

# MIAMI BEACH

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 type="checkbox"/> HISTORIC PRESERVATION BOARD |
| <input type="checkbox"/> DESIGN REVIEW BOARD          | <input checked="" 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: \_\_\_\_\_

### 3. NAME & ADDRESS OF PROPERTY

LEGAL DESCRIPTION: 1700 Alton Road - 33-34 53 42 COMM SUB 1ST ADDN PB 6-30 LOTS 1 & 2 BLK 17 LOT SIZE 100 X 150 OR 15035-3212 0591 6 (Refer to the printout from the Miami-Dade County Property Appraiser's Office, attached hereto as Exhibit "A")

4. NAME OF APPLICANT AC 1700 Alton 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.

<u>320 5<sup>th</sup> Ave., Unit 800</u>	<u>New York</u>	<u>NY 10001</u>
ADDRESS OF APPLICANT	CITY	STATE ZIP

BUSINESS PHONE # (212) 982-2022 CELL PHONE # (917) 749-3198

E-mail address: c/o Adam Verner - av@springhousepartners.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 # CELL PHONE #

E-mail address:

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

Jose Gomez, Belinson Gomez Architects, P.A., 8101 Biscayne Blvd., # 309 Miami FL 33138

NAME (please circle one of the above) ADDRESS CITY STATE ZIP

BUSINESS PHONE #: (305) 559-1250 FAX #: (305) 551-1740 CELL PHONE #: (305) 778-7955

E-mail address: jq@beilinsonarchitectspa.com

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

a. Michael W. Larkin, Bercow, Radell & Fernandez, 200 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 Entin, Bercow Radell & Fernandez, 200 S. 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

**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 seeks a historic designation for an individual site. Refer to the Letter of Intent, historic designation report, and plans for more details.

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES (X) NO ( )
10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? [X] 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, 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 FLORIDA  
COUNTY OF MIAMI-DADE

I, Adam Verner, being duly sworn, depose and say that I am the Manager of AC 1700 Alton 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.

Adam Verner as a Manager of  
AC 1700 Alton Owner LLC

SIGNATURE

Sworn to and subscribed before me this 13<sup>th</sup> day of January, 2016. The foregoing instrument was acknowledged before me by Adam Verner, Manager of AC 1700 Alton 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

NOTARY PUBLIC

My Commission Expires: March 15, 2018



Maite Nova

PRINT NAME

## POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Adam Verner as a Manager of AC 1700 Alton Owner LLC being duly sworn, being duly sworn and depose 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 Historic Designation of an Individual Site relative to the subject property, which request is hereby made by me OR I am hereby authorizing Bercow Radell & Fernandez, PLLC to be my representative before the Planning 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.

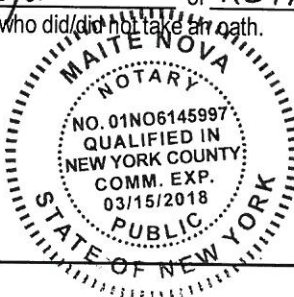
Adam Verner as a Manager of  
AC 1700 Alton Owner LLC




SIGNATURE

Sworn to and subscribed before me this 13<sup>th</sup> day of January, 2016. The foregoing instrument was acknowledged before me by Adam Verner, Manager of AC 1700 Alton 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



  
MAITE NOVA

NOTARY PUBLIC

My Commission Expires March 15, 2018

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.\*

Not Applicable

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.

**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.\*

AC 1700 Alton Owner LLC - 320 Fifth Avenue, Suite 800, New York, NY 10001  
CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

*Refer to Exhibit B, attached hereto*

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.\*

NOT APPLICABLE

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.\*

NOT APPLICABLE

PARTNERSHIP or LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

% OF STOCK

<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
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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>Michael W. Larkin</u>	<u>200 S. Biscayne Blvd, Ste. 850, Miami, FL 33131</u>	<u>(305) 377-6231</u>
b. <u>Monika H. Entin</u>	<u>200 S. Biscayne Blvd, Ste. 850, Miami, FL 33131</u>	<u>(305) 377-6237</u>
c. <u>Jose Gomez</u>	<u>8101 Biscayne Blvd., Ste. 309, Miami, FL 33138</u>	<u>(305) 559-1250</u>

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.

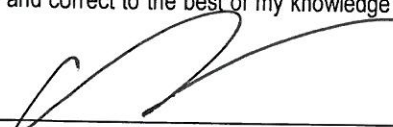
#### APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Adam Verner as a Manager of AC 1700 Alton 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.


Adam Verner as a Manager of  
AC 1700 Alton Owner LLC

  
SIGNATURE

Sworn to and subscribed before me this 13<sup>th</sup> day of January, 20 16. The foregoing instrument was acknowledged before me by Adam Verner, 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  
Maite Nova  
PRINT NAME

My Commission Expires: 03/15/2018



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 1/15/2016

Property Information	
Folio:	02-3234-017-0010
Property Address:	1700 ALTON RD Miami Beach, FL 33139-2302
Owner	AC 1700 ALTON OWNER LLC C/O ADAM VERNER
Mailing Address	420 LEXINTON AVE 3001 NEW YORK, NY 10170 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	68 / 68 / 0
Floors	5
Living Units	68
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	35,530 Sq.Ft
Lot Size	15,000 Sq.Ft
Year Built	1923



Assessment Information			
Year	2015	2014	2013
Land Value	\$3,000,000	\$1,725,000	\$1,350,000
Building Value	\$1,865,000	\$1,701,403	\$1,725,366
XF Value	\$0	\$126,691	\$128,309
Market Value	\$4,865,000	\$3,553,094	\$3,203,675
Assessed Value	\$3,876,446	\$3,524,042	\$3,203,675

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$988,554	\$29,052	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
33-34 53 42 COMM SUB 1ST ADDN PB 6-30 LOTS 1 & 2 BLK 17 LOT SIZE 100 X 150 OR 15035-3212 0591 6	

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,876,446	\$3,524,042	\$3,203,675
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,865,000	\$3,553,094	\$3,203,675
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,876,446	\$3,524,042	\$3,203,675
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,876,446	\$3,524,042	\$3,203,675

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/20/2015	\$21,000,000	29630-2444	Qual by exam of deed
05/01/1991	\$1,000,000	15035-3212	Other disqualified
09/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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:



# AC 1700 Alton Owner LLC

## 1700 Alton Road Investor List

Name	\$	%	Address
Michael Orlove	\$750,000	8.8%	
Mickey Gottlieb	\$150,000	1.8%	
Eric Harvitt	\$200,000	2.4%	
Stuart Hescheles	\$75,000	0.9%	
Craig Hescheles	\$75,000	0.9%	
Todd Cather	\$500,000	5.9%	
Ed Berro	\$500,000	5.9%	
Adam Verner	\$512,500	6.0%	
Ralph Bernstein	\$500,000	5.9%	
Aaron Speisman	\$450,000	5.3%	
Scott Hoffman	\$100,000	1.2%	
Steven Bleier	\$100,000	1.2%	
Russ Dimini	\$100,000	1.2%	
Zach Papadakis	\$275,000	3.2%	
David Schamus	\$100,000	1.2%	
Ross Schuback	\$100,000	1.2%	
Jacob Kohn	\$850,000	10.0%	
Leon Goldstein	\$500,000	5.9%	
Harold Schertz	\$200,000	2.4%	
Motti Hellman	\$125,000	1.5%	
Steve Rhodes	\$300,000	3.5%	
Chaim Cahane	\$662,500	7.8%	
Kris Torkan	\$1,000,000	11.8%	
Yoeli Klein	\$275,000	3.2%	
Michael Werner	\$100,000	1.2%	
<b>Total</b>	<b>\$8,500,000</b>	<b>100.0%</b>	

EXHIBIT

B

www.logixstore.com No. 7113



# **BERCOW RADELL & FERNANDEZ**

**ZONING, LAND USE AND ENVIRONMENTAL LAW**

DIRECT LINE: (305) 377-6237  
E-Mail: MEntin@BRZoningLaw.com

## VIA HAND-DELIVERY

January 19, 2016

Mr. Tom Mooney, Planning Director  
City of Miami Beach Planning Department  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: Individual Historic Site Designation Request for the Property Located at  
1700 Alton Road, Miami Beach, Florida

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Dear Tom:

As you know, this law firm represents AC 1700 Alton Owner, LLC ("Applicant"), owner of the above-referenced property (the "Property"). Following an affirmative recommendation by the Historic Preservation Board, please consider this the Applicant's request to the Planning Board for designation of the Property as an individual historic site, in accordance with Section 118-592 of the City of Miami Beach (the "City") Code of Ordinances (the "Code"). Attached to this letter please find the Historic Site Designation Report.

Description of Property. The Property is situated on the northwest corner of 17<sup>th</sup> Street and Alton Road. It is identified by Miami-Dade County Folio No. 02-3234-017-0010 and is located within the CD-2 Commercial, Medium Intensity zoning district. The lot is 15,000 square feet. The existing building consists of approximately 35,530 square feet, in five (5) stories. The building was designed by architect Martin Luther Hampton in 1922 and constructed in 1923.

The building was designed in a Mediterranean style of design and, at the time of construction, it was the second tallest building in the City.

Compliance with Code Criteria. The Applicant is seeking to have the Property designated as an individual historic site pursuant to Section 118-592 of the Code. The Historic Preservation Board has already determined that the proposed designation meets the intent and criteria of the Code, and has

transmitted its recommendation to the Planning Board for its review of the proposed amendment to the land development regulations.

The Property was an impressive building at the time of construction and remains one even by today's standards. Specifically, the building should be deemed to be architecturally significant because it meets the criteria set forth in Section 118-592 of the Code, as follows:

**(1) Association with events that have made a significant contribution to the history of the city, the county, state or nation.**

The historic, Mediterranean style hotel, designed by Martin Luther Hampton, was the second tallest building in the City at the time of construction. The structure showcased substantial, symmetrical façades, arched entrance doorway, and windows, which are typical of the Mediterranean design style. Also, it was situated at the terminus of the Collins Bridge, which was the original vehicular connection to the city of Miami. Its location, stature and design made the hotel exemplar contribution to the City. These characteristics, along with numerous others identified in the Historic Designation Report, demonstrate the significant historical contribution to the City. Refer to the Historic Designation Report.

**(2) Association with the lives of persons significant in the city's past history.**

Martin Luther Hampton was a noted architect in his time. Prior to working in Miami Beach he traveled, extensively, through Spain and became a master in the Spanish/Mediterranean style of architecture. He commenced work in Miami Beach in 1914 and was associated with such buildings as:

- a) The remodeling of the bathhouse for Carl Fisher in 1917;
- b) 1700 Alton Road 1922;
- c) Pancoast Hotel, Miami Beach (demolished);
- d) Community Theater on Lincoln Road (1923)(demolished);
- e) Good Hotel on the ocean, Miami Beach;
- f) Sheridan Theater (1937) (demolished);
- g) Hampton Court Apts at 2800 Collins Ave (1924);
- h) Hampton Hotel at 940 Lincoln Road (1926);
- i) Residence at 1820 West 25th Street;
- j) La Corona 2814 Collins Avenue 1924;

- k) Helene Apartments 15th Street between Michigan and Lenox Avenues  
Miami Beach 1921-1973;
- l) Ocean Spray Hotel 4130 Collins Avenue 1937;
- m) Congress Building 111 N. E. 2nd Avenue 1923;
- n) Beach Mansions 2939 Indian Creek Drive; and
- o) The Old Miami Beach City Hall on Washington Avenue 1927.

For a more detailed history of this renowned architect, refer to the Historic Designation Report.

**(3) Embody the distinctive characteristics of a historical period, architectural or design style or method of construction.**

Spanish Mediterranean architecture was the “style of choice” for the first major boom period in Miami Beach. It embodied the feel of Mediterranean seaside resorts and was, therefore, commercially appealing. From the mid 1910’s through the early 1930’s, the style was applied to hotels, apartment buildings, commercial structures, and even modest residences.

The 1920’s saw a number of notable, Miami Beach, high-rise, buildings which were constructed in the Mediterranean style of architecture, including, but not limited to:

- a) Pancoast Hotel - 1923 - 7 stories;  
Martin L. Hampton Architect
- b) William Penn Hotel - 1924 - 4 stories;  
Harvey & Clarke Architects
- c) Helene Hotel - 1924 - 8 stories;  
Martin L. Hampton Architect
- d) Nautilus Hotel - 1924 - 6 stories;  
Schulze & Weaver Architects
- e) Van Dyke aka Fisher Office Building - 1924 - 7 stories;  
August Geiger Architect
- f) Roney Plaza Hotel - 1925 - 9 stories;  
Schulze & Weaver Architects
- g) Fleetwood Hotel - 1925 - 15 stories;  
Frank V. Newell Architect
- h) Floridian Hotel - 1925 - 10 stories;  
Samuel D. Butterworth Architect
- i) Boulevard Hotel - 1926 - 8 stories;

- William F. Brown Architect  
j) Old Miami Beach City Hall – 1927;  
Martin L. Hampton Architect  
k) Blackstone Hotel – 1929;  
B. Kingston Hall Architect

Refer to the Historic Designation Report for further characteristics of the Mediterranean style of architecture.

**(4) Possess high artistic values.**

The building is an exemplar sample of the Mediterranean style of architecture popular in the 1920s. The photographic evidence, which is included in the Historic Designation Report, demonstrates the arched entryway, ground floor openings, and symmetrical facades, which are all fundamental elements of the style of architecture. Refer to the photographs contained within the Historic Designation Report.

**(5) Represent the work of a master, serve as an outstanding or representative work of a master designer, architect or builder who contributed to our historical, aesthetic or architectural heritage.**

Refer to paragraph 2 above as well as the Historic Designation Report for more detail regarding Martin Luther Hampton, a master architect of his time and of this style of architecture.

**(6) Have yielded, or are likely to yield information important in pre-history or history.**

At the time that this building was designed, Miami Beach was only seven (7) years old. High-rises were not common place. While not the first, this structure was the second tallest building of its time. It was also situated in a prime location, at the terminus point for the Collins Bridge, which was the original vehicular connection to the city of Miami. It provided one of the first impressions for visitors entering the City as well as provided a lasting memory for those leaving. Its design, stature and location all played a role in future construction of high-rise buildings, throughout the City.

**(7) Be listed in the National Register of Historic Places.**

This building bears many of the characteristics necessary to be listed in the National Register of Historic Places. Furthermore, the proposed renovations are intended to restore many of the notable features, which have long disappeared from the façade. The Individual Site Designation will facilitate the Applicant's ability to seek a later listing in the National Register of Historic Places.

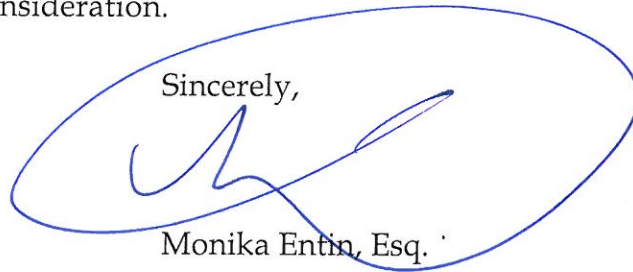
(8) Consist of a geographically definable area that possesses a significant concentration of sites, buildings or structures united by historically significant past events or aesthetically by plan or physical development, whose components may lack individual distinction.

This criteria is not applicable for the designation of an individual historic site.

Conclusion. A review of the foregoing criteria, along with the Historic Designation Report submitted with this application submission package, demonstrates that this Property is architecturally significant and that its designation would be a benefit to the City. Designation of the building will increase neighboring property values without adverse effects on the neighborhood's existing living conditions or traffic congestion. This Property provides reminisce of a time long gone, but not forgotten. Its designation would be a credit to a City that long has valued its own history. Accordingly, pursuant to Section 118-592 of the Code, we respectfully request the Planning Board to recommend approval of this Property as an Individual Historic Site.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, enclosed within a blue oval. The signature is stylized and appears to read 'Monika Entin'.

Monika Entin, Esq.

Enclosures

cc: Ms. Debbie Tackett  
Mr. Jake Seiberling

**CITY OF MIAMI BEACH**  
**CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: VARIETY HOTEL & APARTMENTS  
IN CARE OF: SEC ZALMAN FELLIG  
ADDRESS: 4444 PINE TREE DR  
MIAMI BEACH, FL 33140-3132

RECEIPT NUMBER: RL-91159125  
Beginning: 10/01/2014  
Expires: 09/30/2015  
Parcel No:

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: 1201 17TH ST

Code	Certificate of Use/Occupation
000900	APARTMENT ROOMS
009502	EACH HOTEL ROOM

CERTIFICATE OF USE	100
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	72
# OF HOTEL ROOMS	36
# OF APARTMENT ROOMS	36

FROM: CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139-1819

PRESORTED  
FIRST CLASS  
U.S. POSTAGE  
PAID  
MIAMI BEACH, FL  
PERMIT No 1525

GOLDWATER REALTY INC  
190816 PO BOX  
MIAMI BEACH, FL 33119-0801

