

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 HPB23-0574 | | | |
| <input type="radio"/> 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="radio"/> Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance | |
| <input type="radio"/> Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map | | <input checked="" type="radio"/> 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"/> Other: | | | |
| Property Information – Please attach Legal Description as “Exhibit A” | | | |
| ADDRESS OF PROPERTY 1 Lincoln Road, 1671 Collins Avenue, 1669 Collins Avenue, Unit CU-A, Miami Beach, Florida 33139 | | | |
| FOLIO NUMBER(S) 02-3234-123-0001, 02-3234-019-0530, 02-3234-123-0021, 02-3234-123-0030, 02-3234-123-0010 | | | |
| Property Owner Information | | | |
| PROPERTY OWNER NAME EBJ Sagamore, LLC, Di Lido Beach Commercial Lessor, LLC, Di Lido Beach Commercial, LLC, Di Lido Beach Resort, LLC Di Lido Beach Resort Land, LLC | | | |
| ADDRESS 4100 NE 2 Avenue, Suite 201/202 | CITY Miami | STATE Florida | ZIPCODE 33137 |
| BUSINESS PHONE 305-728-8240 | CELL PHONE | EMAIL ADDRESS javier@lionstone.net | |
| Applicant Information (if different than owner) | | | |
| APPLICANT NAME SAME AS ABOVE plus Sobe Sky Development, LLC | | | |
| ADDRESS 4100 NE 2 Avenue, Suite 201/202 | CITY Miami | STATE Florida | ZIPCODE 33137 |
| BUSINESS PHONE 305-728-8240 | CELL PHONE | EMAIL ADDRESS javier@lionstone.net | |
| Summary of Request | | | |
| PROVIDE A BRIEF SCOPE OF REQUEST | | | |

| Project Information | | | |
|--|------------|--|--|
| Is there an existing building(s) on the site? | | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Does the project include interior or exterior demolition? | | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Provide the total floor area of the new construction. | | | SQ. FT. |
| Provide the gross floor area of the new construction (including required parking and all usable area). | | | SQ. FT. |
| Party responsible for project design | | | |
| NAME Kobi Karp | | <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Engineer | <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant |
| | | <input type="checkbox"/> Landscape Architect | <input type="checkbox"/> Other _____ |
| ADDRESS 571 NW 28 Street | | CITY Miami | STATE Florida |
| | | ZIPCODE 33127 | |
| BUSINESS PHONE 305-573-1818 | CELL PHONE | EMAIL ADDRESS kobikarp@kobikarp.com | |
| Authorized Representative(s) Information (if applicable) | | | |
| NAME Michael W. Larkin | | <input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Agent | <input type="checkbox"/> Contact <input type="checkbox"/> Other _____ |
| ADDRESS 200 South Biscayne Boulevard, Suite 300 | | CITY Miami | STATE FL |
| | | ZIPCODE 33131 | |
| BUSINESS PHONE (305) 374-5300 | CELL PHONE | EMAIL ADDRESS mlarkin@brzoninglaw.com | |
| NAME Graham C. Penn | | <input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Agent | <input type="checkbox"/> Contact <input type="checkbox"/> Other _____ |
| ADDRESS 200 South Biscayne Boulevard, Suite 300 | | CITY Miami | STATE FL |
| | | ZIPCODE 33131 | |
| BUSINESS PHONE (305) 374-5300 | CELL PHONE | EMAIL ADDRESS gpenn@brzoninglaw.com | |
| NAME | | <input type="checkbox"/> Attorney <input type="checkbox"/> Agent | <input type="checkbox"/> Contact <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).



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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".
- 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

Javier Granda is the Manager of:
 EBJ Sagamore, LLC
 Di Lido Beach Commercial Lessor, LLC
 Di Lido Beach Commercial, LLC
 Di Lido Beach Resort, LLC
 Di Lido Beach Resort Land, LLC
 Sobe Sky Development, LLC

DocuSigned by:

 3C74714A19ED4AA...
SIGNATURE

Javier Granda, Manager
PRINT NAME

4/13/2023
DATE SIGNED



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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

Javier Granda is the Manager of:
EBJ Sagamore, LLC
Di Lido Beach Commercial Lessor, LLC
Di Lido Beach Commercial, LLC, Di Lido Beach Resort, LLC,
Di Lido Beach Resort Land, LLC, Sobe Sky Development, LLC

I, Javier Granda Manager (print title) of see above (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.

DocuSigned by:
Javier Granda
3C74714A19ED4AA...
SIGNATURE

Sworn to and subscribed before me this 13 day of April, 2023. The foregoing instrument was acknowledged before me by Javier Granda, 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:

Yeidy Montesino Perez
Commission # HH 084273
Notary Public - State of Florida
My Commission Expires Jan 24, 2025

Yeidy Montesino Perez

PRINT NAME

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

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POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

Javier Granda is the Manager of:
EBJ Sagamore, LLC
Di Lido Beach Commercial Lessor, LLC
Di Lido Beach Commercial, LLC, Di Lido Beach Resort, LLC,
Di Lido Beach Resort Land, LLC, Sobe Sky Development, LLC

I, Javier Granda, 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 M. Larkin and G. Penn * 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.


Javier Granda, Manager of EBJ Sagamore LLC

DocuSigned by:
Javier Granda
3C74714A19ED4AA...
SIGNATURE

PRINT NAME (and Title, if applicable)

Sworn to and subscribed before me this 13 day of April, 2023. The foregoing instrument was acknowledged before me by Javier Granda, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP


Signed on 2023/04/13 09:53:23 -8:00

NOTARY PUBLIC

My Commission Expires:

Yeidy Montesino Perez
Commission # HH 084273
Notary Public - State of Florida
My Commission Expires Jan 24, 2025
Notary Stamp 2023/04/13 09:53:23 PST 710F31FE166C

Yeidy Montesino Perez

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.

N/A

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.

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**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.

See Exhibit B

| NAME OF CORPORATE ENTITY | |
|---------------------------------|----------------|
| NAME AND ADDRESS | % OF OWNERSHIP |
| Please see Exhibit B | |
| | |
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| | |

| NAME OF CORPORATE ENTITY | |
|---------------------------------|----------------|
| NAME AND ADDRESS | % OF OWNERSHIP |
| | |
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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.

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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 |
|-------------------|---|----------------|
| Michael W. Larkin | 200 South Biscayne Boulevard, Suite 300 | (305) 374-5300 |
| Graham C. Penn | 200 South Biscayne Boulevard, Suite 300 | (305) 374-5300 |
| Kobi Karp | 571 NW 28 Street | (305) 573-1818 |

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.

STATE OF Florida

COUNTY OF Miami-Dade

Javier Granda is the Manager of:
EBJ Sagamore, LLC
Di Lido Beach Commercial Lessor, LLC
Di Lido Beach Commercial, LLC, Di Lido Beach Resort, LLC,
Di Lido Beach Resort Land, LLC, Sobe Sky Development, LLC

I, Javier Granda, Manager, 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.

Javier Granda
3C74714A19ED4AA...

SIGNATURE

Sworn to and subscribed before me this 13 day of April, 2023. The foregoing instrument was acknowledged before me by Javier Granda, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

[Signature]
Signed on 2023/04/13 09:53:23 -8:00

NOTARY PUBLIC

My Commission Expires:

Yeidy Montesino Perez
Commission # HH 084273
Notary Public - State of Florida
My Commission Expires Jan 24, 2025

Yeidy Montesino Perez

PRINT NAME



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EXHIBIT "A"

LEGAL DESCRIPTION

DI LIDO CONDO ALTON BEACH 1ST SUB PB 2-77 LOTS 1 THRU 4 LOT 17 & 1/2 OF
LOTS 5 & 16 BLK 29 & STRIP OF LAND DESC IN DB 3781-543 & LOTS 18-19 & 20 BLK
29

AND

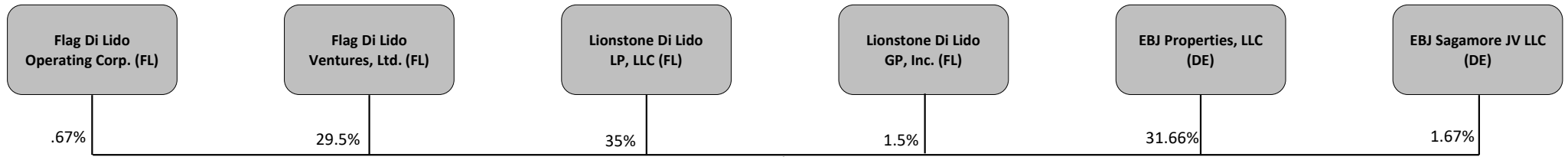
ALTON BEACH 1ST SUB PB 2-77 LOTS 6 & 15 & N25FT OF LOTS 5 & 16 BLK 29 &
PORT LYING EAST & ADJACENT WEST OF EROSION LINE PER PB 105-62 LOT SIZE
75.000 X 575

26617916v1

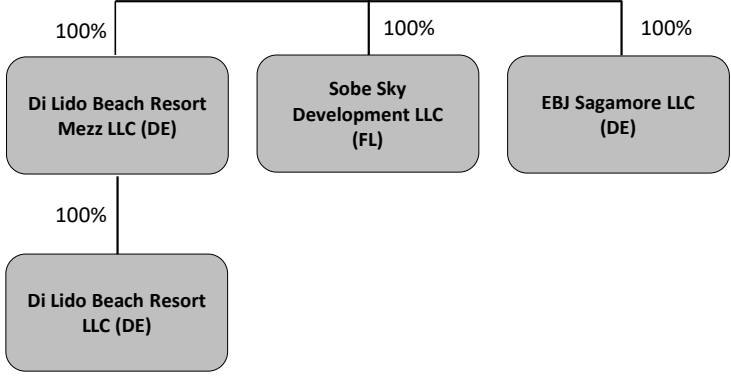
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**Organizational Chart of
Di Lido Beach Resort Parent LLC**



**Di Lido Beach Resort
Parent LLC (DE)**



Managers of (i) Di Lido Beach Resort Parent LLC, (ii) Di Lido Beach Resort Mezz LLC, (iii) Sobe Sky Development LLC, (iv) EBJ Sagamore LLC and (v) Di Lido Beach Resort LLC:

Lionstone Group:

1. Diego Lowenstein
2. Javier Granda

Kanavos Group:

1. Paul Kanavos
2. Dayssi Olarte de Kanavos

Ben-Josef Group:

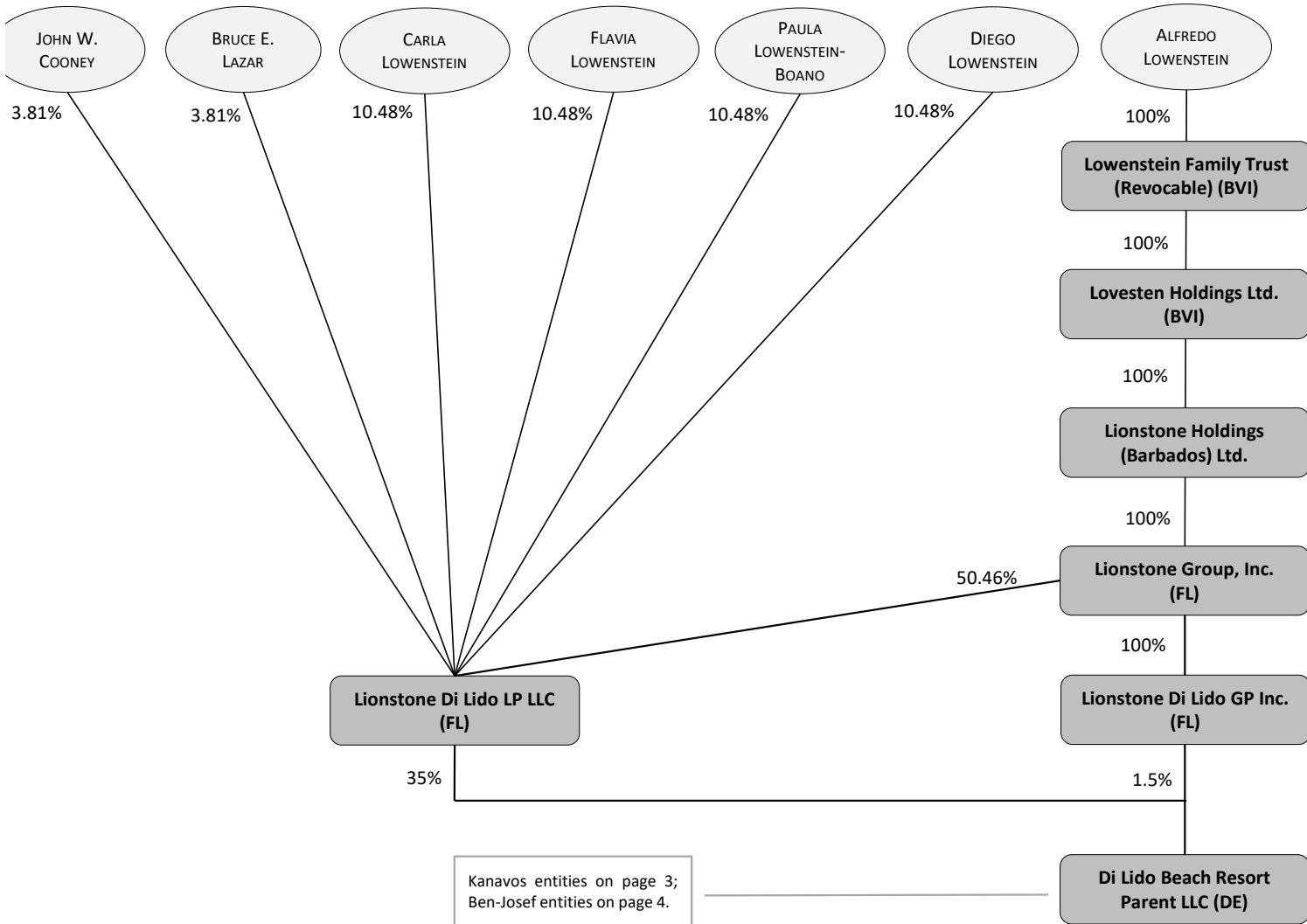
1. Ron Ben-Josef
2. Ronen Ben-Josef

- Lionstone entities on page 2.
- Kanavos entities on page 3.
- Ben-Josef entities on page 4.

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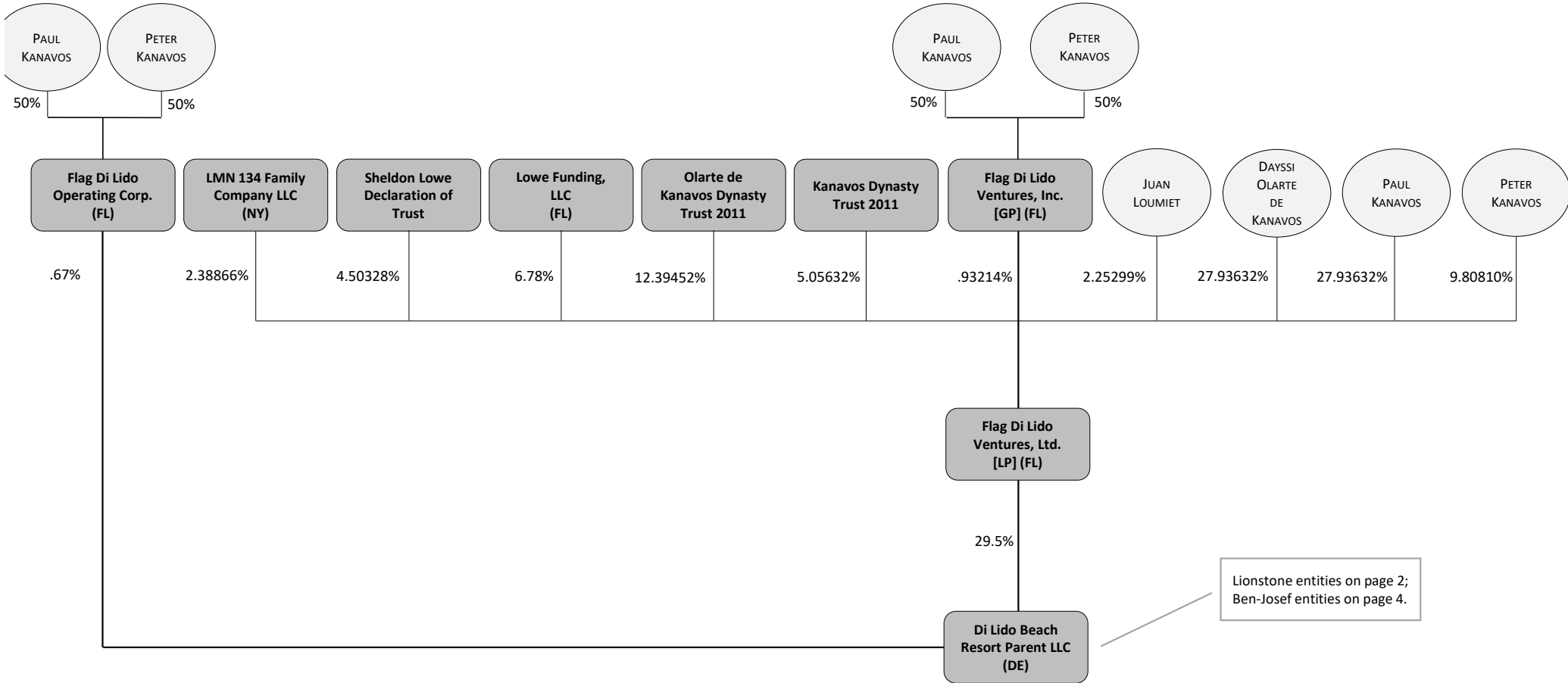
Lionstone Group



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Kanavos Group

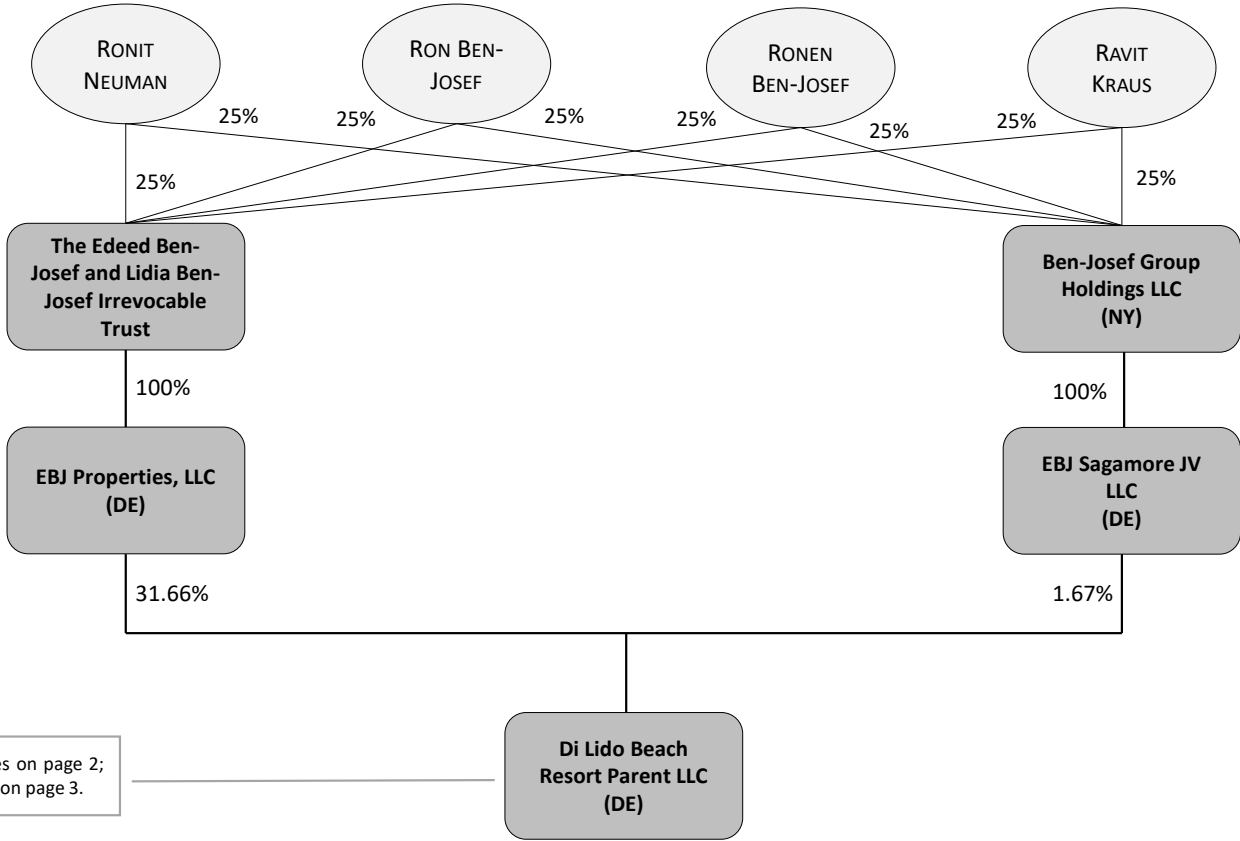


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Ben-Josef Group

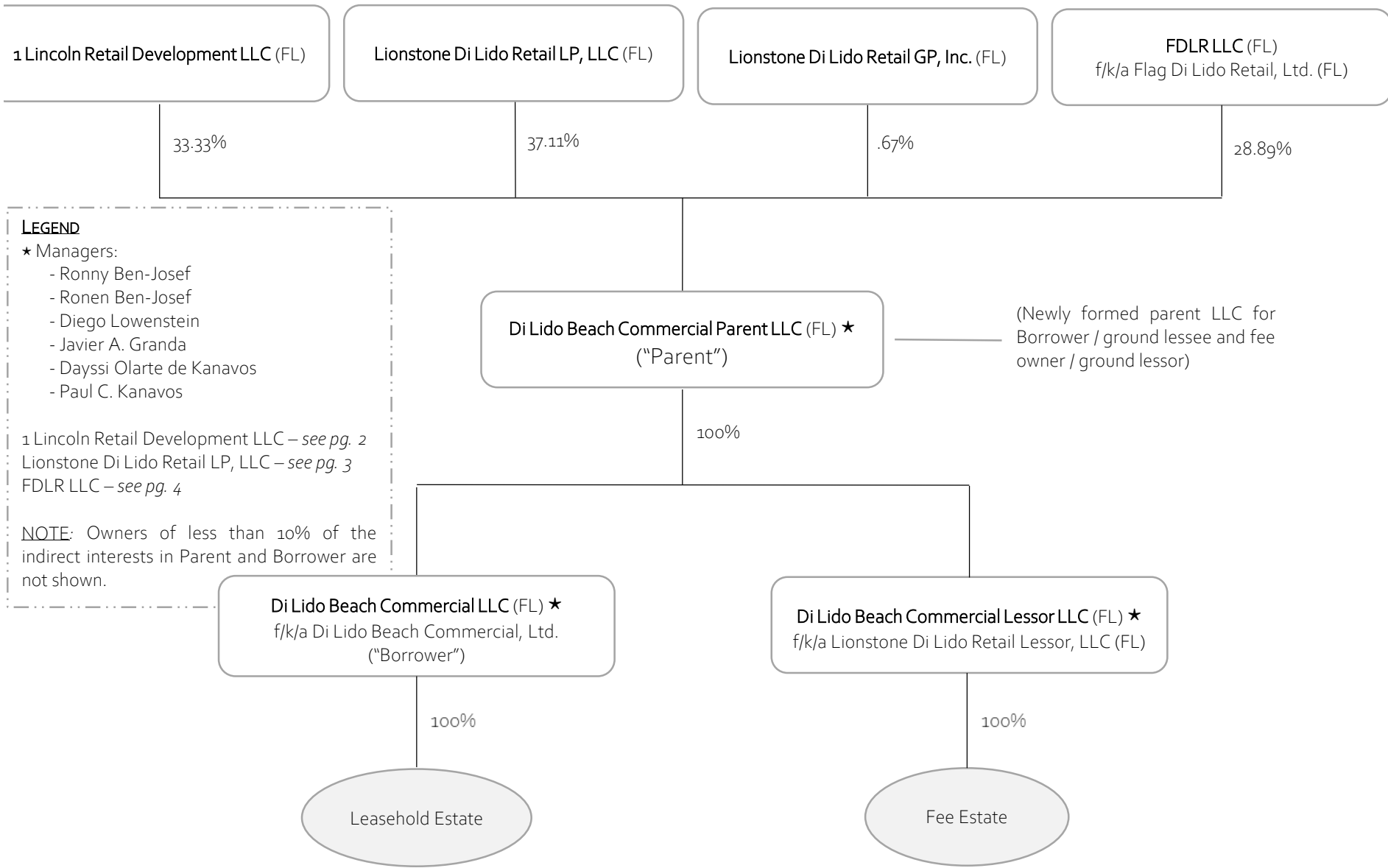
Each of (i) Ronit Neuman, (ii) Ron Ben-Josef, (iii) Ronen Ben-Josef and (iv) Ravit Kraus are the trustees of The Edeed Ben-Josef and Lidia Ben-Josef Irrevocable Trust.



Lionstone entities on page 2;
Kanavos entities on page 3.

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LEGEND

- ★ Managers:
- Ronny Ben-Josef
 - Ronen Ben-Josef
 - Diego Lowenstein
 - Javier A. Granda
 - Dayssi Olarte de Kanavos
 - Paul C. Kanavos

1 Lincoln Retail Development LLC – see pg. 2
 Lionstone Di Lido Retail LP, LLC – see pg. 3
 FDLR LLC – see pg. 4

NOTE: Owners of less than 10% of the indirect interests in Parent and Borrower are not shown.

(Newly formed parent LLC for Borrower / ground lessee and fee owner / ground lessor)

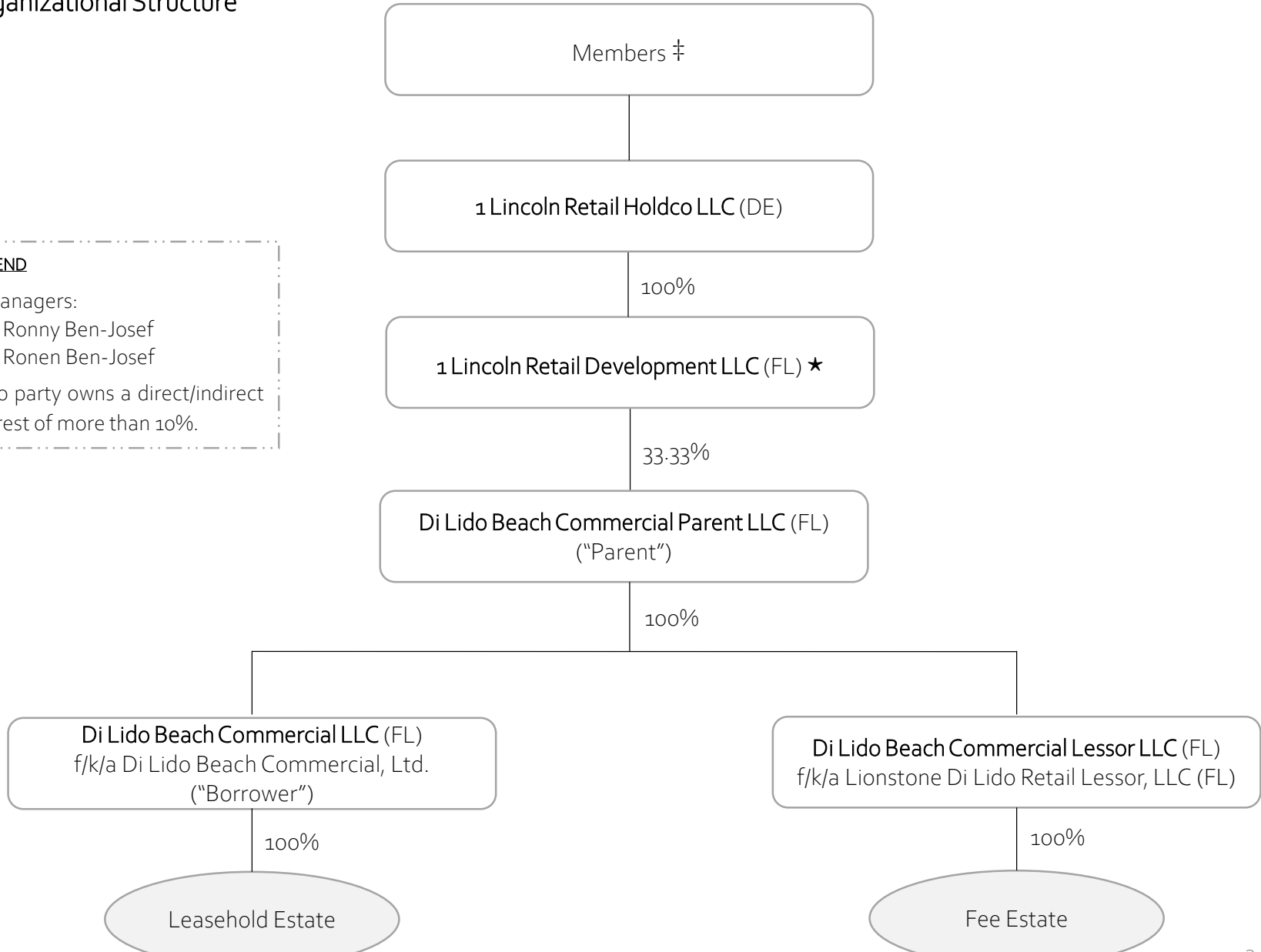
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1 Lincoln Retail Development LLC (FL) Organizational Structure

LEGEND

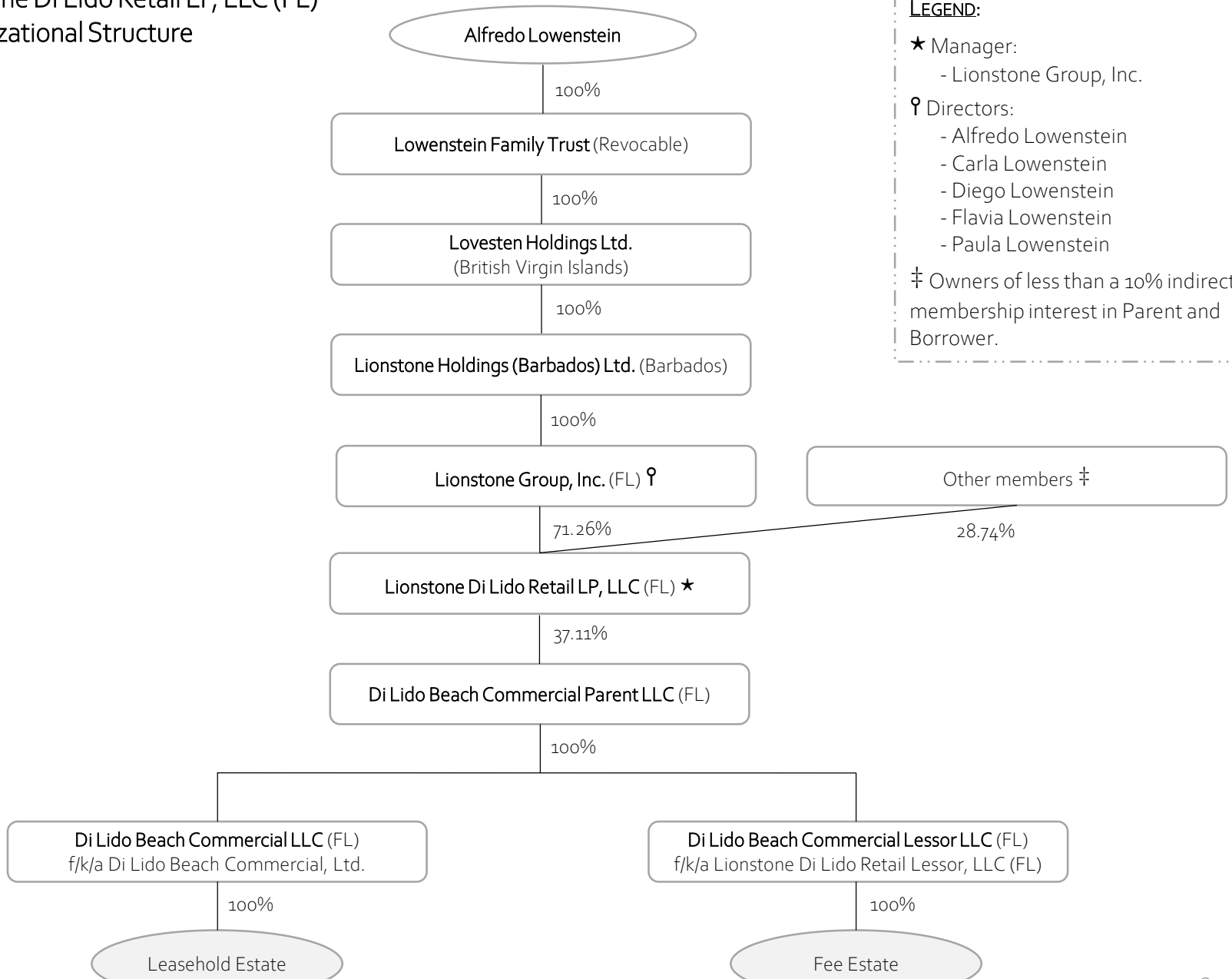
- ★ Managers:
 - Ronny Ben-Josef
 - Ronen Ben-Josef
- ‡ No party owns a direct/indirect interest of more than 10%.



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Lionstone Di Lido Retail LP, LLC (FL) Organizational Structure



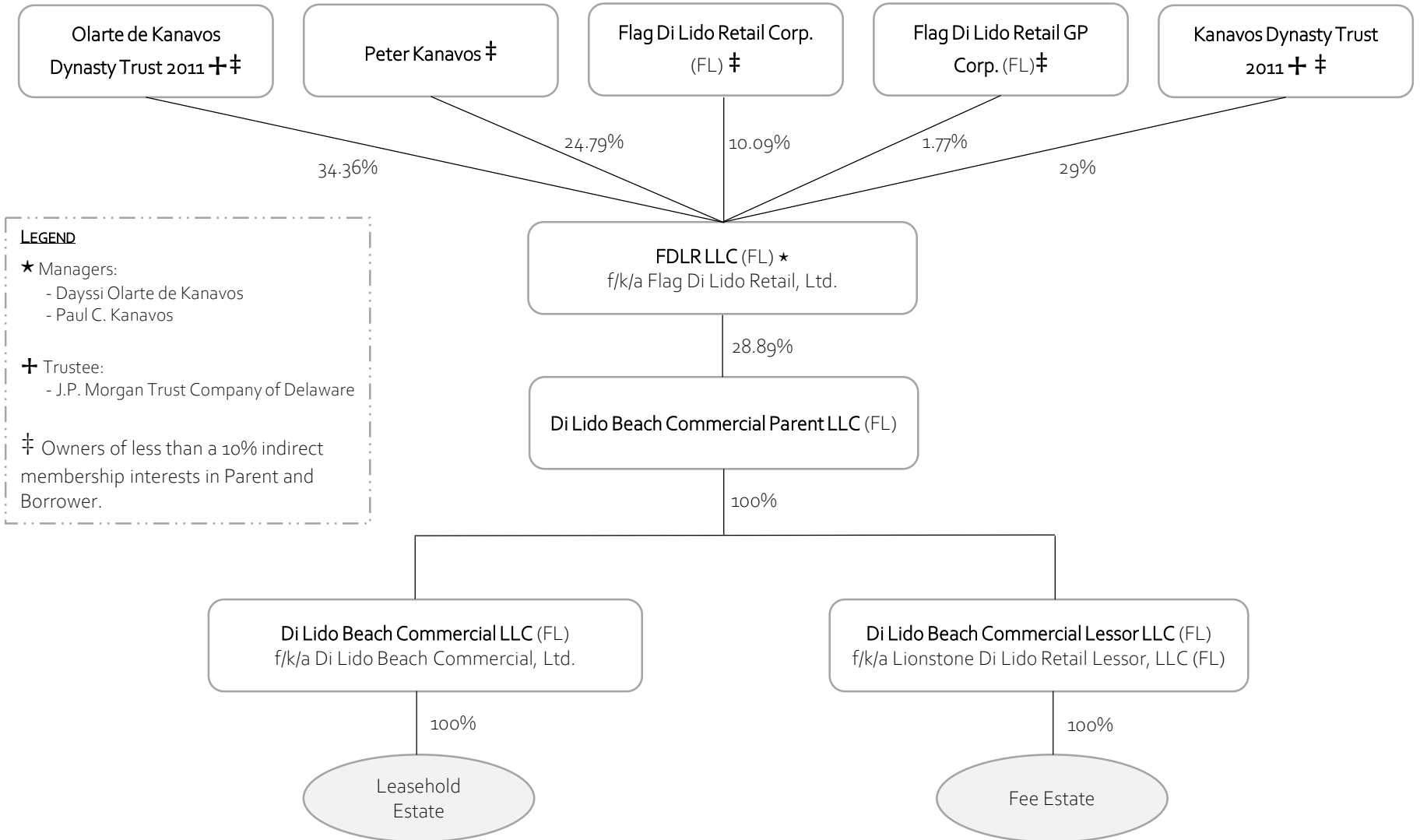
LEGEND:

- ★ Manager:
 - Lionstone Group, Inc.
- ♀ Directors:
 - Alfredo Lowenstein
 - Carla Lowenstein
 - Diego Lowenstein
 - Flavia Lowenstein
 - Paula Lowenstein
- † Owners of less than a 10% indirect membership interest in Parent and Borrower.

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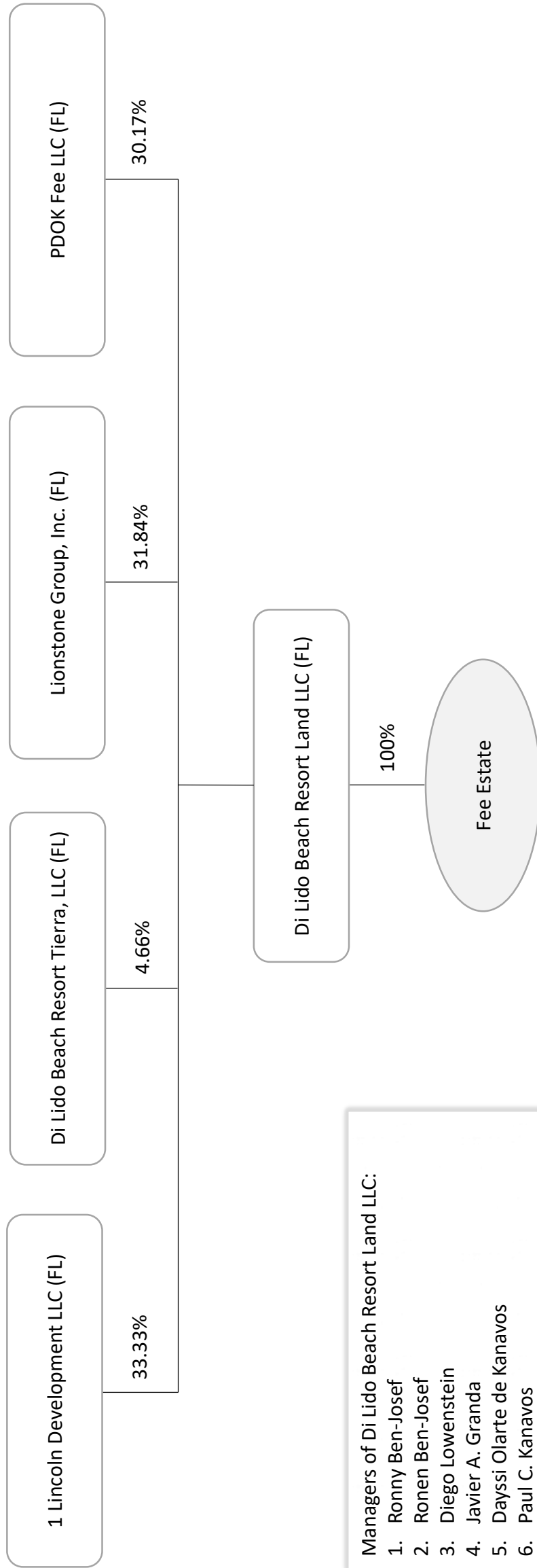
FDLR LLC (FL) Organizational Structure



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Di Lido Beach Resort Land LLC Organizational Structure

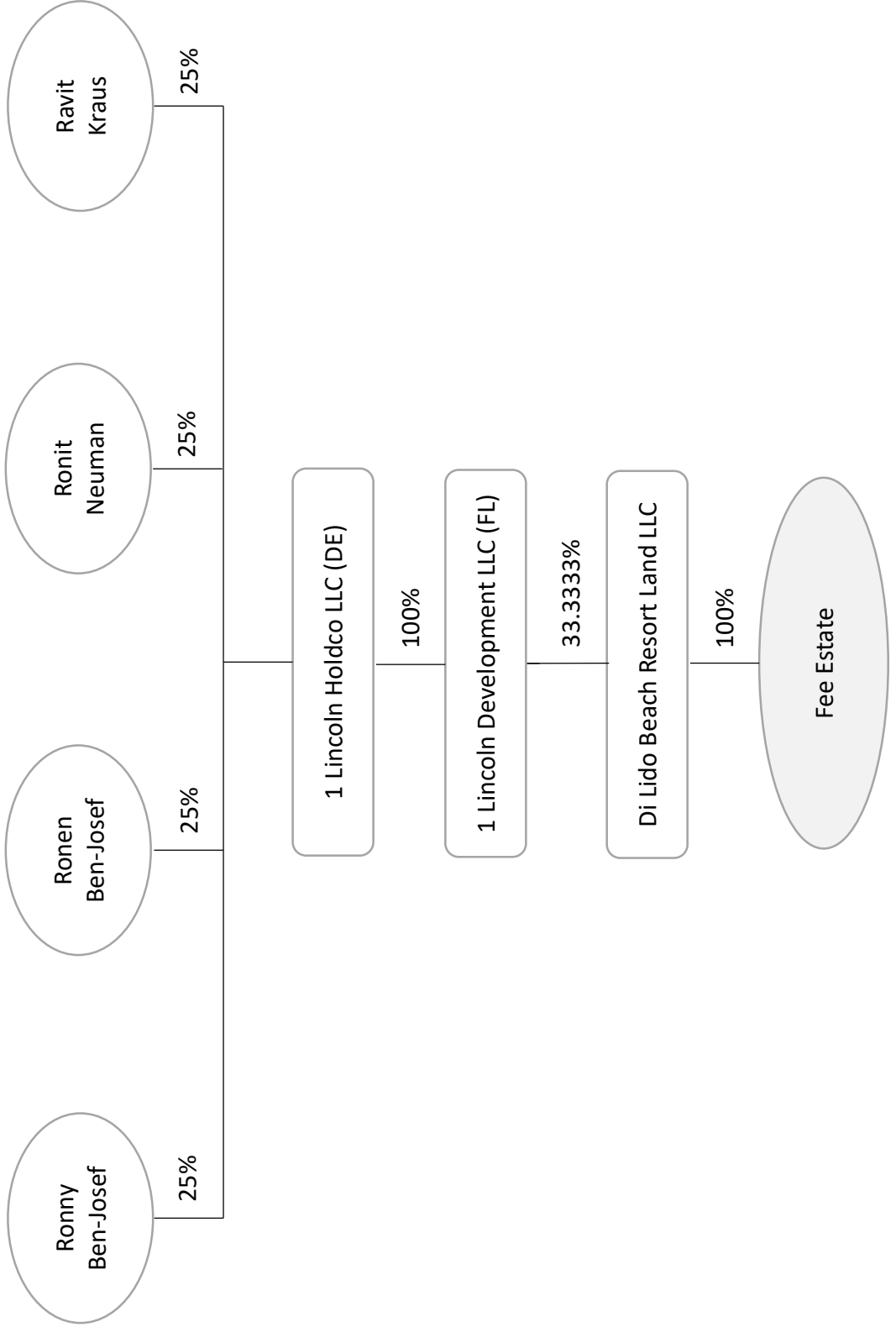


- Managers of Di Lido Beach Resort Land LLC:**
1. Ronny Ben-Josef
 2. Ronen Ben-Josef
 3. Diego Lowenstein
 4. Javier A. Granda
 5. Dayssi Olarte de Kanavos
 6. Paul C. Kanavos
- 1 Lincoln Development LLC – see slide 2
 - Di Lido Beach Resort Tierra, LLC – see slide 3
 - Lionstone Group, Inc. – see slide 3
 - PDOK Fee LLC – see slide 4

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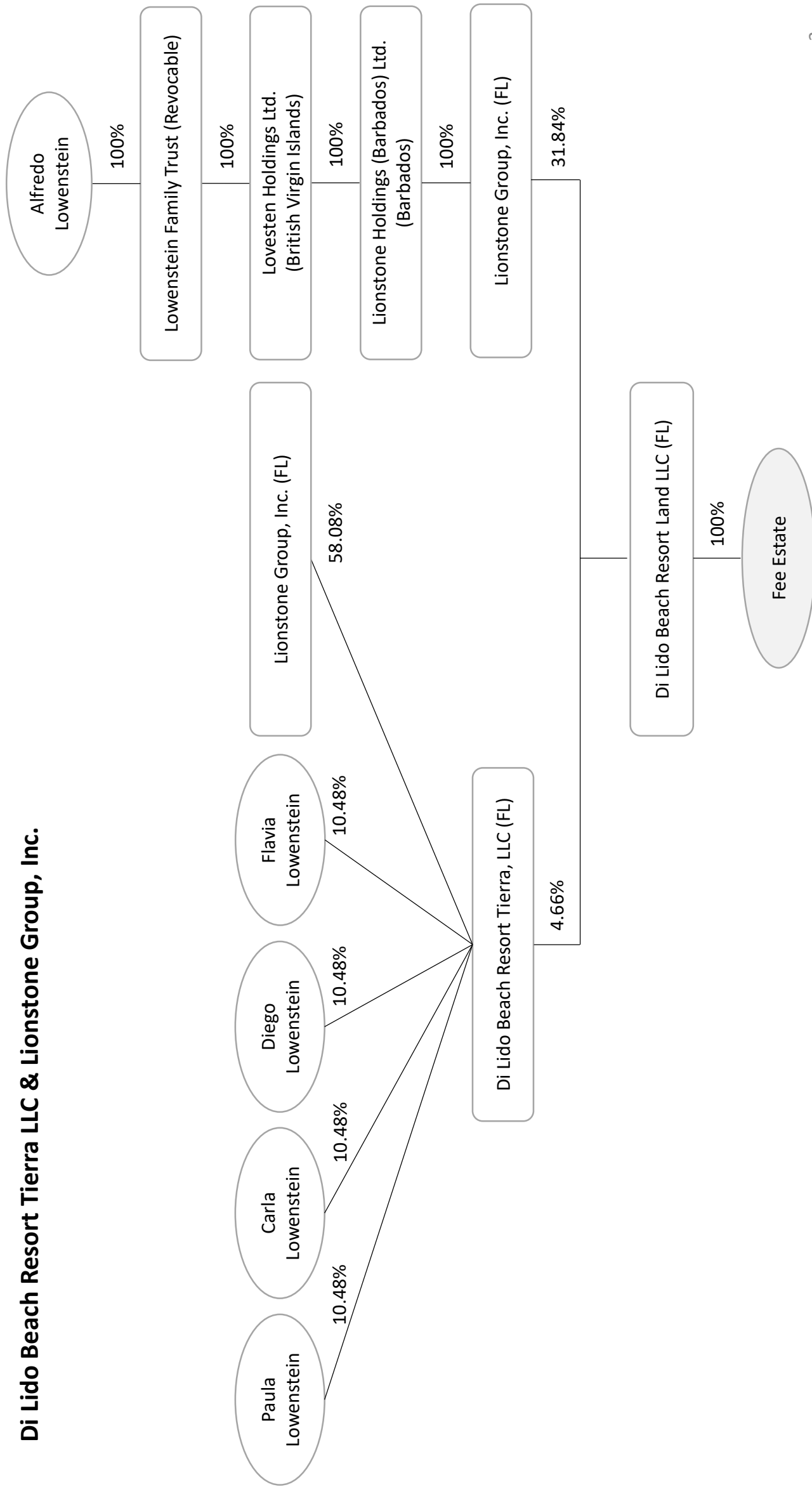
1 Lincoln Development LLC



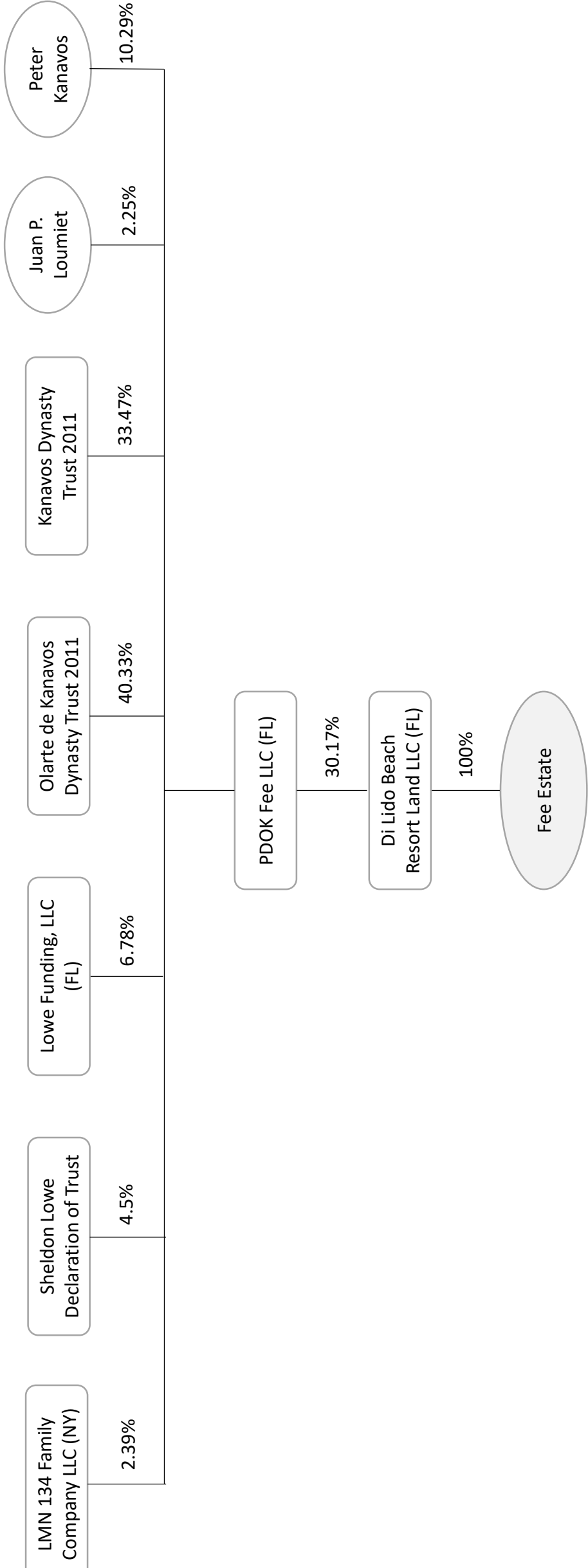
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Di Lido Beach Resort Tierra LLC & Lionstone Group, Inc.



PDOK Fee LLC



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