

MIAMI BEACH

PLANNING DEPARTMENT

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

File No:	<u>DPB</u>
Date:	
MCR No:	
Amount:	<u>23244</u>
Zoning Classification:	
(For Staff Use Only)	

STANDARD APPLICATION FORM DEVELOPMENT REVIEW BOARD HEARING

1. The below listed applicant wishes to appear before the following City Development Review Board for a scheduled public hearing: NOTE: This application form must be completed separately for each applicable Board hearing a matter.

- | | |
|---|--|
| <input type="checkbox"/> BOARD OF ADJUSTMENT | <input type="checkbox"/> HISTORIC PRESERVATION BOARD |
| <input checked="" type="checkbox"/> DESIGN REVIEW BOARD | <input type="checkbox"/> PLANNING BOARD |
| <input type="checkbox"/> FLOOD PLAIN MANAGEMENT BOARD | |

NOTE: Applications to the Board of Adjustment will not be heard until such time as the Design Review Board, Historic Preservation Board and/or the Planning Board have rendered decisions on the subject project.

2. THIS REQUEST IS FOR:

- a. A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE
- b. AN APPEAL FROM AN ADMINISTRATIVE DECISION
- c. DESIGN REVIEW APPROVAL
- d. A CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- e. A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- f. A CONDITIONAL USE PERMIT
- g. A LOT SPLIT APPROVAL
- h. AN HISTORIC DISTRICT/SITE DESIGNATION
- i. AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- j. AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- k. TO REHAB, TO ADD TO AND / OR EXPAND A SINGLE FAMILY HOME
- l. OTHER: _____

3. NAME & ADDRESS OF PROPERTY: Duval Apartments - 2101 Normandy Drive

LEGAL DESCRIPTION: Miami View Sec Isle of Normandy. Part 3 PB 40-33 Lots 8 to 11 Inc Blk 43

Lot Size 268.950 x 136 Or 17231-2553 0596 2 (2)

4. NAME OF APPLICANT Duval Apartments, LLC

Note: If applicant is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6-7) must be completed as part of this application.

<u>P.O Box 414257</u>	<u>Miami Beach</u>	<u>FL</u>	<u>33141</u>
ADDRESS OF APPLICANT	CITY	STATE	ZIP

BUSINESS PHONE # 305.403-2424 CELL PHONE # _____

E-mail address: management@urbanresource.com

5. NAME OF PROPERTY OWNER (IF DIFFERENT FROM #4, OTHERWISE, WRITE "SAME") Same

If the owner of the property is not the applicant and will not be present at the hearing, the Owner/Power of Attorney Affidavit (Page 4) must be filled out and signed by the property owner. In addition, if the property owner is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6 - 7) must be completed.

P.O Box 414257 Miami Beach FL 33141
ADDRESS OF PROPERTY OWNER CITY STATE ZIP
BUSINESS PHONE # 305-403-2424 CELL PHONE # _____
E-mail address: management@urbanresource.com

6. NAME OF ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER, CONTRACTOR OR OTHER PERSON RESPONSIBLE FOR PROJECT DESIGN

Jose S. Pelayo - Architect P.A. 1231 Northeast 88 St Miami FL 33138
NAME (please circle one of the above) ADDRESS CITY STATE ZIP
BUSINESS PHONE # 305-710-5772 CELL PHONE # _____
E-mail address: jspjsop@aol.com

7. NAME OF AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSON:

a. Daniel Veitia 1193 71st Street Miami Beach FL 33141
NAME ADDRESS CITY STATE ZIP
BUSINESS PHONE # 305-403-2424 CELL PHONE # _____
E-mail address: daniel@urbanresource.com

b. Alexandra Baza 1193 71st Street Miami Beach FL 33141
NAME ADDRESS CITY STATE ZIP
BUSINESS PHONE # 305-403-2424 CELL PHONE # 786-621-2077
E-mail address: _____

c. _____
NAME ADDRESS CITY STATE ZIP
BUSINESS PHONE # _____ CELL PHONE # _____
E-mail address: _____

NOTE: ALL ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSONS, WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY, UNLESS SOLELY APPEARING AS AN EXPERT WITNESS, ARE REQUIRED TO REGISTER AS A LOBBYIST WITH THE CLERK, PRIOR TO THE SUBMISSION OF AN APPLICATION.

8. SUMMARY OF PROPOSAL:

Remove all existing air conditioners, including wall units and minisplit units, to be replaced with new Packaged Terminal Air Conditioners (PTAC) with aluminum architectural grills in all 50 apartments in bedrooms and living rooms, to unify style and to setup a prestablished location for any equipment to be installed moving forward in the property, as approved by the Board.

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES (x) NO ()

10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? [] YES [x] NO

11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): N/A SQ. FT.

12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) N/A SQ. FT.

13. TOTAL FEE: (to be completed by staff) \$ _____

PLEASE NOTE THE FOLLOWING:

- *Applications for any Board hearing(s) will not be accepted without payment of the required fee. All checks are to be made payable to: "City of Miami Beach."*
- *Public records notice: all documentation, application forms, maps, drawings, photographs, letters and exhibits will become a part of the public record maintained by the City of Miami Beach Planning Department and shall under Florida Statute, be disclosed upon proper request to any person or entity.*
- *In accordance with the requirements of Section 2-482 of the Code of the City of Miami Beach, any individual or group (Lobbyist) that has been, or will be, compensated to either speak in favor or against a project being presented before any of the City's Development Review Boards, shall be fully disclosed prior to the public hearing. All such individuals and/or groups must register with the City Clerk **prior** to the hearing.*
- *In accordance with Section 118-31 of the Code of the City of Miami Beach, all applicants shall, prior to the public hearing, fully disclose 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 (exclusive of all legal or professional design services). Such disclosure shall:
 1. Be in writing.
 2. Indicate to whom the consideration has been provided or committed.
 3. Generally describe the nature of the consideration.
 4. Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board.*

In the event the applicable development review board determines that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and no application from said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.

- *When the applicable Boards reach a decision, a Final Order will be issued stating the Board's decision and any conditions imposed therein. The Final Order must be recorded in the Office of the Recorder of Miami-Dade County; the original shall remain on file with the board clerk/secretary. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded Final Order being tendered along with the construction plans.*

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

PLEASE COMPLETE ONE OR MORE OF THE FOLLOWING THREE AFFIDAVITS, AS APPLICABLE. NOTE: THE PROPERTY OWNER MUST FILL OUT AND SIGN THE "POWER OF ATTORNEY" PORTION IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IS HAVING OTHER PERSONS SPEAK ON THEIR BEHALF.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME

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

PRINT NAME

My Commission Expires:

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION or PARTNERSHIP

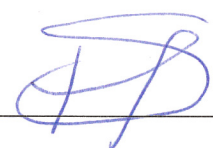
(Circle one)

STATE OF Florida

COUNTY OF Miami-Dade

I, Marc Shulman being duly sworn, depose and say that I am the Manager of Duval Apartments, LLC and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

Marc Shulman
PRINT NAME

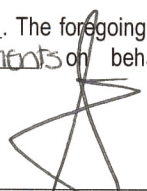

SIGNATURE

Sworn to and subscribed before me this 28 day of December, 2015. The foregoing instrument was acknowledged before me by Marc Shulman, owner/manager of Duval Apartments on behalf of such entity, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Jessica Saldarriaga
COMMISSION # FF172528
EXPIRES: October 29, 2018
WWW.AARONNOTARY.COM


Jessica Saldarriaga
NOTARY PUBLIC
PRINT NAME

My Commission Expires:

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION**

DISCLOSURE OF INTEREST

1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

Duval Apartments, LLC
CORPORATION NAME

NAME AND ADDRESS	% OF STOCK
<u>Marc Shulman</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

CORPORATION NAME

NAME AND ADDRESS	% OF STOCK
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

IF THERE ARE ADDITIONAL CORPORATIONS, LIST OTHERS, INCLUDING CORP. NAME(S) AND EACH INDIVIDUAL STOCKHOLDER'S NAME, ADDRESS, OFFICE AND PERCENTAGE OF STOCK, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 8

4. COMPENSATED LOBBYIST:

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

NAME

ADDRESS

PHONE #

a. To be assigned

b. _____

c. _____

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

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

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

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami -Dade

Marc Shulman, manager, Duval Apartments
I, _____, (list name of corporation and office designation as applicable) being first duly sworn, depose and say that I am the applicant, or the representative of the applicant, for the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.

[Signature]
SIGNATURE

Sworn to and subscribed before me this 28 day of December, 2013. The foregoing instrument was acknowledged before me by Marc Shulman, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Jessica Saldarriaga
COMMISSION # FF172528
EXPIRES: October 29, 2018
WWW.AARONNOTARY.COM

My Commission Expires:

[Signature]
NOTARY PUBLIC
Jessica Saldarriaga
PRINT NAME

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

www.sunbiz.org

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Detail by Entity Name

Florida Limited Liability Company

DUVAL APARTMENTS, LLC

Filing Information

Document Number	L13000011510
FEI/EIN Number	46-1845160
Date Filed	01/22/2013
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	02/21/2013
Event Effective Date	NONE

Principal Address

2101 Normandy Drive
Miami Beach, FL 33141

Changed: 04/08/2015

Mailing Address

PO Box 414257
MIAMI BEACH, FL 33141

Changed: 04/08/2015

Registered Agent Name & Address

Urban Resource
ATTN: Daniel Veitia
1193 71st Street
Miami Beach, FL 33141

Name Changed: 04/08/2015

Address Changed: 04/08/2015

Authorized Person(s) Detail

[Copyright ©](#) and [Privacy Policies](#)

State of Florida, Department of State

Title MGR

SHULMAN, MARC
1800 S. OCEAN DRIVE, SUITE 2201
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2014	02/10/2014
2014	10/28/2014
2015	04/08/2015

Document Images

04/08/2015 -- ANNUAL REPORT	View image in PDF format
10/28/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
02/10/2014 -- ANNUAL REPORT	View image in PDF format
02/21/2013 -- LC Amendment	View image in PDF format
01/22/2013 -- Florida Limited Liability	View image in PDF format

L13000011510

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



800243884418

01/22/13--01024--022 **125.00

RECEIVED
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
2013 JAN 22 AM 11:59
NOT RECORDED
IN A KNOWLEDGE
SUFFICIENCY OF FILINGS

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
13 JAN 22 AM 10:56

B. BOSTICK
JAN 23 2013
EXAMINER

FILINGS, INC. TERESA ROMAN

(Requestor's Name)

2805 LITTLE DEAL ROAD

(Address)

TALLAHASSEE, FLORIDA 32308

385-6735

(City, State, Zip)

(Phone #)

OFFICE USE ONLY

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

- 1. Duval Apartments, LLC _____
(Corporation Name) (Document #)
- 2. _____
(Corporation Name) (Document #)
- 3. _____
(Corporation Name) (Document #)
- 4. _____
(Corporation Name) (Document #)

- Walk in Pick up time 2:00 Certified Copy
- Mail out Will wait Photocopy Certificate of Status

13 JAN 22 AM 10:56
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input checked="" type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Examiner's Initials

ARTICLES OF ORGANIZATION
OF
Duval Apartments, LLC

We, the undersigned as organizers of a limited liability company, under the Florida Limited Liability Company Act, adopt the following Articles of Organization for such limited liability company:

ARTICLE I - NAME

The name of the limited liability company is Duval Apartments, LLC.

ARTICLE II - DURATION

The period of duration of this limited liability company shall be Perpetual from the date of the issuance of a Certificate of Organization by the State of Florida.

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13 JAN 22 AM 10:56
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TALLAHASSEE, FLORIDA

ARTICLE III - PRINCIPAL OFFICE

The address of the principal office of this limited liability company is Suite 2201, 1800 S. Ocean Drive, Hallandale Beach, Florida 33009, and the mailing address shall be the same.

ARTICLE IV - REGISTERED AGENT AND OFFICE

The name of the initial registered agent within Florida is Filings, Inc., a Florida corporation, and the street address is 3732 Northwest 16th Street, Fort Lauderdale, Florida 33311.

ARTICLE V - MEMBERS

This limited liability company has one (1) members whose names and addresses are:

Marc Shulman
Suite 2201, 1800 S. Ocean Drive
Hallandale Beach, Florida 33009

No additional members shall be admitted unless all members, (including any additional members other than original members) shall unanimously agree, and on such terms and conditions as shall be agreed unanimously.

The death, retirement, resignation, expulsion, bankruptcy or dissolution of any member, or the occurrence of any event which terminates the continued membership of a member of this limited liability company, shall terminate this company, unless the remaining members shall unanimously agree to continue the business of the company, in which event, this company shall not so terminate.

ARTICLE VI - MANAGEMENT

The management of the company is reserved to the members of the company, in proportion to their contributions to the capital of the limited liability company. The power to adopt, alter, ammend or repeal the regulations of this limited liability company shall be vested in the members of the company.

The name and address of the managing member is:

Marc Shulman
Suite 2201, 1800 S. Ocean Drive
Hallandale Beach, Florida 33009

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13 JAN 22 AM 10:56
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TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, the undersigned representative of
a Member has executed these Articles of Organization on
this 22nd day of January 2013.

Filings, Inc.
by Teresa Roman, Vice-President

Teresa Roman
Authorized Representative
of a Member

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13 JAN 22 AM 10:56
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Certificate designating place of business or domicile for the service of process within Florida, naming agent upon whom process may be served.

In compliance with Section 608, Florida Statutes, the following is submitted:

First that Duval Apartments, LLC, desiring to organize or qualify under the laws of the State of Florida, has named Filings, Inc., a Florida corporation, located at 3732 N.W. 16th Street, Fort Lauderdale, Florida, as its agent to accept service of process within Florida.

Teresa Roman
Teresa Roman,
Authorized Representative of a Member

Having been named to accept service of process for the above stated Corporation, at the place designated in this certificate, I hereby agree to act in this capacity. I further agree to comply with the provisions of all Statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Filings, Inc.
by Teresa Roman, Vice-President

Teresa Roman

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13 JAN 22 AM 10:56
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TALLAHASSEE, FLORIDA

L13000011510

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

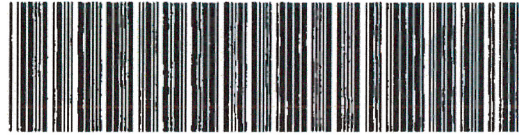
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



900244557369

02/21/13--01016--018 **25.00

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2013 FEB 21 PM 2:39

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

W. Quigley FEB 22 2013

The Law Offices of
STEPHAN L. COHEN, P.A.

20801 Biscayne Boulevard, Suite 400
Aventura, FL 33180

Telephone: Dade (305) 792-9777 - Broward (954) 764-3600
Facsimile: (305) 792-5333
SLCohenEsq@bellsouth.net

February 20, 2013

VIA FEDEX

Florida Department of State
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Telephone: 850-245-6051

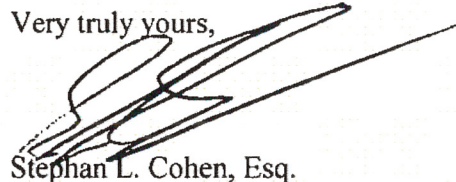
Re: Duval Apartments, LLC - L13000011510

To whom it may concern,

Enclosed please find the Cover Letter and Articles of Amendment to the Articles of Organization for Duval Apartments, LLC together with my check for \$25.00 for the filing fee.

Please feel free to call with any questions you may have. Thank you.

Very truly yours,



Stephan L. Cohen, Esq.

SLC/st
Enclosures

COVER LETTER

**TO: Registration Section
Division of Corporations**

SUBJECT: Duval Apartments, LLC
Name of Limited Liability Company

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Marc Shulman
Name of Person

Firm/Company

1800 S. Ocean Drive, Suite 2201
Address

Hallandale Beach, FL 33009
City/State and Zip Code

Bonnie@nobeapartments.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Marc Shulman at (**305 866-6009**)
Name of Person Area Code & Daytime Telephone Number

Enclosed is a check for the following amount:

- \$25.00 Filing Fee
- \$30.00 Filing Fee & Certificate of Status
- \$55.00 Filing Fee & Certified Copy (additional copy is enclosed)
- \$60.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

MAILING ADDRESS:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

STREET/COURIER ADDRESS:
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Duval Apartments, LLC

(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on 01/22/2013 and assigned
Florida document number L13000011510.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

The new name must be distinguishable and end with the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:

(Principal office address MUST BE A STREET ADDRESS)

Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent:

New Registered Office Address:

Enter Florida street address

_____, Florida _____

City

Zip Code

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent

If amending the Managers or Managing Members on our records, enter the title, name, and address of each Manager or Managing Member being added or removed from our records:

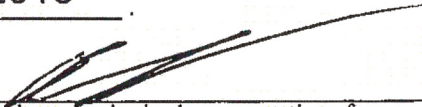
MGR = Manager
MGRM = Managing Member

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
MGRM	Marc Shulman	1800 S. Ocean Drive	<input type="checkbox"/> Add
		Suite 2201	<input checked="" type="checkbox"/> Remove
		Hallandale Beach, FL 33009	
MGR	Marc Shulman	1800 S. Ocean Drive	<input checked="" type="checkbox"/> Add
		Suite 2201	<input type="checkbox"/> Remove
		Hallandale Beach, FL 33009	
			<input type="checkbox"/> Add
			<input type="checkbox"/> Remove
			<input type="checkbox"/> Add
			<input type="checkbox"/> Remove
			<input type="checkbox"/> Add
			<input type="checkbox"/> Remove
			<input type="checkbox"/> Add
			<input type="checkbox"/> Remove

D. If amending any other information, enter change(s) here: (Attach additional sheets, if necessary.)

Carlyle Dickens, LLC, a Florida limited liability company, is the sole Member of
Duval Apartments, LLC, a Florida limited liability company

Dated February 19, 2013



Signature of a member or authorized representative of a member
Marc Shulman, Manager

Typed or printed name of signee

Page 3 of 3

Filing Fee: \$25.00

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2013 FEB 21 PM 2:39
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES (x) NO ()

10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? [] YES [x] NO

11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): N/A _____ SQ. FT.

12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) N/A _____ SQ. FT.

13. TOTAL FEE: (to be completed by staff) \$ _____

PLEASE NOTE THE FOLLOWING:

- *Applications for any Board hearing(s) will not be accepted without payment of the required fee. All checks are to be made payable to: "City of Miami Beach."*
- *Public records notice: all documentation, application forms, maps, drawings, photographs, letters and exhibits will become a part of the public record maintained by the City of Miami Beach Planning Department and shall under Florida Statute, be disclosed upon proper request to any person or entity.*
- *In accordance with the requirements of Section 2-482 of the Code of the City of Miami Beach, any individual or group (Lobbyist) that has been, or will be, compensated to either speak in favor or against a project being presented before any of the City's Development Review Boards, shall be fully disclosed prior to the public hearing. All such individuals and/or groups must register with the City Clerk **prior** to the hearing.*
- *In accordance with Section 118-31 of the Code of the City of Miami Beach, all applicants shall, prior to the public hearing, fully disclose 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 (exclusive of all legal or professional design services). Such disclosure shall:*
 1. *Be in writing.*
 2. *Indicate to whom the consideration has been provided or committed.*
 3. *Generally describe the nature of the consideration.*
 4. *Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board.*

In the event the applicable development review board determines that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and no application from said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.

- *When the applicable Boards reach a decision, a Final Order will be issued stating the Board's decision and any conditions imposed therein. The Final Order must be recorded in the Office of the Recorder of Miami-Dade County; the original shall remain on file with the board clerk/secretary. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded Final Order being tendered along with the construction plans.*

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

PLEASE COMPLETE ONE OR MORE OF THE FOLLOWING THREE AFFIDAVITS, AS APPLICABLE. NOTE: THE PROPERTY OWNER MUST FILL OUT AND SIGN THE "POWER OF ATTORNEY" PORTION IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IS HAVING OTHER PERSONS SPEAK ON THEIR BEHALF.

Duval Apartments, LLC
C/O: North Beach Property Management
P.O. Box 414257
Miami Beach, FL 33141
t. 305.403.2424 f. 305.403.2425

Development Review Board

Planning Department

City of Miami Beach

1700 Convention Center Drive, Miami Beach, FL 33139

Ref.: Letter of Intent Application 23244 – 2101 Normandy Drive

Dear Board Members,

2101 Normandy Drive, know today as Duval Apartments, was designed by Norman M. Giller and Associates, designer of the Carrillon Hotel, and built in 1959 as a three story multifamily property with 49 units in total, is located in a highly visible three lot property facing Normandy Drive on its South side, Verdun Drive on it Easth side and Biarritz Drive on its West side.

It has since then changed management numerous times throughout the years, and with each one new considerations had taken place to replace the air conditioning equipment of the units as needed. The air conditioning units, that were originally conceived to be placed on the modules above the entrance doors are now located everywhere and have been replaced with a variety of equipment available at the time.

The intent of this project is to create a permanent solution to the problem by defining the guidelines for the type of equipment and the location of the equipment that can be installed in the property moving forward as the units become vacant or the existing equipment has to be replaced.

The current ownership has explored the possibility of upgrading the air conditioning equipment throughout the units but due to the restriction imposed by an electrical system designed for a time with different energy demands, has found that it cannot be achieved without upgrading the entire electrical system, which is not feasible with an occupied building.

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Another element that has to be taken into account is the size and layout of the building. A large percentage of the apartments are visible from one or two streets and bearing in mind that the condensing equipment would need to be located on the roof as required by the Code Ordinance, depending on the brand, the maximum distance recommended for proper performance between the air handler and the compressor for minisplits, is usually 100' which is a concern for some of the units on the first floor, even running the pipelines through the flooring structure, with the financial and technical challenges that it would bring. The ductwork required for central air units in this case would not be a viable solution either.

As an alternative we would like to install Packaged Terminal Air Conditioners (PTAC) with aluminum architectural grills in all the apartments which offer a low profile and a cleaner appearance to be installed at a set location, uniform to all the units and preapproved by the Design Review Board, as the entity whose role is to strive to improve the appearance of the City for the benefit of the entire community.

Duval Apartments, LLC and North Beach Management intent have always been the advancement of North Beach and Miami Beach and with that intention presents the attached documentation confident that with a shared goal we will receive a favorable answer to our request from the Design Review Board.

Sincerely,

Marc Shulman
Manager
Duval Apartments, LLC