

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

# MIAMIBEACH

PLANNING DEPARTMENT

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

File No.:	_____
Date:	_____
MCR No.:	_____
Amount:	_____
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 checked="" type="checkbox"/> HISTORIC PRESERVATION BOARD |
| <input 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. | <input checked="" type="checkbox"/> | A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE |
| b. | <input type="checkbox"/>            | AN APPEAL FROM AN ADMINISTRATIVE DECISION   |
| c. | <input type="checkbox"/>            | DESIGN REVIEW APPROVAL  |
| d. | <input checked="" type="checkbox"/> | A CERTIFICATE OF APPROPRIATENESS FOR DESIGN   |
| e. | <input type="checkbox"/>            | A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE                              |
| f. | <input type="checkbox"/>            | A CONDITIONAL USE PERMITS   |
| g. | <input type="checkbox"/>            | A LOT SPLIT APPROVAL  |
| h. | <input type="checkbox"/>            | AN HISTORIC DISTRICT/SITE DESIGNATION   |
| i. | <input type="checkbox"/>            | AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP                        |
| j. | <input type="checkbox"/>            | AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP                         |
| k. | <input type="checkbox"/>            | TO REHAB, TO ADD TO AND I OR EXPAND A SINGLE FAMILY HOME                              |
| l. | <input type="checkbox"/>            | OTHER: _____  |

3. NAME & ADDRESS OF PROPERTY: 221 4th Street and 400, 410, 420 Collins Avenue.

LEGAL DESCRIPTION: Lots 5, 6 and 7 Block 6 Ocean Beach, Fla Addition recorded in Plat Book 2  
Page 38 of the Public records of Miami-Dade County, Florida

4. NAME OF APPLICANT: Savoy Hotel Partners 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.

455 Ocean Drive	Miami Beach	FL	33139
ADDRESS OF APPLICANT	CITY	STATE	ZIP

BUSINESS PHONE # 305-532-7806 CELL PHONE # N/A

E-mail address: \_\_\_\_\_

5. NAME OF PROPERTY OWNER (IF DIFFERENT FROM #4, OTHERWISE, WRITE "SAME"): \_\_\_\_\_  
Same as above

*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.*

N/A

ADDRESS OF PROPERTY OWNER CITY STATE ZIP  
BUSINESS PHONE # N/A CELL PHONE # N/A  
E-mail address: N/A

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

SHULMAN & ASSOCIATES 100 NE 38 STREET MIAMI FL 33137  
NAME (please circle one of the above) ADDRESS CITY STATE ZIP  
BUSINESS PHONE # 305-438-0609 CELL PHONE # N/A  
E-mail address: \_\_\_\_\_

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

a. Bilzin Sumberg Baena Price & Axelrod LLP  
Carter N. McDowell, Esq. 1450 Brickell Avenue, #2300 Miami FL 33131  
NAME ADDRESS CITY STATE ZIP  
BUSINESS PHONE # 305-350-2355 CELL PHONE # N/A  
E-mail address: cmcdowell@bilzin.com

b. Carly Grimm 1450 Brickell Avenue #2300 Miami FL 33131  
NAME ADDRESS CITY STATE ZIP  
BUSINESS PHONE # 305-350-2352 CELL PHONE # N/A  
E-mail address: cgrimm@bilzin.com

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 Applicant respectfully requests a Certificate of Appropriateness for a structure with a principal use as a parking garage and three variances.

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES NO ☒
10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? YES 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) 96,841 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.**

**ALTERNATE OWNER AFFIDAVIT FOR  
CORPORATION OR PARTNERSHIP**

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I, Eric Hadar, being duly sworn, depose and say that I am the authorized signatory of Savoy Hotel Partners LLC, a Florida Limited Liability Corporation, 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 sale 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.


SAVOY HOTELPARTNERS LLC.  
a Florida Limited Liability Company

By:   
Eric Hadar, Authorized Signatory

Sworn to and subscribed before me this 9 day of MAY, 2015. The foregoing instrument was acknowledged before me by ERIC HADAR, who has produced DRIVER LICENSE (NY) as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 9/24/16

  
NOTARY PUBLIC  
GIANCARLO CONTE  
PRINT NAME

Giancarlo Conte  
Notary Public, State of New York  
Qualified In Westchester County  
Reg. No. 01CO6269504  
My Commission Expires September 24, 2016

**POWER OF ATTORNEY AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I, Eric Hadar, being duly sworn and deposed say that I am the authorized signatory of Savoy Hotel Partners LLC, a Florida Limited Liability Corporation the owner of the described real property and that I am aware of the nature and effect of the request for variances relative to the subject property, which request is hereby made by me OR I am hereby authorizing Carter N. McDowell and the firm of Bilzin Sumberg Baena Price & Axelrod, LLP to be my representatives before the Board of Adjustment. 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.

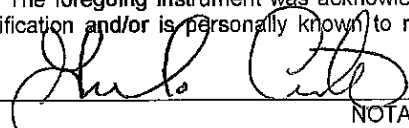
SAVOY HOTELPARTNERS LLC.  
a Florida Limited Liability Company

By:   
Eric Hadar, Authorized Signatory

Sworn to and subscribed before me this 9 day of MAY, 2015. The foregoing instrument was acknowledged before me by Eric Hadar, who has produced DRIVER LICENSE (NY) as identification and/or is personally known to me and who did/did not take an oath.

**NOTARY SEAL OR STAMP**

Giancarlo Conte  
Notary Public, State of New York  
Qualified in Westchester County

  
NOTARY PUBLIC  
GIANCARLO CONTE  
PRINT NAME

My Commission Expires: 9/24/2016 Reg. No. 01CO6269504  
My Commission Expires September 24, 2016

**CONTRACT FOR PURCHASE**

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership 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. If any contingency clause or contract terms involve additional individuals, corporations, partnerships or trusts, list all individuals and/or complete the appropriate disclosure clause above.\*

NAME	DATE OF CONTRACT
NAME, ADDRESS, AND OFFICE	% OF STOCK

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

**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**

**2. TRUSTEE**

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. Where the beneficiary/beneficiaries consist of corporations(s), another trust(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.\*

TRUST NAME

NAME AND ADDRESS

% OF STOCK


**3. PARTNERSHIP/LIMITED PARTNERSHIP**

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. Where the partner(s) consist of another partnership(s), corporation(s), trust(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.\*

Savoy Hotel Partners, LLC

PARTNERSHIP or LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

% OF STOCK

See attached disclosure of interest	100%

**NOTE: Notarized signature required**

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.	Carter N. McDowell	1450 Brickell Avenue, #2300, Miami, FL	305-350-2355
b.	Bilzin Sumberg Baena Price & Axelrod, LLP		
c.			

Additional names can be placed on a separate page attached to this form. See Exhibit "B" attached

\* 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**

SAVOY HOTELPARTNERS LLC.  
a Florida Limited Liability Company

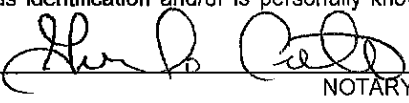
By:   
Eric Hadar, Authorized Signatory

Sworn to and subscribed before me this 9 day of MAY, 2015. The foregoing instrument was acknowledged before

me by ERIC HADAR, who has produced DRIVER LICENSE (NY) as identification and/or is personally known to me and who did/did not take an oath.

**NOTARY SEAL OR STAMP**

My Commission Expires: 9/24/2016

  
NOTARY PUBLIC  
GIANCARLO CONTE  
PRINT NAME

Giancarlo Conte  
Notary Public, State of New York  
Qualified in Westchester County  
Reg. No. 01CO6269504  
My Commission Expires September 24, 2016

Disclosure of Ownership Interest  
for Savoy Hotel Partners, LLC

Savoy Hotel Partners, L.L.C. a Florida Limited Liability Company  
455 Ocean Drive  
Miami Beach, FL 33139

**A. Managers**

Allied Savoy TLC  
% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

**B. Ownership** 100%

Savoy Arlington LLC  
% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

1) Allied Savoy Holding LLC 100%  
% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

a) Eric D. Hadar, Manager 10%  
% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

b) The Eric D. Hadar Family Trust 90%  
% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065

c) Eric D. Hadar 100%  
The Eric D. Hadar Family Trust  
% Allied Partners Management  
770 Lexington Avenue 17th floor  
New York, NY 10065



RECEIVED

2015 JUL 10 PM 2:00

CHB PLANNING DEPT

Carter N. McDowell  
Tel 305-350-2355  
Fax 305-351-2239  
cmcdowell@bilzin.com

July 10, 2015

**VIA HAND DELIVERY**

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

**Re: Letter of Intent Regarding Application to Historic Preservation Board  
for Certificate of Appropriateness and Variances at 400 Collins  
Avenue**

Dear Mr. Mooney:

This firm represents Savoy Hotel Partners, LLC, the applicant ("Applicant") and owner of property located at 400 Collins Avenue (the "Property"). Please accept this correspondence as the Applicant's letter of intent and explanation for the attached plans and application seeking a Certificate of Appropriateness and variances from the Historic Preservation Board ("Board").

The Property is a relatively small ground level parking lot located at the northwest corner of Collins Avenue and 4th Street. As the attached plans depict, the project consists of a seven-story structure with parking as a principal use. The structure will contain a 154-space parking garage with four residential dwelling units located on the top two floors. The primary vehicular access to the site is located on 4<sup>th</sup> Street with private parking garages for the residential units and service access located on the commercial alley to the west. The proposed project is a relatively small structure that will be in character with the neighborhood and surrounding commercial uses while providing much-needed parking south of 5<sup>th</sup> Street.

**Variance for Rear Alley Setback**

The Applicant respectfully requests a variance from Section 142-699 to allow for a rear setback of one foot four inches from the alley above the ground level where a

MIAMI 4669869.1 77655/28945

setback of five feet is required. The variance is to allow sufficient depth to permit the folded plane architectural skin on the two primary facades facing Collins and 4th street. Due to the small size of the lot, without the requested variance on the commercial alley side, where it will have no impact on the service functions that occur in the alley, the project could not provide the type of façade treatments that are proposed for the primary facades.


### **Variances for Architectural Projections**

As shown on the plans, the Applicant also requests variances to allow for two architectural projections on the Property that exceed the six-foot maximum permitted by Section 142-1132. Both the roof trellis and the balcony reach into the front tower setback by an additional six feet, for total architectural projections of 12 feet. The applicant believes these projections are important to the project design. They are both located above the parking garage level and, therefore, will have a minimal impact on any surrounding properties.

### **Conclusion**

The proposed project complements the surrounding neighborhood's existing developments and is in keeping with the character and spirit of the Ocean Beach Historic District. For the foregoing reasons, we respectfully request the Board support this application. Thank you for your consideration and please do not hesitate to contact me should you need additional information.

Sincerely,

  
for Carter N. McDowell

CNM  
Enclosures