

PLANNING DEPARTMENT

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

BOARD APPLICATION CHECKLIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five (5) business days prior to CAP First submittal.

Applications requiring a traffic study must meet with the Transportation Department and peer reviewer thirty (30) calendar days prior to the CAP First Submittal deadline to determine the methodology for the traffic impact study and obtain the Transportation Department's checklist. Fifteen (15) days prior to the First submittal the applicant must submit the traffic study via CAP. Seven (7) days prior to First submittal the Transportation Department/Peer Reviewer will provide first round of comments to the applicant. The applicant must address the comments and submit revised traffic study/plans by the CAP First Submittal deadline including a narrative responding to Transportation/Peer Reviewer comments.

Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

Property address: 120 MacArthur Causeway Board DRB Date: 7/6/21

ITEM #	ITEM DESCRIPTION	REQUIRED
CAP FIRST SUBMITTAL To be uploaded online (CAP) by the applicant before 12:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.		
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	<input checked="" type="checkbox"/>
a	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	
2	Copy of signed and dated check list issued at Pre-Application meeting.	<input checked="" type="checkbox"/>
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	<input checked="" type="checkbox"/>
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	<input checked="" type="checkbox"/>
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	<input checked="" type="checkbox"/>
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	<input checked="" type="checkbox"/>
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	<input checked="" type="checkbox"/>
9	Architectural Plans and Exhibits (must be 11"x 17")	
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	<input checked="" type="checkbox"/>

Property address: 120 MacArthur CausewayBoard: DRBDate: 7/6/21

ITEM #	ITEM DESCRIPTION	REQUIRED
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	<input checked="" type="checkbox"/>
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	<input checked="" type="checkbox"/>
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	<input checked="" type="checkbox"/>
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	<input checked="" type="checkbox"/>
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	<input checked="" type="checkbox"/>
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	<input checked="" type="checkbox"/>
h	Site Plan (fully <u>dimensioned</u> with setbacks, existing and proposed, including adjacent right-of-way widths).	<input checked="" type="checkbox"/>
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	<input checked="" type="checkbox"/>
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	
k	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)	<input checked="" type="checkbox"/>
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	<input checked="" type="checkbox"/>
m	Demolition Plans (Floor Plans & Elevations with dimensions)	<input checked="" type="checkbox"/>
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	<input checked="" type="checkbox"/>
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	<input checked="" type="checkbox"/>
p	Proposed Section Drawings	<input checked="" type="checkbox"/>
q	Color Renderings (elevations and three dimensional perspective drawings).	<input checked="" type="checkbox"/>
10	Landscape Plans and Exhibits (must be 11"x 17")	
a	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.	<input checked="" type="checkbox"/>
b	Hardscape Plan, i.e. paving materials, pattern, etc.	<input checked="" type="checkbox"/>
11	Copy of original Building Permit Card, & Microfilm, if available.	<input checked="" type="checkbox"/>
12	Copy of previously approved building permits (provide building permit number) and/or Board Orders.	<input checked="" type="checkbox"/>
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/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 Dept.	

Property address: 120 MacArthur Causeway Board: DRB Date: 7/6/21

ITEM #	ITEM DESCRIPTION	REQUIRED
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, 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 and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	<input checked="" type="checkbox"/>
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	
29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the dune within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	<input checked="" type="checkbox"/>
38	Traffic Study, Site plan(s) : Revised version and narrative addressing first round of comments from Transportation Department and peer review, provide a narrative. (See Transportation Department check list for requirements.)	<input checked="" type="checkbox"/>
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	

FSL

Property address: 120 MacArthur Causeway Board: DRB Date: 7/6/21

ITEM #	ITEM DESCRIPTION	REQUIRED
b	# parking spaces & dimensions_____ Loading spaces locations & dimensions_____	
c	# of bicycle parking spaces_____	
d	Interior and loading area location & dimensions_____	
e	Street level trash room location and dimensions_____	
f	Delivery route_____ Sanitation operation_____ Valet drop-off & pick-up_____ Valet route in and out_____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles_____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors_____ outdoors_____ seating in public right of way _____ Total_____	
c	Occupancy load indoors and outdoors per venue_____ Total when applicable_____	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	<input checked="" type="checkbox"/>
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU - NIE and or outdoor Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A	
Other	Drawings should compare previously approved by DRB with currently proposed	<input checked="" type="checkbox"/>
Other	Changes shall be clearly identified in drawings	<input checked="" type="checkbox"/>
Other		

****ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING**

FS

Property address: 120 MacArthur Causeway Board: DRB Date: 7/6/21

ITEM #	ITEM DESCRIPTION	REQUIRED
FINAL SUBMITTAL (CAP & PAPER) Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Final Submittal Documents must be uploaded to the CAP and hard copies must be submitted to the Planning Department prior to 12:00 P.M. on final submittal deadline. Staff will review and issue a notice to proceed or to continue submittal to a future meeting if the application is found incomplete.		
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).	<input checked="" type="checkbox"/>
	PAPER FINAL SUBMITTAL:	
46	Original application with all signed and notarized applicable affidavits and disclosures.	<input checked="" type="checkbox"/>
47	Original of all applicable items.	<input checked="" type="checkbox"/>
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	<input checked="" type="checkbox"/>
49	14 collated copies of all required documents	
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	<input checked="" type="checkbox"/>
51	Traffic Study (Hard copy)	
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	<input checked="" type="checkbox"/>

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- 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. (If applicable)

Tracy Slavens

Applicant or Designee's Name

Tracy Slavens

Applicant or Designee's Signature

9/13/2021

Date

FSL

MIAMIBEACH

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 DRB21-0706		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 <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input checked="" type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
Planning Board <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY 120 MacArthur Causeway			
FOLIO NUMBER(S) 02-4204-000-0060			
Property Owner Information			
PROPERTY OWNER NAME Miami Beach Port, LLC			
ADDRESS 2850 Tigertail Ave. Suite 800		CITY Miami	STATE FL
ZIPCODE 33133			
BUSINESS PHONE 305-460-9900	CELL PHONE	EMAIL ADDRESS jpperez@RELATEDGROUP.COM	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
ZIPCODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Design Review Board Approval for One Island Park.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input type="checkbox"/> Yes	<input checked="" 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.		161,716	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		318,979	SQ. FT.
Party responsible for project design			
NAME Arquitectonica		<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 2900 Oak Avenue		CITY Miami	STATE FL ZIPCODE 33133
BUSINESS PHONE 305-372-1812	CELL PHONE	EMAIL ADDRESS rfort@arquitectonica.com	
Authorized Representative(s) Information (if applicable)			
NAME Tracy R. Slavens		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS Holland & Knight, 701 Brickell Ave, Suite 3300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-789-7642	CELL PHONE	EMAIL ADDRESS tracy.slavens@hklaw.com	
NAME Vanessa Madrid		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS Holland & Knight, 701 Brickell Ave, Suite 3300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-789-7453	CELL PHONE	EMAIL ADDRESS vanessa.madrid@hklaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

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

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- 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

Jon Paul Perez
PRINT NAME

07/28/2021
DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

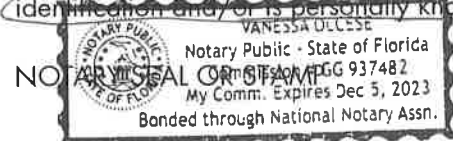
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Jon Paul Perez, being first duly sworn, depose and certify as follows: (1) I am the VP of PRH Terminal Island, LLC, Managing Member of Mico, LLC, The Sole Member and Manager (print title) of Miami Beach Port, 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 28th day of July, 2021. The foregoing instrument was acknowledged before me by Jon Paul Perez, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.



My Commission Expires: 12/05/2023

NOTARY PUBLIC

Vanessa Olcese
PRINT NAME

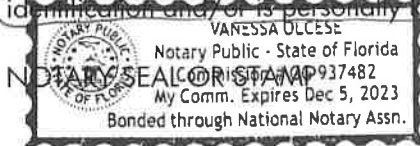
POWER OF ATTORNEY AFFIDAVITSTATE OF FLORIDACOUNTY OF MIAMI-DADE

I, Jon Paul Perez, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Tracy Slavens and Vanessa Madrid to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Jon Paul Perez, VP of PRH Terminal Island, LLC, Managing Member of Mico, LLC, The Sole Member and Manager of Miami Beach Port, LLC

PRINT NAME (and Title, if applicable)**SIGNATURE**

Sworn to and subscribed before me this 28th day of July, 2021. The foregoing instrument was acknowledged before me by Jon Paul Perez, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.



Vanessa Olcese
NOTARY PUBLIC

My Commission Expires: 12/05/2023

Vanessa Olcese
PRINT NAME

CONTRACT FOR PURCHASE

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

NAME**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

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

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
Tracy Slavens	Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131	305-789-7642
Vanessa Madrid	Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131	305-789-7453
See Also Exhibit "C".		

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

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

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Jon Paul Perez, 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 28th day of July, 2021. The foregoing instrument was acknowledged before me by Jon Paul Perez, 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: 12/05/2023

PRINT NAME

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization 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

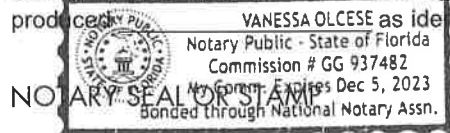
My Commission Expires: _____

PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FLORIDACOUNTY OF MIAMI-DADE

I, Jon Paul Perez, being first duly sworn, depose and certify as follows: (1) I am the VP of PRH Terminal Island, LLC, Managing Member of Mico, LLC, The Sole Member and Manager (print title) of Miami Beach Port, 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 28th day of July, 2021. The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization by Jon Paul Perez, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

**NOTARY PUBLIC**My Commission Expires: 12/05/2023**PRINT NAME**

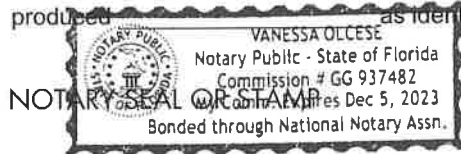
POWER OF ATTORNEY AFFIDAVITSTATE OF FLORIDACOUNTY OF MIAMI-DADE

I, Jon Paul Perez, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Tracy Slavens and Vanessa Madrid to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Jon Paul Perez, VP of PRH Terminal Island, LLC, Managing Member of Mico, LLC, The Sole Member and Manager of Miami Beach Port, LLC

PRINT NAME (and Title, if applicable)**SIGNATURE**

Sworn to and subscribed before me this 28th day of July, 2021. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization 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

My Commission Expires: 12/05/2023

Vanessa Olcese
NOTARY PUBLIC

Vanessa Olcese
PRINT NAME

CONTRACT FOR PURCHASE

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

NAME**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

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

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

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

Miami Beach Port, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Please see attached Exhibit "B"

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.

TRUST NAME	
NAME AND ADDRESS	% INTEREST
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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
Tracy Slavens	Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131	305-789-7642
Vanessa Madrid	Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131	305-789-7453
See Also Exhibit "C".		

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

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

APPLICANT AFFIDAVIT

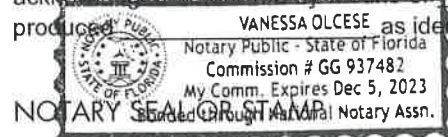
STATE OF Florida

COUNTY OF Miami-Dade

I, Jon Paul Perez, 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 28th day of July, 2021. The foregoing instrument was acknowledged before me by means of physical presence or online notarization by Jon Paul Perez, who has produced Vanessa Olcese as identification and/or is personally known to me and who did/did not take an oath.



NOTARY PUBLIC

My Commission Expires: 12/05/2023

PRINT NAME



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/11/2021

Property Information	
Folio:	02-4204-000-0060
Property Address:	120 MACARTHUR CSWY Miami Beach, FL 33139-0000
Owner	MIAMI BEACH PORT LLC
Mailing Address	315 S BISCAYNE BLVD MIAMI, FL 33131 USA
PA Primary Zone	7000 INDUSTRIAL - GENERAL
Primary Land Use	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	967 Sq.Ft
Lot Size	161,716 Sq.Ft
Year Built	1938



Assessment Information			
Year	2021	2020	2019
Land Value	\$8,085,800	\$8,085,800	\$8,085,800
Building Value	\$30,954	\$30,954	\$29,546
XF Value	\$156,375	\$158,430	\$160,486
Market Value	\$8,273,129	\$8,275,184	\$8,275,832
Assessed Value	\$1,804,489	\$1,806,544	\$1,807,192

Benefits Information				
Benefit	Type	2021	2020	2019
Working Waterfront	Classified Value	\$6,468,640	\$6,468,640	\$6,468,640
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
04 54 42 3.71 AC M/L
COMM 1580FTN & 2015FTW OF SE COR
OF SEC TH S 67 DEG W 58.7FT S 31
DEG E64.75FT S 67 DEG W ALG SLY
LINE OF CAUSEWAY 117.78 FOR POB

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,804,489	\$1,806,544	\$1,807,192
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,804,489	\$1,806,544	\$1,807,192
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,804,489	\$1,806,544	\$1,807,192
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,804,489	\$1,806,544	\$1,807,192

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/02/2013	\$9,943,633	28620-3512	Qual by exam of deed
01/01/2008	\$0	26153-1199	Sales which are disqualified as a result of examination of the deed
12/01/2007	\$15,000,000	26153-1188	Other disqualified
05/01/2004	\$15,000,000	22378-2007	Sales which are qualified

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:

EXHIBIT "A"

LEGAL DESCRIPTION

COMMENCING AT A POINT 1580 FEET NORTH AND 2015 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINE OF THE ROADWAY OF THE ORIGINAL MIAMI COUNTY CAUSEWAY VIADUCT AND THE FACE OF THE WEST BRIDGE ABUTMENT, RUN SOUTH 67 DEGREES 05 MINUTES 00 SECONDS WEST, ALONG THE CENTERLINE OF SAID ROADWAY PRODUCED, A DISTANCE OF 58.70 FEET TO A POINT; THENCE RUN SOUTH 31 DEGREES 43 MINUTES 00 SECONDS EAST A DISTANCE OF 64.75 FEET TO A POINT, SAID BEING THE POINT OF BEGINNING (1); THENCE RUN SOUTH 67 DEGREES 05 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY LINE OF THE MIAMI COUNTY CAUSEWAY, A DISTANCE OF 117.78 FEET TO THE POINT OF BEGINNING OF CUT-OUT PARCEL OF LAND HEREIN DESCRIBED,

FROM SAID POINT OF BEGINNING; THENCE RUN SOUTH 67 DEGREES 05 MINUTES 00 SECONDS WEST, ALONG THE SAID SOUTHERLY LINE OF THE MIAMI COUNTY CAUSEWAY, A DISTANCE OF 40.43 FEET; THENCE RUN ALONG THE ARC OF A CIRCULAR CURVE DEFLECTING TO THE RIGHT, HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 06 DEGREES 15 MINUTES 30 SECONDS AND A RADIUS OF 243.86 FEET, A DISTANCE OF 26.64 FEET TO A POINT; SAID POINT BEING THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE; THENCE RUN ALONG THE ARC OF A CIRCULAR CURVE DEFLECTING TO THE RIGHT, AND HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 01 DEGREES 25 MINUTES 44 SECONDS AND A RADIUS OF 1,566.95 FEET, A DISTANCE OF 39.08 FEET TO A POINT; THENCE RUN SOUTH 31 DEGREES 43 MINUTES 00 SECONDS EAST A DISTANCE OF 403.80 FEET TO A POINT; THENCE RUN SOUTH 25 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 97.46 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 31 MINUTES 00 SECONDS WEST A DISTANCE OF 120.00 FEET TO A POINT; THENCE RUN SOUTH 25 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN SOUTH 64 DEGREES 31 MINUTES 00 SECONDS EAST, ALONG A LINE PARALLEL TO THE MUNICIPAL CHANNEL A DISTANCE OF 832.55 FEET (RECORD AND LEGAL DESCRIPTION) 832.55 FEET (CALCULATE) TO A POINT; THENCE RUN NORTH 31 DEGREES 43 MINUTES 00 SECONDS WEST A DISTANCE OF 583.57 FEET; THENCE SOUTH 58 DEGREES 17 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 175.85 FEET; THENCE NORTH 32 DEGREES 27 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 59.61 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 61.22 FEET; THENCE NORTH 31 DEGREES 57 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 59.87 FEET; THENCE NORTH 31 DEGREES 45 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 99.47 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 109.79 FEET; THENCE NORTH 58 DEGREES 01 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 19.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 87 DEGREES 07 MINUTES 46 SECONDS EAST, A RADIAL DISTANCE OF 71.65 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 43 DEGREES 56 MINUTES 24 SECONDS, A DISTANCE OF 54.95 FEET; THENCE NORTH 31 DEGREES 06 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 10.00 FEET, TO THE SOUTHEASTERLY CORNER OF AN EXISTING ONE-STORY C.B.S. BUILDING; THENCE CONTINUE NORTH 31 DEGREES 06 MINUTES 33 SECONDS WEST, NORTHWESTERLY ALONG THE FACE OF THE SAID EXISTING C.B.S. BUILDING LINE, A DISTANCE OF 39.60 FEET, TO THE NORTHEASTERLY CORNER OF SAID EXISTING ONE-STORY C.B.S. BUILDING; THENCE CONTINUE NORTHWESTERLY, NORTH 31 DEGREES 06 MINUTES 33 SECONDS WEST, FOR A DISTANCE OF 30.28 FEET, TO THE POINT OF BEGINNING OF THE CUT OUT PARCEL OF LAND.

CONTAINING 161,716 SQUARE FEET OR 3.71 ACRES, MORE OR LESS.

LYING AND BEING IN SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

Disclosure of Interest for Miami Beach Port, LLC

Miami Beach Port, LLC, a Florida limited liability company, is 100% owned by MICO, LLC, a Florida limited liability company

MICO, LLC is 50% owned by PRH Terminal Island, LLC, a Florida limited liability company, and 50% owned by BCH Terminal Island, LLC, a Florida limited liability company

- PRH Terminal Island, LLC is 97.5% owned by PRH Investments, LLC, a Florida limited liability company, and 2.5% owned by Carlos Rosso Revocable Trust
 - PRH Investments, LLC, a Florida limited liability company, is wholly owned by PRH Related Holdings, LLC
 - PRH Related Holdings, LLC, a Florida limited liability company, is wholly owned by Perez Ross Holdings, LLC
 - Perez Ross Holdings, LLC, is 75% owned by Jorge M Perez Holding Ltd., and 25% owned by Related NY Holdings, LLC
 - Jorge M Perez Holdings, Ltd is 68% owned by Jorge M. Perez, 30% owned by Jorge M Perez 2018 Family Trust, 1% owned by Related Florida Inc., and 1% owned by JMP Holdings GP, LLC
 - Jorge M Perez 2018 Family Trust
 - Jon Paul Perez, Nicholas Alexander Perez, Christina Anne Perez, and Felipe Manuel Perez, as 25% beneficiaries each
 - Related Florida Inc.
 - Wholly owned by Jorge M. Perez
 - JMP Holdings GP, LLC
 - Wholly owned by Jorge M. Perez
 - Related NY Holdings, LLC, a Florida limited liability company, is 99.99% owned by The Related Companies, L.P., and .01% owned by RCMP, Inc.
 - The Related Realty Group, Inc., a Delaware corporation, is the sole general partner of The Related Companies, L.P., a New York limited partnership

- The Related Realty Group, Inc. is wholly owned by Stephen M. Ross
 - RCMP, Inc., a Delaware corporation, is wholly owned by The Related Companies, L.P.
 - The Related Realty Group, Inc., a Delaware corporation, is the sole general partner of The Related Companies, L.P., a New York limited partnership
 - The Related Realty Group, Inc. is wholly owned by Stephen M. Ross
- Carlos Rosso Revocable Trust
 - Carlos Rosso is the sole beneficiary during his lifetime
- BCH Terminal Island, LLC, a Florida limited liability company, is 50% owned by BeachCo Holdings, LLC, and 50% owned by NLI Holdings, LLC
 - BeachCo Holdings, LLC, a Florida limited liability company, is wholly owned by Victor A. Bared
 - NLI Holdings, LLC, a Florida limited liability company, is 26.5% owned by Jose Boschetti and Silvia Boschetti, as Tenants by the Entirety, 25.75% owned by Luis Boschetti and Lina Boschetti, as Tenants by the Entirety, 23.50% owned by Jose R. Boschetti, as trustee of the Jose R. Boschetti Declaration of Children's Irrevocable Trust dated March 30, 2009, and 24.25% owned by Luis R. Boschetti as trustee of the Luis R. Boschetti Declaration of Children's Irrevocable Trust dated March 4, 2009
 - Jose R. Boschetti Declaration of Children's Irrevocable Trust dated March 30, 2009
 - Jose Boschetti, Jr. and Maurice Boschetti, as 50% beneficiaries each
 - Luis R. Boschetti Declaration of Children's Irrevocable Trust dated March 4, 2009
 - Luis E. Boschetti is the sole beneficiary

EXHIBIT "C"

COMPENSATED LOBBYISTS SUPPLEMENTAL LIST

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. In addition to the persons listed on page 8 of the application, below is a supplemental list of all persons or entities retained by the applicant, as of the date of this application, to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
<u>Jon P Perez</u>	<u>Miami Beach Port, LLC</u> <u>315 S Biscayne Blvd</u> <u>Miami, FL 33131</u>	<u>305-533-0093</u>
<u>Jorge Perez</u>	<u>Miami Beach Port, LLC</u> <u>315 S Biscayne Blvd</u> <u>Miami, FL 33131</u>	<u>305-460-9900</u>
<u>Cullen Mahoney</u>	<u>Miami Beach Port, LLC</u> <u>315 S Biscayne Blvd</u> <u>Miami, FL 33131</u>	<u>305-849-3959</u>
<u>Victor Bared</u>	<u>282 Carabela Court</u> <u>Coral Gables, FL, 33143</u>	<u>305-469-9609</u>
<u>Jose Boschetti</u>	<u>Miami Beach Port, LLC</u> <u>315 S Biscayne Blvd</u> <u>Miami, FL 33131</u>	<u>305-749-0921</u>
<u>Juan Espinosa</u>	<u>David Plummer & Associates</u> <u>1750 Ponce de Leon Blvd</u> <u>Coral Gables, FL 33133</u>	<u>305-447-0900</u>
<u>Raymond Fort</u>	<u>Arquitectonica</u> <u>2900 Oak Ave</u> <u>Miami, FL 33133</u>	<u>305-372-1812</u>
<u>Bernardo Fort</u>	<u>Arquitectonica</u> <u>2900 Oak Ave</u> <u>Miami, FL 33133</u>	<u>305-372-1812</u>

<u>Nicolas Heppner</u>	<u>Arquitectonica</u> <u>2900 Oak Ave</u> <u>Miami, FL 33133</u>	<u>305-372-1812</u>
<u>Sherri Gutierrez</u>	<u>Arquitectonica</u> <u>2900 Oak Ave</u> <u>Miami, FL 33133</u>	<u>305-372-1812</u>
<u>Mercy Arce</u>	<u>Holland & Knight</u> <u>701 Brickell Avenue</u> <u>Miami, FL 33131</u>	<u>305-349-2178</u>

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Vanessa Madrid, Esq.
+1 305-789-7453
vanessa.madrid@hklaw.com

December 6, 2021

ELECTRONIC DELIVERY

Mr. Thomas Mooney, AICP
Director, Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami, Florida 33139

**RE: Miami Beach Port, LLC - Response to Staff First Submittal Comments
Design Review Board Application (DRB21-0706, the "Application")**

Dear Mr. Mooney:

Please accept this letter on behalf of Miami Beach Port, LLC (the "Applicant") as the narrative in response to Staff's First Submittal Review Comments dated November 24, 2021 in connection with the Application. The Applicant's responses are as follows:

I. DRB Plan Review

Application Completeness

1. Provide previously DRB approved drawings. Such drawings shall be integrated into the set and watermarked as "DRB Approved" for direct sheet comparison. Only include sheets related to modifications as identified in LOI.

Response: Acknowledged. The enclosed site plan package has been supplemented to include the previously DRB approved drawings, watermarked as "DRB Approved".¹ Only sheets related to modifications as identified in the Applicant's letter of intent have been included. Please see Site Plan Index for reference.

¹See DRB Order File No. 20-0539, approved by the DRB on February 2, 2021, and recorded in Miami-Dade County, Florida, Official Records Book 32440, Page 1396 (the "2021 DRB Approval").

2. Zoning Data Sheet and Project Data - identify changes from approved DRB.

Response: The Zoning Data Sheet and Project Data have been revised to identify changes from the 2021 DRB Approval.

3. Plans, Sections, Elevations, renderings, etc. provide previously approved sheets to fully understand what the changes are.

Response: Noted. Previously approved Plans, Sections Elevations, renderings, etc. have been provided for your reference.

4. Material Board - does not identify materiality of garage screening.

Response: The Material Board has been revised to identify materiality of garage screening. See sheet A3-04 for clarification.

Design Comments:

1. Parking structure needs refinement. Further there are elevations that only score the horizontal pattern. Concerns that the horizontal louvers will not provide enough interest and planar movement and all that will be seen is gray stucco. This is a six-story building that is highly visible.

Response: The parking garage façade has been re-designed to express a staggered pattern which is more in-keeping with the facade design of the office buildings whilst maintaining the desired fixed horizontal louvre assembly. Please refer to the elevations and renderings. A night rendering on A4-07 depicts the intended parking façade lighting.

II. DRB Admin Review

The following fees are outstanding (tentative) and will be invoiced prior to the Notice to Proceed deadline 12/13/21.

1. Advertisement - \$1,575
2. Posting - \$106
3. Mail Label Fee (\$5.16 p/ mailing label)
4. Courier - \$77
5. Board Order Recording - \$106
6. Variance(s) - \$788 p/ variance
7. Sq. Ft. Fee - \$.32 cents p/ Sq. Ft.

NOTE: All fees MUST BE PAID by 12/15/21.

December 6, 2021

Page 3

Response: Acknowledged. The Applicant will process payment of all fees by December 15, 2021. In addition, this response narrative and the required original set of architectural plans, survey, mailing labels as well as digital copies are being submitted before the Final Submittal deadline.

Based on the above, we respectfully seek your favorable review and recommendation of approval for this Application. Thank you in advance for your considerate attention to this request.

If you should have any questions or require additional information, please feel to call me directly at 305-789-7453.

Sincerely yours,

HOLLAND & KNIGHT LLP



Vanessa Madrid, Esq.

Enclosures

cc: Mr. Michael Belush, *Chief of Planning and Zoning*
Mrs. Tracy R. Slavens, Esq.
Mr. Cullen Mahoney

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens, Esq.
(305) 789-7642
tracy.slavens@hklaw.com

November 15, 2021

VIA ELECTRONIC DELIVERY

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

**RE: Miami Beach Port, LLC – Letter of Intent
Design Review Board Application No. DRB21-0706 (the "Application")**

Dear Mr. Mooney:

Please accept this Letter of Intent on behalf of Miami Beach Port, LLC (the "Applicant") in support of its above-mentioned Application for the City of Miami Beach, Florida (the "City") Design Review Board ("DRB") approval of the project known as "One Island Park" (the "Project"). The Project is located on Terminal Island at 120 MacArthur Causeway, identified by Folio No. 02-4204-000-0060 (the "Property"), and subject to DRB Order No. DRB20-0530, approved by the DRB on February 2, 2021, and recorded in Miami-Dade County, Florida, Official Records Book 32440, Page 1296 (the "2021 DRB Order").

The proposed Application seeks to provide two (2) new design alternatives for the Project's parking operations. The new design alternatives propose 1) an automated mechanical parking system, and 2) a strictly self-park operation. Both designs will comply with Section 130-38 of the Land Development Regulations (the "LDRs"). The Applicant has filed a companion Planning Board application for conditional use approval of the proposed parking configuration and overall Project design, currently under review as File No. PB21-0453. This Application shall not supersede nor replace prior DRB or Planning Board application approvals (the "Prior Approvals"), and which all Prior Approvals shall remain in full force and effect.¹

¹ See the 2021 DRB Order, and CUP No. PB20-0352, approved by the Planning Board on January 26, 2021, and recorded in Miami-Dade County, Florida, Official Records Book 32452, Page 1617 (the "2021 CUP").

I. Property Information

The Property consists of approximately ± 3.71 acres of land currently used as a commercial mega-yacht marina. The Property, located on the southeastern tip of Terminal Island, is zoned Light Industrial (I-1), and has a future land use designation of Urban Light Industrial (I-1) under the City's Comprehensive Plan Future Land Use Map ("FLUM"). Consistent with the Prior Approvals, the Project consists of a "new five (5)-story office development exceeding 50,000 gross square feet." Specifically, the proposed plans contemplate Class-A office building with a roof top level, associated parking amenities, and continuation of the existing mega-yacht marina use.

II. Proposed Parking Concept

Today, the Applicant desires to make the following adjustments to the Project to provide for two (2) alternate parking schemes, consisting of:

- (i) Mechanical Robotic Parking: combination of Rack and Rail and puzzle system with lifts fed by valet attendants meeting the minimum electric vehicle charging capacity; and
- (ii) Self-Parking: traditional two (2)-bay parking structure with parked on ramps meeting the minimum electric vehicle charging capacity.

Both of the proposed schemes include five (5) floors and six (6) garage levels with a total 347 parking spaces, which is an increase from the previously approved four (4) garage levels with 239 parking spaces. Additional operational details for each parking scheme are provided in the Memoranda prepared by Walker Consultants, dated November 15, 2021, and entitled "Mechanical and Traditional Parking Concept" and "Self-Parking Concept," a copy of which is included with this submittal. Notwithstanding, the architectural intent of the Prior Approvals is preserved as much as possible. The general location of Office Blocks A and B, the parking garage, and the pick-up/drop-off area remain the same.

The new design alternatives propose the following:

- Property Entrance: The entrance has been re-centered to allow for improved landscaping, which comports with the 2021 DRB Order.
- Level 0 (new): A new level 0 is introduced at 0'-0" NGVD. This Level 0 includes a loading area, the trash room, the FPL vault, storage rooms, security rooms, a walkable concourse to connect the two office blocks and their respective cores. A ramp has been introduced to provide access to the loading area.
- Parking Garage:
 - Lower Level (new): A new parking level is introduced at 0'-0" NGVD. This Lower Level forms part of the parking garage.

- Level 01: The new alternative floor plans for Level 01 accommodate the updated pick-up/drop-off area and corresponding circulation, ingress, and egress of the proposed new parking garage schemes.
- Level 02 – Level 04: The parking garage layout (all parking levels) is updated to hold a mechanical parking system, or, in the alternate, traditional self-parking.
- Upper levels and roof: A mechanical enclosure is designed on Parking Level 05. Roof terraces are provided above the parking garage and are accessible from Block B levels 03 and 04.
- Parking garage fins/louvres are running horizontally on the façade.
- Office Block A: The layout of Block A is re-designed to re-orientate the office area toward Government Cut.
- Office Block B: A new core design is proposed for Block B.

The purpose of introducing these design alternatives is to ensure flexibility over time in order to appropriately maximize the efficiency of the parking operations on the site and to enable the Project's long-term success.

This Application represents a minor adjustment to the Prior Approvals and primarily serves to provide for two (2) parking options. The expected tenants of the proposed Class-A office development are accustomed to efficient, sophisticated, and cutting edge technologies, and this Application incorporates such an amenity into the Project. A majority of the tenants are traders, as such, the parking experience is intended to minimize time required for drivers to drop-off a vehicle and enter their appropriate building. The proposed parking vendor is a well-established automated parking provider that designs, manufactures, installs, and maintains automated parking systems and multi-level car stackers.² The proposed mechanical robotic parking system utilizes eight (8) elevator like devices to move vehicles from floor to floor known as "lifts." Importantly, this parking system would ensure that stacking and peak-hour trips to and from the Project do not burden MacArthur Causeway and the adjacent rights-of-way any more than the previously approved parking amenities.

A Traffic Impact Analysis has been prepared by David Plummer & Associates, and is included with this submittal. The traffic analysis confirms that the approval of this Application would result in a de minimis impact on parking compared to the Prior Approvals and no change to the trips generated by the Project. This is because the original traffic study provided a conservative analysis

² The proposed vendor has numerous completed and in-development projects around the world, including various projects within close proximity to the water.

of the full office use with only a 3% multi-modal reduction; trip reductions were not taken even though the parking reductions were.

It must be emphasized that it is the intent of this Application to maintain the 2021 DRB Order approval and preserve the validity of the previously approved plan, including but not limited to its mix of uses, design, layout, configuration, operations, and impacts. This Application intends to create flexibility in design and operations of the Project, but does not change the approved conditional uses, or create any new negative impacts. With the approval of this new Application, the Project will continue to be characterized as approved pursuant to the 2021 DRB Order and will simply add operational alternatives to its approved design and mix of uses. Furthermore, the proposed amendment does not result in an increase to the lot area, floor area ratio, or density, and open space and parking requirements remain satisfied. Lot coverage has decreased from 68,663 SF (42.4%) to 63,290 SF (39.1%). The Project complies with the design review criteria under Section 118-251, as well as the sea-level rise and resiliency review criteria under Section 133-50(a).

III. Compliance with Section 130-38 – Mechanical and Robotic Parking Systems

LDRs Section 130-38 governs mechanical and robotic parking systems. Specifically, Section 130-38(3)(c) provides that the Planning Board may consider and approve such mechanical and robotic parking systems pursuant to the City's conditional use process for projects proposing to use mechanical parking devices, robotic parking systems and/or vehicle elevators to satisfy accessory and main use off-street parking requirements. As noted above, the Applicant has filed a companion Planning Board application, currently under review as File No. PB21-0453, for conditional use approval of the proposed parking schemes.

As it relates to the review criteria for consideration by the DRB, LDRs Section 130-38(5) sets forth the applicable mechanical and parking systems review criteria. The Applicant contends that the Project complies with Section 130-38(5), as follows:

- (a) Whether the scale of the proposed structure is compatible with the existing urban character of the surrounding neighborhood.

The proposed structure consists of a five-story office development, associated parking and continuation of the existing mega-yacht marina which is permitted by the I-1 zoning district. Therefore, the proposed structure is compatible with the commercial-industrial nature of Terminal Island, as evidenced by Prior Approvals.

- (b) Whether the proposed use of mechanical parking results in an improvement of design characteristics and compatibility with the surrounding neighborhood and has demonstrated how the scale, mass, volume, and height of the building are reduced by the use of mechanical parking.

The proposed use of mechanical parking will provide for state-of-the-art, streamline and efficient parking on-site, improving upon the prior approved parking amenities. The mechanical parking garage will provide for a total of approximately 347 parking spaces, out of which 325 parking spaces are anticipated to be mechanical spaces to be operated by eight (8) lifts, and will consist of five (5) floors and six (6) garage levels. In order for the parked ramp system to provide for approximately 347 parking spaces it will need to consist of over six (6) garage levels. Therefore, the mechanical parking garage reduces the scale, mass, volume and height.

(c) Whether the proposed use of mechanical parking does not result in an increase in density or intensity over what could be constructed with conventional parking.

The proposed use does not result in an increase of density or intensity over the possible prior conventional parking. In fact, the design alternatives have allowed for a reduction in lot coverage. The prior approved conventional parking garage with 239 parking spaces is the generally the same dimensions as the mechanical parking garage which is providing approximately 347 parking spaces.

(d) Whether parking lifts or mechanisms are located inside, within a fully closed building, and not visible from exterior view.

The proposed automated parking system will be located inside. Parking will be fully enclosed within the garage and will not be visible from exterior view.

(e) In cases where mechanical parking lifts are used for self-parking in multifamily residential buildings, whether approval is conditioned upon the proper restrictive covenant being provided limiting the use of each lift to the same unit owner.

Not applicable.

(f) In cases where mechanical parking lifts are used for valet parking, whether approval is conditioned upon the proper restrictive covenant being provided stipulating that a valet service or operator must be provided for such parking for so long as the use continues.

The Applicant will provide such a covenant if and when required.

(g) Whether a traffic study has been provided that details the ingress, egress, and circulation within the mechanical parking facility, and the technical and staffing requirements necessary to ensure that the proposed mechanical parking system does not cause excessive stacking, waiting, or backups onto the public right-of-way.

Satisfied. A Traffic Impact Analysis has been prepared by David Plummer & Associates, a copy of which is included with this submittal. The traffic analysis confirms that the approval of this Application would result in a de minimis impact on

parking compared to the Prior Approvals and no change to the trips generated by the project. This is because the original traffic study provided a conservative analysis of the full office use with only a 3% multi-modal reduction; trip reductions were not taken even though the parking reductions were.

(h) Whether a proposed operations plan, including hours of operation, number of employees, maintenance requirements, noise specifications, and emergency procedures, has been provided.

Satisfied. A revised operational plan is enclosed with this Application.

(i) In cases where the proposed facility includes accessory uses in addition to the parking garage, whether the accessory uses are in proportion to the facility as a whole, and delivery of merchandise and removal of refuse, and any additional impacts upon the surrounding neighborhood create by the scale and intensity of the proposed accessory uses, are adequately addressed.

Not applicable.

(j) Whether the proximity of the proposed facility to similar size and structures and to residential uses creates adverse impacts and how such impacts are mitigated.

Not applicable.

(k) Whether a cumulative effect from the proposed facility with adjacent and nearby structures arises, and how such cumulative effect will be addressed.

There will not be a tangible cumulative effect on surrounding and adjacent structures. The structures that are nearby or adjacent to the proposed facility are the proposed Fisher Island garage, vehicle service bays & police SIU, vehicle service bays & sanitation department and a storage building. The proposed automated parking system will serve to minimize impacts on Terminal Island. It will minimize time required for drivers to drop-off and/or enter their vehicles and enter the appropriate building. This will help regulate vehicular and pedestrian traffic on Terminal Island.

The Project also satisfies the mandatory criteria pursuant to Section 130-38(6):

(a) The noise or vibration from the operation of mechanical parking lifts, car elevators, or robotic parking systems shall not be plainly audible to or felt by any individual standing outside an apartment or hotel unit at any adjacent or nearby property. In addition, noise and vibration barriers shall be utilized to ensure that surrounding walls decrease sound and vibration emissions outside of the parking garage.

Satisfied. The noise or vibration from the operation of the mechanical parking lift is not plainly audible to or felt by any individual standing outside any adjacent or nearby property. Noise and vibration barriers will be utilized to ensure that surrounding walls decrease sounds and vibration emissions outside of the parking garage. The parking floors will be enclosed and screened per City requirements which will control the noise associated with valet attendants moving or parking vehicles. Further, for the vehicle lifts and robotic parking systems, the machines will be in enclosed parking compartments or elevator machine rooms. Thus, the noise will be minimal.

(b) For mechanical lifts, the parking lift platform must be fully load-bearing, and must be sealed and of a sufficient width and length to prevent dripping liquids or debris onto the vehicle below.

Satisfied. The parking lift platform is fully load-bearing and is sealed. Additionally, the parking lift platform has a width and a length that is optimal for preventing dripping liquids or debris from falling onto the vehicle below.

(c) All freestanding mechanical parking lifts must be designed so that power is required to lift the car, but that no power is required to lower the car, in order to ensure that the lift can be lowered and the top vehicle can be accessed in the event of a power outage; robotic garages and vehicle elevators must have backup generators sufficient to power the system.

Satisfied. No power will be required to lower the car. The elevator will return the vehicle to the transfer floor and an attendant will remove the vehicle from the elevators and bring it to the pickup curb or a self-parking spot on the transfer floor. Further, a backup power source will be provided. The mechanical systems for HVAC and backup power source will be located on the roof level and will be sufficient to power the system.

(d) All mechanical lifts must be designed to prevent lowering of the lift when a vehicle is parked below the lift.

Not applicable.

(e) The ceiling heights of any parking level with parking lifts within the parking garage shall be a minimum of 11 feet by six inches.

Not applicable.

(f) All mechanical parking systems, including lifts, elevators and robotic systems, must be inspected and certified as safe and in good working order by a licensed engineer or the elevator authority having jurisdiction at least once per year and the findings of the inspection shall be summarized in a report signed by the same licensed engineer or firm,

or the elevator authority having jurisdiction. Such report shall be furnished to the planning director and the building official.

Satisfied. All mechanical parking systems, including lifts, elevators and robotic systems will be inspected and certified as safe and in good working order by a licensed engineer or the elevator authority having jurisdiction at least one per year.

(g) All parking lifts shall be maintained and kept in good working order.

Satisfied. All parking lifts will be maintained and kept in good working order. There will be routine maintenance repairs and inspections that take place at least once per year.

IV. Compliance with Chapter 130 – Off-Street Parking Requirements

To confirm, the Project also complies with the following sections of the LDRs, and no variances are contemplated:

- Section 130-39 – Electric vehicle parking;
- Section 130-61 – Off-street parking space dimensions;
- Section 130-63 – Interior Isles;
- Section 130-64 – Drives;
- Section 130-65 – Markings; and
- Section 130-251 – Valet and tandem parking.

V. Compliance with Section 118-251 – Design Review Criteria

With the approval of the 2021 DRB Order, the Project was deemed to satisfy the design review criteria set forth in Section 118-251 of the LDRs. This Application does not affect the Project's compliance with Section 118-251. As such, the Project continues to meet the design review criteria, as follows:

(1) The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.

Satisfied.

(2) The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.

Satisfied.

(3) The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to

determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.

Satisfied.

(4) The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the city identified in Section 118-252.

Satisfied.

(5) The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.

Satisfied.

(6) The proposed structure, and/or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.

Satisfied.

(7) The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.

Satisfied.

(8) Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safety and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.

Satisfied.

(9) Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.

A lighting plan has not been submitted at this time; the Applicant shall comply with the LDRs for lighting and ensure that the design is both safe and minimally intrusive.

(10) Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

Satisfied.

(11) Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

Satisfied.

(12) The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

Satisfied.

(13) The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.

Satisfied.

(14) The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

Satisfied.

(15) An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).

Not Applicable; the existing +/-967 SF building on the Property will be demolished.

(16) All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.

Satisfied.

(17) The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.

Satisfied.

(18) In addition to the foregoing criteria, subsection 118-104(6)(t) of the city Code shall apply to the design review board's review of any proposal to place, construct, modify or

maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.

Not Applicable; none proposed.

(19) The structure and site complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

Satisfied.

VI. Compliance with Section 133-50(a) – Sea-Level Rise and Resiliency Criteria

Similarly, with the approval of the 2021 DRB Order, the Project was deemed to satisfy the sea-level rise and resiliency criteria set forth in LDRs Section 133-50(a). The Application requests do not affect the Project's compliance with said criteria. As such, the Project continues to meet the sea-level rise protections and resiliency measures, as follows:

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

A recycling or salvage plan for partial or total demolition of any structures will be provided at the appropriate time in the development process in accordance with LDRs.

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

All proposed windows will be hurricane proof impact windows.

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

Passive cooling systems will be provided where feasible and appropriate.

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

Resilient landscaping has been incorporated into landscape design.

(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.

Adopted sea-level rise projections in the Southeast Florida Regional Climate Action Plan, including a study of land elevation and elevation of surrounding properties, were considered and incorporated into the design.

(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 ground floor, driveways, and garage ramping are adaptable to the raising of public rights-of-ways and adjacent land.

(7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.

All critical mechanical and electrical systems are located above base flood elevation.

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

Not applicable; the existing +/-967 SF building on the Property will be demolished.

(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 LDRs.

Wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the LDRs for habitable space located below the base flood elevation plus City of Miami Beach Freeboard.

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

As noted above, wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the LDRs for habitable space located below the base flood elevation plus City of Miami Beach Freeboard.

Based on the foregoing, we respectfully request the City's favorable consideration of this request. Please do not hesitate to contact me if you have any questions or concerns regarding the Application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

A handwritten signature in blue ink, reading "Tracy Slavens".

Tracy R. Slavens, Esq.

Enclosures

cc: Cullen Mahoney
Vanessa Madrid, Esq.



July 28, 2021

**City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139**

RE: Property Owners List within 375 feet of:

LEGAL DESCRIPTION:

Portion of Section 4, Township 54 South, Range 42 East, Miami-Dade County, Florida.

ADDRESS: 120 Macarthur Causeway, Miami Beach, FL 33139

FOLIO NO. 02-4204-000-0060

PREPARE FOR: HOLLAND & KNIGHT, LLP

Order: 210627

Total number of property owners without repetition: 6

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

Sincerely,
THE ZONING SPECIALISTS GROUP, INC.

Omara R. Lopez
For the Firm

OWNERS LIST

THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 375-FOOT RADIUS OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY

LEGAL DESCRIPTION:

Portion of Section 4, Township 54 South, Range 42 East, Miami-Dade County, Florida.

ADDRESS: 120 Macarthur Causeway, Miami Beach, FL 33139

FOLIO NO. 02-4204-000-0060

PREPARED FOR: HOLLAND & KNIGHT LLP

Order: 210627

4 54 42 2.16 Ac Port Mc Arthur Causeway Per Db 1509-81

Property address: 140 Macarthur Cswy

Folio number: 0242040000010

City Of Miami Beach City Hall
1700 Convention Center Drive
Miami Beach, FL 33139

4 54 42 17.52 Ac Port Of Mc Arthur Causeway Per Db 2199-414

Property address: 100 Macarthur Cswy

Folio number: 0242040000020

U S Coast Guard Air Station
100 Macarthur Causeway
Miami Beach, FL 33139

04 54 42 Comm 1580Ftn & 2015Ftw Of SE Cor Th S 66 Deg W 58.70Ft S 31
DegE 64.75Ft S 66 Deg W 20.36Ft N 23 Deg E 11.65Ft For POB Cont N 23 Deg
E47Ft N 66 Deg E 51Ft S 23 Deg W 47Ft S 66 Deg W 51Ft To POB

Property address:

Folio number: 0242040000030

City Of Miami Beach
1700 Convention Center Dr
Miami Beach, FL 33139-1819

04 54 42 3.71 Ac M/L Comm 1580Ftn & 2015Ftw Of SE Cor Of Sec Th S 67
DegW 58.7Ft S 31 Deg E64.75Ft S 67 Deg W Alg Sly Line Of Causeway 117.78
FOr POB Cont S 67 Deg W 40.43Ft SWly & Wly 65.72Ft S 31 Deg E 403.80Ft
S25 Deg W 97.46Ft N 64 Deg W 120Ft S 25 Deg W 100Ft S 64 Deg E 832.55Ft
N31 Deg W 583.57Ft S 58 Deg W 175.85Ft N 32 Deg W 59.61Ft N 32 Deg
W 61.22Ft N 31 Deg W 59.87Ft N 31 Deg W 99.47Ft N 32 Deg W 109.79Ft
N 58 DegE 19Ft NWly 54.95Ft N 31 Deg W 79.88Ft To POB

Property address: 120 Macarthur Cswy

Folio number: 0242040000060

Miami Beach Port LLC
315 S Biscayne Blvd
Miami, FL 33131-2312

04 54 42 1.89 Ac M/L Comm 1580Ftn & 2015Ftn W Of SE Co Rof Sec Th S 67 DEg
W58.7Ft S 31 Deg E64.75Ft For POB Cont S 67 Deg W Alg Sly Line Of CauSeway A
Dist Of 158.21Ft SWly & Wly 65.72Ft S 31 Deg E403.8Ft S 25 Deg W97.46Ft N 64
Deg W 120Ft S 25 Deg W 100Ft S 64 Deg E 832.55Ft N 31 DegW 1069.40Ft To
POB Less Port Desc Comm 1580Ftn & 2015Ftn W Of SE Cor Of SEC Th S 67
Deg W 58.7Ft S 31 Deg E64.75Ft S67 Deg W Alg Sly Line Of CauseWay 117.78
For POB Cont S 67 Deg W 40.43Ft SWly & Wly 65.72Ft S 31 Deg W403.80Ft
S 25 Deg W 97.46Ft N 64 Deg W 120Ft S 25 Deg W 100Ft S 64 DegE 832.55Ft
N 31 Deg W 583.57Ft S 58 Deg W 175.85Ft N 32 Deg W 59.61Ft N

Property address: 112 Macarthur Cswy

Folio number: 0242040000065

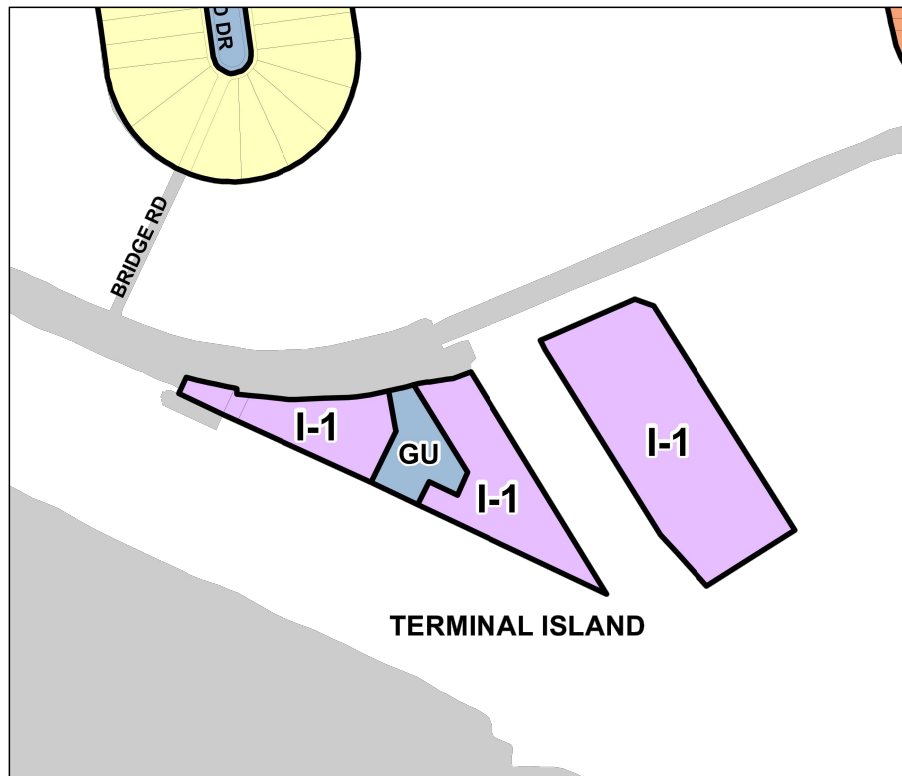
Fisher Isl Community Assn Inc
1 Fisher Island Dr
Miami Beach, FL 33109-0001

4 54 42 3.13 Ac Beg At Pt 1580Ftn & 2015Ftw Of SE Cor Sec Being X Of C/L
Rdway Of Original Co Cswy Via & Face Or W Bridge Abutht S 67 Deg W58.7FT
S 31Deg E64.75Ft Th SWly Alg Sly Bdry Of Cswy 322.72Ft To POB S 10 Deg
E162.52Ft S 25 Deg W223.24Ft N 64 Deg W646.73Ft N 25 Deg E87.55Ft To
PtSly Bdry Cswy Ely Alg Sly Bdry 615.57Ft To POB

Property address: 150 Macarthur Cswy
Folio number: 0242040000070

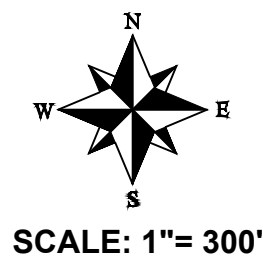
Florida Power & Light Co
Attn Property Tax Dept
700 Universe Blvd
North Palm Beach, FL 33408-2657

CITY OF MIAMI BEACH ZONING ATLAS



LEGAL DESCRIPTION:
 Portion of Section 4, Township 54 South, Range 42 East, Miami-Dade County, Florida.

ADDRESS: 120 Macarthur Causeway, Miami Beach, FL 33139
FOLIO NO. 02-4204-000-0060
PREPARED FOR: HOLLAND & KNIGHT LLP
Order: 210627
DATE: July 27, 2021





The Zoning Specialists Group, Inc.

7729 NW 146th Street
 Miami Lakes FL 33016
 Ph: (305)828-1210
www.thezoningspecialistsgroup.com

375-FOOT RADIUS MAP:

