

# MIAMI BEACH

PLANNING DEPARTMENT

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

File No:	<b>HPB</b>
Date:	
MCR No:	
Amount:	<b>7576</b>
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. ☐ 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: RECLASSIFICATION OF ACCESSORY STRUCTURE

3. NAME & ADDRESS OF PROPERTY: EMOTIONS AP LLC 927 JEFFERSON AVE

LEGAL DESCRIPTION: 3-4 54 42 34 5342

OCEAN BEACH ADDN No 3 PB 2-81 LOT 12, BLK 70  
LOT SIZE 50.000 X 140

4. NAME OF APPLICANT EMOTIONS AP 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.

927 JEFFERSON AVENUE  
ADDRESS OF APPLICANT

MIAMI BEACH, FL 33139  
CITY STATE ZIP

BUSINESS PHONE # 786.372-1193 CELL PHONE # \_\_\_\_\_

E-mail address: BELVIS @ PENTADAYS.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.

ADDRESS OF PROPERTY OWNER CITY STATE ZIP

BUSINESS PHONE # CELL PHONE #

E-mail address:

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

CASTELLANOS DESIGN STUDIO, Wesley Castellanos  
NAME (please circle one of the above) ADDRESS CITY STATE ZIP 33137

BUSINESS PHONE # 786-218-5335 CELL PHONE #

E-mail address: WESLEY@CASTELLANOSDESIGN.COM

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

a. BELVIS MARTINES 927 JEFFERSON AVE MIAMI BEACH, FL 33139  
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # 786-372-1193 CELL PHONE #

E-mail address: BELVIS@RENT4DAYS.COM

b. NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # CELL PHONE #

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: RE CLASSIFICATION OF "REAR" STRUCTURE AT  
ALLEY AS "NON-CONTRIBUTING" STRUCTURE. ORIGINALLY A  
GARAGE.



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

978 S.F.

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): \_\_\_\_\_ SQ. FT.

12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) \_\_\_\_\_ 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

My Commission Expires:

\_\_\_\_\_  
PRINT NAME

**ALTERNATE OWNER AFFIDAVIT FOR  
CORPORATION or PARTNERSHIP**

(Circle one)

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, MARIA MARTINEZ  
AP LLC being duly sworn, depose and say that I am the OWNER of EMOTIONS  
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.

Maria b Martinez  
\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

Sworn to and subscribed before me this 08<sup>th</sup> day of OCT, 2015. The foregoing instrument was acknowledged before me by MARIA MARTINEZ, OWNER of EMOTIONS AP, 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:



KATHIA DASH  
MY COMMISSION # FF 134372  
EXPIRES: June 19, 2018  
Bonded Thru Budget Notary Services

Kathia Dash  
Kathia DASH

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
PRINT NAME

My Commission Expires:



**POWER OF ATTORNEY AFFIDAVIT**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, being duly sworn and deposed say that I am the owner or representative of the owner of the described real property and that I am aware of the nature and effect of the request for \_\_\_\_\_ relative to the subject property, which request is hereby made by me OR I am hereby authorizing \_\_\_\_\_ to be my representative before the \_\_\_\_\_ Board. 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.

\_\_\_\_\_  
PRINT NAME (and Title, if applicable)

\_\_\_\_\_  
SIGNATURE

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The foregoing instrument was acknowledged before me by \_\_\_\_\_ of \_\_\_\_\_ 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

**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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
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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.

**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.\*

EMOTIONS AP LLC

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

MARIA MARTINEZ

50%

PALOMA COLONIER

25%

DIEGO ALONSO

25

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**



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

**DISCLOSURE OF INTEREST**

**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

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**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.\*

\_\_\_\_\_  
PARTNERSHIP or LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

% OF STOCK

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**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. <u>Wesley A. Castellano Architect</u>	<u>2000 N. Bayshore Dr. #15</u>	<u>MIAMI FL 33137 (786) 218-5335</u>
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 FL  
COUNTY OF MIAMI-DADE

I, Belvis Martinez, (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

Sworn to and subscribed before me this 08<sup>th</sup> day of OCT, 2015. The foregoing instrument was acknowledged before me by MARIA MARTINEZ, who has produced DL-FL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



KATHIA DASH  
MY COMMISSION # FF 134372  
EXPIRES: June 19, 2018  
Bonded Thru Budget Notary Services

My Commission Expires:

\_\_\_\_\_  
KATHIA DASH  
NOTARY PUBLIC

PRINT NAME





## Detail by Entity Name

### Florida Limited Liability Company

EMOTIONS AP LLC

### Filing Information

<b>Document Number</b>	L13000029002
<b>FEI/EIN Number</b>	33-1227316
<b>Date Filed</b>	02/25/2013
<b>Effective Date</b>	02/25/2013
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

927 JEFFERSON AV  
MIAMI BEACH, FL 33139

Changed: 04/22/2013

### Mailing Address

5805 BLUE LAGOON DR STE 200  
MIAMI, FL 33126

### Registered Agent Name & Address

ALONSO & GARCIA PA  
5805 BLUE LAGOON DR STE 200  
MIAMI, FL 33126

Name Changed: 04/22/2015

### Authorized Person(s) Detail

#### **Name & Address**

Title OWNER

MARTINEZ, MARIA  
927 JEFFERSON AVE.  
MIAMI BEACH, FL 33139

Title OWNER

COLOMER, PALOMA  
927 JEFFERSON AVE  
MIAMI BEACH, FL 33139

### Annual Reports

Report Year	Filed Date
-------------	------------

201404/30/2014

201504/22/2015

Document Images

<a href="#">04/22/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/25/2013 -- Florida Limited Liability</a>	View image in PDF format





Architecture – Interiors – Construction Management  
Lic.#AA26002467

**VIA HAND DELIVERY**

The Chairperson and Members of the  
Miami Beach Historic Preservation Board  
City of Miami Beach Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

October 8, 2015

**Re: Emotions AP LLC Townhouses, 927 Jefferson Ave., Miami Beach (the “Property”)  
Application for Reclassification for Rear Accessory Structure at Alley**

Dear Chairperson and Members of the Historic Preservation Board:

Our firm represents the Emotions AP LLC (the “Applicant”) in connection with land use and zoning matters relating to the Property. Please accept this Application, on behalf of the Applicant, for a Reclassification of the Rear Accessory Structure.

**I. The Property**

The Property is located in the Flamingo Park Historic District and designated Residential Multifamily, Low Intensity District (“RM-1”) on the City of Miami Beach Official Zoning Map. The Property was originally constructed in 1925 and no records were obtained to state the architect. The Property consists of two (2) structures. Building “A” is the main home that currently has a Certificate of Occupancy and is a two (2) story home with three (3) separate units (Units 1, 2 & 3). Building “B” is a single story that was speculated to be designed as the garage has a Certificate of Occupancy of two (2) units (Units 4 & 5). The building is in the Miami Beach Historic list under ID 14257 and is of a Bungalow Style. Copies of the buildings cards and photographs of the Property are enclosed.

40 Year Recertification: At the time of this submittal the client is coordinating to obtain the 40 Year Recertification and will have it present at the time of the presentation. The certification deadline for submittal to the City is November 30, 2015.

**II. The Project**

The proposed scope of work the applicant is requesting is to reclassification of the rear accessory structure to the Building “B”. Building “B” is currently two (2) units and does not land within Sec. 54-35 Definitions of Accessory Structure.

2000 North Bayshore Drive, Suite 515. Miami, FL 33137  
Tel: 786-218-5335 [www.castellanosdesign.com](http://www.castellanosdesign.com)

**VI. Conclusion**

The Applicant is requesting approval to develop the Property as beautiful private residences while at the same time preserving the existing Historic building. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,

Wesley Art Castellanos, Registered Architect

Cc: Maria Belvis Martinez of Emotions AP LLC