	\$0
Market Value	\$5,689,949	\$5,637,025	\$6,200,000
Assessed Value	\$5,689,949	\$5,637,025	\$6,200,000

Benefits Information				
Benefit	Type	2020	2019	2018
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
ALTON BEACH 1ST SUB PB 2-77 LOT 1 BLK 57 LOT SIZE 50.000 X 176 OR 14493-3568 0290 5 COC 26509-0377 07 2008 1	

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,689,949	\$5,637,025	\$6,200,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,689,949	\$5,637,025	\$6,200,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,689,949	\$5,637,025	\$6,200,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,689,949	\$5,637,025	\$6,200,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/22/2021	\$8,110,000	32324-0556	Qual by exam of deed
05/21/2019	\$3,000,200	31457-0543	Federal, state or local government agency
02/18/2014	\$11,000,000	29043-3173	Qual on DOS, but significant phy change since time of transfer
07/01/2008	\$5,800,000	26509-0377	Other disqualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version: