

# 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.

- ☐ BOARD OF ADJUSTMENT                      ☐ HISTORIC PRESERVATION BOARD  
☐ DESIGN REVIEW BOARD                      ☒ PLANNING BOARD  
☐ 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: Haddon Hall and Campton Apartments, 1500 Collins Avenue and 1455 Washington Avenue, respectively

LEGAL DESCRIPTION: 02-3234-019-1190 - ALTON BEACH 1ST SUB PB 2-77 LOTS 1 & 2 & ST LYG N & ADJ BLK 76 LOT SIZE IRREGULAR OR 15687-2007 1092 5 (2) OR 10171-0480 0978 00; 02-3234-019-1191 - ALTON BEACH 1ST SUB PB 2-77 S1/2 LOT 19 & ALL LOT 20 LESS W100FT THEREOF & ST LYG S & ADJ BLK 57 LOT SIZE 145.000 X 75 OR 15687-2007 1092 5 (2); and 02-3234-019-1200 - 33-34 53 42 ALTON BEACH 1ST SUB PB 2-77 LOTS 3-4-5 BLK 76 LOT SIZE 100.000 X 180 OR 15687-2014 1092 5 OR 28732-2164 0713 01 (Refer to the property Appraiser printout attached hereto as Exhibit "A").

4. NAME OF APPLICANT Haddon Hall Hotel Owner, 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.

10 Bank Street #1190                      White Plains                      NY                      10606  
ADDRESS OF APPLICANT                      CITY                      STATE                      ZIP

BUSINESS PHONE # (914) 287-8850                      CELL PHONE # None

E-mail address: c/o Larry Mango - Lmango@rockwoodcap.com

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.*

Same as above

ADDRESS OF PROPERTY OWNER CITY STATE ZIP

BUSINESS PHONE # Same as above CELL PHONE # Same as above

E-mail address: Same as above

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

Christina Villa, Add Inc One Biscayne Tower, 2 S. Biscayne Blvd., Suite 1670, Miami FL 33131  
NAME (please circle one of the above) ADDRESS CITY STATE ZIP

BUSINESS PHONE # (305) 482-8700 CELL PHONE # None

E-mail address: crodriguez@addinc.com

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

a. Michael W. Larkin, Bercow, Radell & Fernandez, 201 Biscayne Blvd., Ste. 850, Miami FL 33131  
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE #: (305) 377-6231 FAX #: (305) 573-3766 CELL PHONE #: N/A

E-mail address: mlarkin@brzoninglaw.com

b. Monika H. Entin Bercow, Radell & Fernandez, 201 Biscayne Blvd., Ste. 850, Miami FL 33131  
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE #: (305) 377-6237 FAX #: (305) 377-6222 CELL PHONE #: (305) 542-3445

E-mail address: mentin@brzoninglaw.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: The Applicant is seeking a Conditional Use Permit for the food and beverage establishment located along the Washington Avenue façade. Refer to the proposed plans and letter of intent for further details.



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): Not applicable SQ. FT.

12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) Not applicable 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, NOT APPLICABLE, 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 New York  
COUNTY OF New York

I, Peter J. Falco, being duly sworn, depose and say that I am the Vice President of Haddon Hall Hotel Owner, 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.

PETER J. FALCO a Vice President of  
Haddon Hall Hotel Owner, LLC

Peter J Falco  
SIGNATURE

Sworn to and subscribed before me this 14th day of December, 2015. The foregoing instrument was acknowledged before me by Peter Falco, Vice President of Haddon Hall Hotel Owner, LLC 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:

NANCY OLMEDO  
NOTARY PUBLIC - STATE OF NEW YORK  
NO. 010L4819277  
QUALIFIED IN SUFFOLK COUNTY  
COMMISSION EXPIRES 4-30-19

Nancy Olmedo  
NOTARY PUBLIC

Nancy Olmedo  
PRINT NAME

My Commission Expires:



**POWER OF ATTORNEY AFFIDAVIT**

STATE OF New York  
COUNTY OF New York

I, Peter J. Falco, being duly sworn and deposed say that I am the Vice President of Haddon Hall Hotel Owner, LLC, 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 Bercow Radell and Fernandez to be my representative before the Historic Preservation 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.

PETER J. FALCO a Vice President of  
Haddon Hall Hotel Owner, LLC

Peter J Falco  
SIGNATURE

Sworn to and subscribed before me this 14th day of December, 2015. The foregoing instrument was acknowledged before me by Peter J. Falco, Vice President of Haddon Hall Hotel Owner, LLC who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

**NOTARY SEAL OR STAMP**

NANCY OLMEDO  
NOTARY PUBLIC - STATE OF NEW YORK  
NO. 01OL4819277  
QUALIFIED IN SUFFOLK COUNTY  
COMMISSION EXPIRES 4-30-19

Nancy Olmedo  
Nancy Olmedo  
NOTARY PUBLIC  
PRINT NAME

My Commission Expires:

**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.\*

NOT APPLICABLE  
NAME  
  
NAME, ADDRESS, AND OFFICE  
  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE OF CONTRACT  
  
% 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.

**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.\*

Haddon Hall Hotel Owner, LLC, a Delaware corporation  
CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

Refer to attached organizational Chart  
(attached hereto as Exhibit "B")

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\_\_\_\_\_  
CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

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**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.\*

NOT APPLICABLE

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.\*

NOT APPLICABLE

PARTNERSHIP or LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

% OF STOCK

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

***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.	Michael W. Larkin	200 S. Biscayne Blvd, Ste. 850, Miami, FL 33131	(305) 377-6231
b.	Monika H. Entin	200 S. Biscayne Blvd, Ste. 850, Miami, FL 33131	(305) 377-6237

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 New York  
COUNTY OF New York

I, Peter J. Falco as Vice President of Haddon Hall Hotel Owner, LLC, (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.

Peter J. Falco  
SIGNATURE

Sworn to and subscribed before me this 14th day of December, 2015. The foregoing instrument was acknowledged before me by Peter J. Falco, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NANCY OLMEDO  
NOTARY PUBLIC - STATE OF NEW YORK  
NO. 01OL4819277  
QUALIFIED IN SUFFOLK COUNTY  
COMMISSION EXPIRES 4-30-19

Nancy Olmedo  
NOTARY PUBLIC  
Nancy Olmedo  
PRINT NAME

My Commission Expires:





# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 1/11/2016

Property Information	
Folio:	02-3234-019-1190
Property Address:	1500 COLLINS AVE Miami Beach, FL 33139-3111
Owner	HADDON HALL HOTEL OWNER LLC
Mailing Address	140 E 45TH ST STE 3400 NEW YORK, NY 10017-9310 USA
Primary Zone	6501 COMMERCIAL - MIXED USE ENTERTAINMENT
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	115 / 115 / 0
Floors	1
Living Units	115
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	37,611 Sq.Ft
Lot Size	31,570 Sq.Ft
Year Built	1940



Assessment Information			
Year	2015	2014	2013
Land Value	\$7,892,500	\$4,696,038	\$5,209,050
Building Value	\$13,963	\$703,962	\$336,148
XF Value	\$224	\$0	\$27,780
Market Value	\$7,906,687	\$5,400,000	\$5,572,978
Assessed Value	\$5,173,385	\$5,400,000	\$5,572,978

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$2,733,302		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
ALTON BEACH 1ST SUB PB 2-77 LOTS 1 & 2 & ST LYG N & ADJ BLK 76 LOT SIZE IRREGULAR OR 15687-2007 1092 5 (2)	

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,173,385	\$5,400,000	\$5,572,978
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,906,687	\$5,400,000	\$5,572,978
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,173,385	\$5,400,000	\$5,572,978
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,173,385	\$5,400,000	\$5,572,978

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/17/2013	\$5,995,000	28730-3186	Transfer where the sale price is verified to be part of a package or bulk sale.
09/01/1978	\$883,333	10171-0480	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:







# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 1/11/2016

Property Information	
Folio:	02-3234-019-1191
Property Address:	1500 COLLINS AVE Miami Beach, FL 33139-0000
Owner	HADDON HALL HOTEL OWNER LLC
Mailing Address	140 E 45TH ST STE 3400 NEW YORK, NY 10017-9310 USA
Primary Zone	6501 COMMERCIAL - MIXED USE ENTERTAINMENT
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	7 / 7 / 0
Floors	2
Living Units	7
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,871 Sq.Ft
Lot Size	10,875 Sq.Ft
Year Built	1975

Assessment Information			
Year	2015	2014	2013
Land Value	\$2,718,750	\$1,237,031	\$2,881,875
Building Value	\$1,646	\$161,034	\$40,887
XF Value	\$543	\$66,540	\$16,673
Market Value	\$2,720,939	\$1,464,605	\$2,939,435
Assessed Value	\$1,359,369	\$1,464,605	\$2,248,677

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$1,361,570		\$690,758
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
ALTON BEACH 1ST SUB PB 2-77	
S1/2 LOT 19 & ALL LOT 20 LESS	
W100FT THEREOF & ST	
LYG S & ADJ BLK 57	
LOT SIZE 145.000 X 75	



Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,359,369	\$1,464,605	\$2,248,677
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,720,939	\$1,464,605	\$2,939,435
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,359,369	\$1,464,605	\$2,248,677
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,359,369	\$1,464,605	\$2,248,677

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/17/2013	\$5,995,000	28730-3186	Transfer where the sale price is verified to be part of a package or bulk sale.
09/01/1978	\$116,667	10171-0477	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:





# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 1/11/2016

Property Information	
Folio:	02-3234-019-1200
Property Address:	1455 WASHINGTON AVE Miami Beach, FL 33139-4111
Owner	HADDON HALL HOTEL OWNER LLC
Mailing Address	140 E 45TH ST STE 3400 NEW YORK, NY 10017-9310 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	45
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	15,333 Sq.Ft
Lot Size	18,000 Sq.Ft
Year Built	1940



Assessment Information			
Year	2015	2014	2013
Land Value	\$6,300,000	\$5,400,000	\$4,500,000
Building Value	\$5,000	\$5,000	\$22,500
XF Value	\$0	\$0	\$0
Market Value	\$6,305,000	\$5,405,000	\$4,522,500
Assessed Value	\$5,945,500	\$5,405,000	\$3,327,500

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$359,500		\$1,195,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
33-34 53 42 ALTON BEACH 1ST SUB PB 2-77 LOTS 3-4-5 BLK 76 LOT SIZE 100.000 X 180 OR 15687-2014 1092 5	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,945,500	\$5,405,000	\$3,327,500
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,305,000	\$5,405,000	\$4,522,500
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,945,500	\$5,405,000	\$3,327,500
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,945,500	\$5,405,000	\$3,327,500

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/17/2013	\$28,480,000	28732-2164	Transfer where the sale price is verified to be part of a package or bulk sale.
07/01/1990	\$430,000	14663-0865	Sales which are qualified
02/01/1977	\$39,500	00000-00000	Sales which are disqualified as a result of examination of the deed
01/01/1974	\$425,000	00000-00000	Sales which are qualified

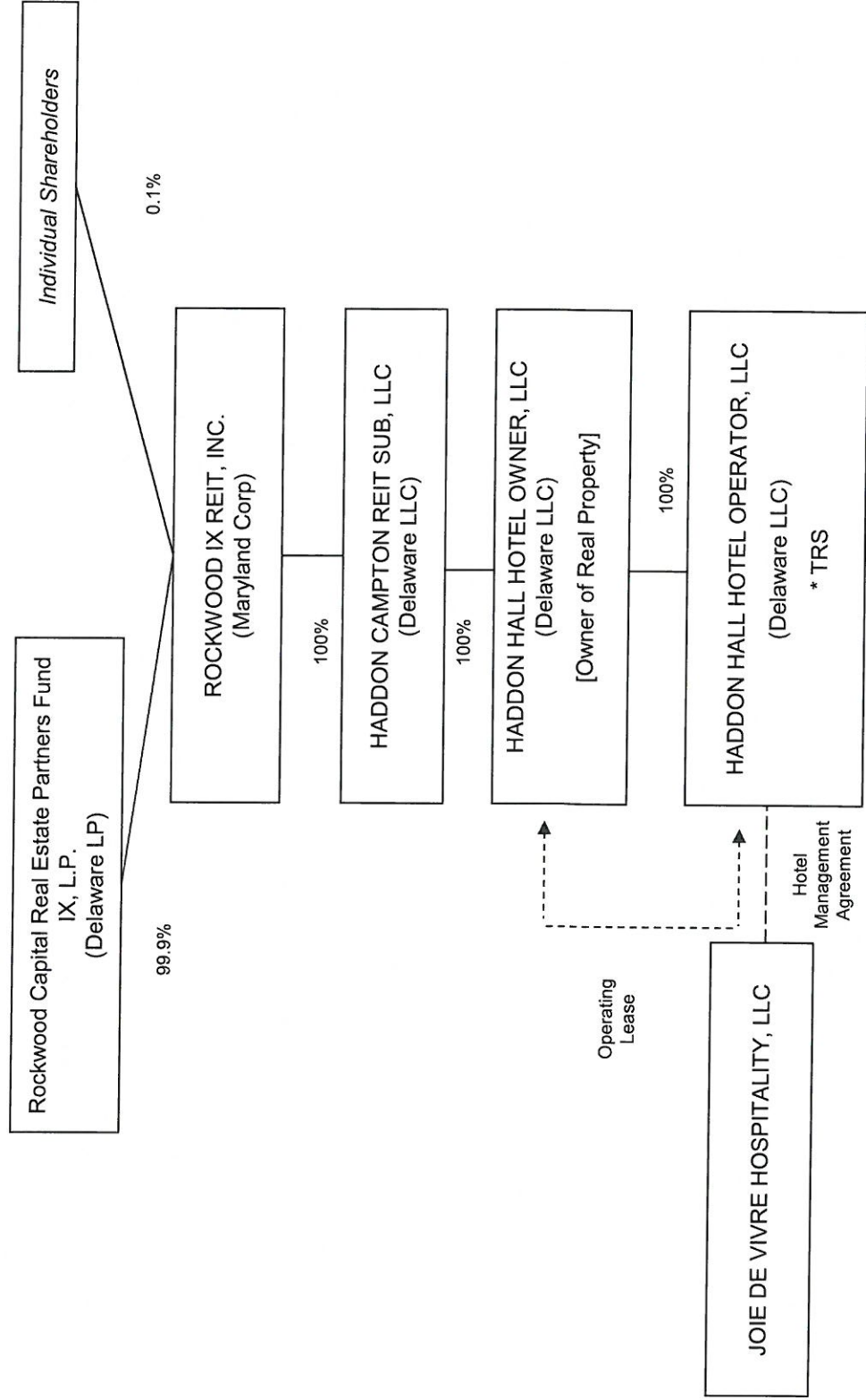
The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

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1/11/2016

FINAL STRUCTURE CHART  
HADDON HOTEL



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