

MIAMI BEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

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

Application Information			
FILE NUMBER HPB22-0559		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 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 checked="" type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1501 Collins Ave, Miami Beach			
FOLIO NUMBER(S) Please see list of folio numbers attached.			
Property Owner Information			
PROPERTY OWNER NAME 1501 Collins, LLC			
ADDRESS 7900 Glades Rd., Ste 540		CITY Boca Raton	STATE FL
ZIP CODE 33434			
BUSINESS PHONE 561-430-3113	CELL PHONE	EMAIL ADDRESS 1501@pebbcap.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Modification of previously approved HPB20-0444 and HPB22-0504 board orders.			

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.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
Party responsible for project design			
NAME Christopher Zardoya		<input checked="" type="checkbox"/> Architect	<input type="checkbox"/> Contractor
		<input type="checkbox"/> Engineer	<input type="checkbox"/> Tenant
		<input type="checkbox"/> Landscape Architect	<input type="checkbox"/> Other _____
ADDRESS 545 NW 26 Street Suite 250		CITY Miami	STATE FI
		ZIPCODE 33127	
BUSINESS PHONE 305-350-7079	CELL PHONE	EMAIL ADDRESS Christopher_Zardoya@gensler.com	
Authorized Representative(s) Information (if applicable)			
NAME Tracy Slavens		<input checked="" type="checkbox"/> Attorney	<input type="checkbox"/> Contact
		<input type="checkbox"/> Agent	<input type="checkbox"/> Other _____
ADDRESS 3800 NE 1st Ave Suite 200		CITY Miami	STATE FI
		ZIPCODE 33137	
BUSINESS PHONE 305-673-2585	CELL PHONE	EMAIL ADDRESS tslavens@lsnlaw.com	
NAME Adele Valencia		<input checked="" type="checkbox"/> Attorney	<input type="checkbox"/> Contact
		<input type="checkbox"/> Agent	<input type="checkbox"/> Other _____
ADDRESS 3800 NE 1st Ave Suite 200		CITY Miami	STATE FI
		ZIPCODE 33137	
BUSINESS PHONE 305-673-2585	CELL PHONE	EMAIL ADDRESS avalencia@lsnlaw.com	
NAME Rory Bret Greenberg		<input type="checkbox"/> Attorney	<input type="checkbox"/> Contact
		<input type="checkbox"/> Agent	<input checked="" type="checkbox"/> Other <u>Maxwelle Real Estate Group</u>
ADDRESS 333 SE 2nd Avenue Suite 3588		CITY Miami	STATE FI
		ZIPCODE 33131	
BUSINESS PHONE 305-951-1136	CELL PHONE	EMAIL ADDRESS rory@maxwelle.com	

Please note the following information:

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

Please read the following and acknowledge below:

- 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 forgoing 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

Todd Rosenberg

PRINT NAME

1/4/23

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 Palm Beach

I, Todd Rosenberg, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of 1501 Collins, 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 4th day of January, 2023. The foregoing instrument was acknowledged before me by Todd Rosenberg, 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: 4-2-26



Meghan Duggins
PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Palm Beach

I, Todd Rosenberg, 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, Adele Valencia and Rory Bret Greenberg to be my representative before the Historic Preservation 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.

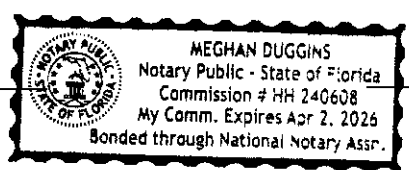
Todd Rosenberg
PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 4th day of January, 2023. The foregoing instrument was acknowledged before me by Todd Rosenberg, 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: 4-2-26



NOTARY PUBLIC
Meghan Duggins
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 is 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.

1501 Collins, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Please see attached.

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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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
<u>Tracy Slavens</u>	<u>3800 NE 1 Ave Suite 200 Miami Fl 33137</u>	<u>305-673-2585</u>
<u>Adele Valencia</u>	<u>3800 NE 1 Ave Suite 200 Miami Fl 33137</u>	<u>305-673-2585</u>
<u>Rory Bret Greenberg</u>	<u>333 SE 2nd Ave Miami Fl 33131</u>	<u>305-951-1136</u>

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 Palm Beach

I, Todd Rosenberg, 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

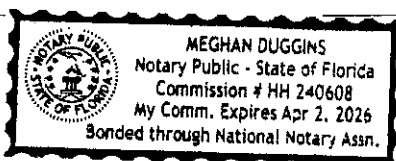
Sworn to and subscribed before me this 4th day of January, 2023. The foregoing instrument was acknowledged before me by Todd Rosenberg, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

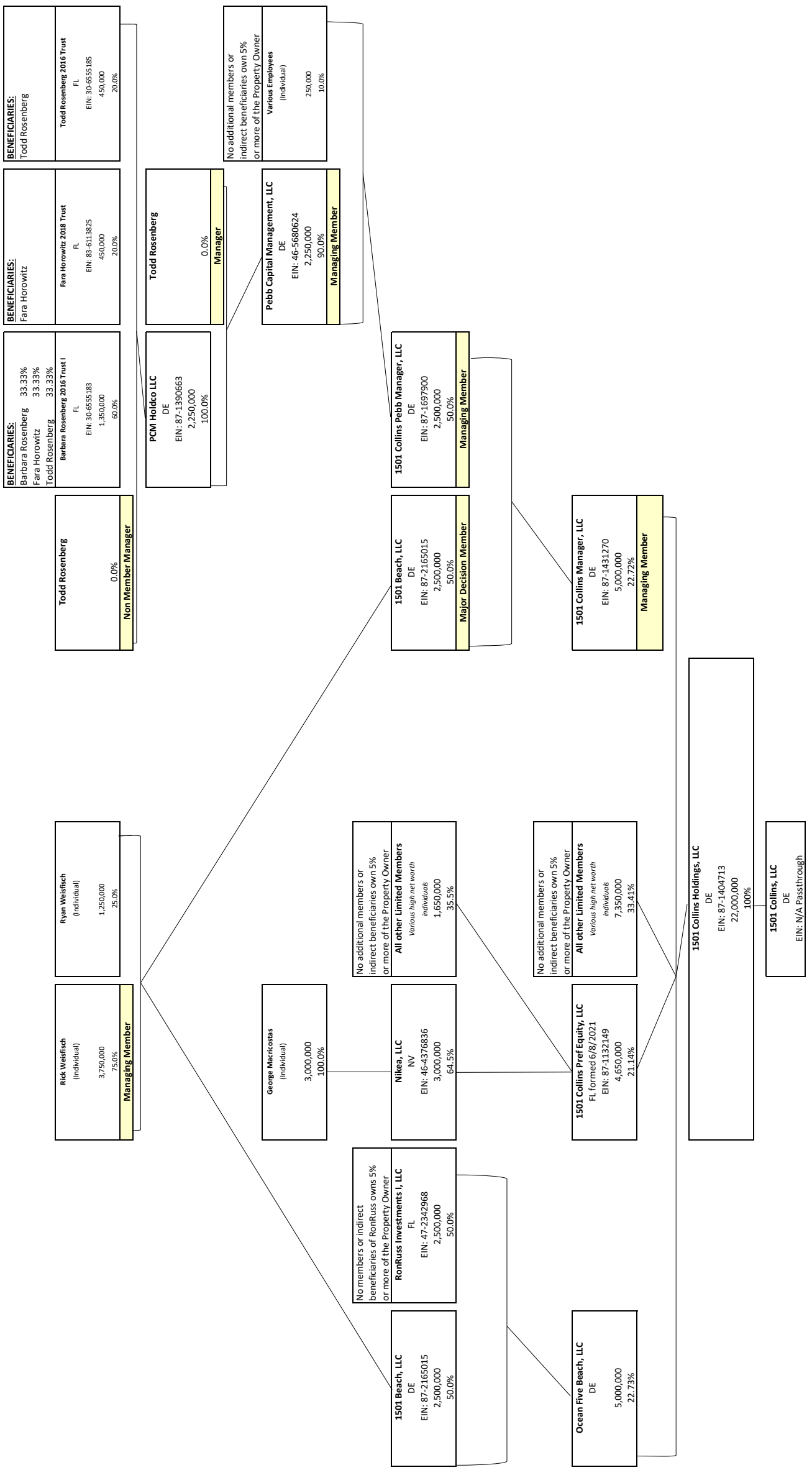
NOTARY PUBLIC

My Commission Expires: 4-2-26

Meghan Duggins
PRINT NAME



1501 COLLINS AVENUE ORG STRUCTURE AS OF 02-08-2022





OFFICE OF THE PROPERTY APPRAISER

Generated On : 12/20/2022

Folio	Sub-Division	Owner	Address	
1	02-3234-163-0001 (Reference)	1501 OCEAN STEPS CONDO	REFERENCE ONLY	1501 COLLINS AVE Miami Beach
2	02-3234-163-0010	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 100 Miami Beach
3	02-3234-163-0020	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 201 Miami Beach
4	02-3234-163-0030	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 202 Miami Beach
5	02-3234-163-0040	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 300 Miami Beach
6	02-3234-163-0050	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 400 Miami Beach
7	02-3234-163-0060	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 103 Miami Beach
8	02-3234-163-0070	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 104 Miami Beach
9	02-3234-163-0080	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 203 Miami Beach
10	02-3234-163-0090	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 301 Miami Beach
11	02-3234-163-0100	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 401 Miami Beach
12	02-3234-163-0110	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 107 Miami Beach
13	02-3234-163-0120	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 110 Miami Beach
14	02-3234-163-0130	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 112 Miami Beach

15	02-3234-163-0140	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 208 Miami Beach
16	02-3234-163-0150	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 204 Miami Beach
17	02-3234-163-0160	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 205 Miami Beach
18	02-3234-163-0170	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 206 Miami Beach
19	02-3234-163-0180	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 207 Miami Beach
20	02-3234-163-0190	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 001 Miami Beach