

MIAMI BEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER HPB22-0521		Is the property the primary residence & homestead of the applicant/property owner? ☐ Yes ☒ No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment ☐ Variance from a provision of the Land Development Regulations ☐ Appeal of an administrative decision ☐ Modification of existing Board Order		Design Review Board ☐ Design review approval ☐ Variance ☐ Modification of existing Board Order	
Planning Board ☐ Conditional Use Permit ☐ Lot Split ☐ Amendment to the Land Development Regulations or Zoning Map ☐ Amendment to the Comprehensive Plan or Future Land Use Map ☐ Modification of existing Board Order		Historic Preservation Board ☐ Certificate of Appropriateness for design ☒ Certificate of Appropriateness for demolition ☐ Historic District/Site Designation ☐ Variance ☐ Modification of existing Board Order	
☐ Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY 803 2 St., Miami Beach			
FOLIO NUMBER(S) 02-4203-009-5373			
Property Owner Information			
PROPERTY OWNER NAME Victor A. Bared			
ADDRESS 7722 Fisher Island Dr		CITY Miami	STATE FL
ZIP CODE 33109			
BUSINESS PHONE 305-469-9609	CELL PHONE	EMAIL ADDRESS vbared@mac.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Historic Preservation Board approval for a certificate of appropriateness for demolition.			

Project Information			
Is there an existing building(s) on the site?		☒ Yes	☐ No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		☐ Yes	☐ No
Does the project include interior or exterior demolition?		☒ Yes	☐ No
Provide the total floor area of the new construction.		3,749 SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		5,817 SQ. FT.	
Party responsible for project design			
NAME Jennifer McConney-Gayoso		☒ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other _____	
ADDRESS 7500 NE 4th Ct # 103		CITY Miami	STATE FL
		ZIPCODE 33138	
BUSINESS PHONE 305-573-2728	CELL PHONE	EMAIL ADDRESS jennifer@studio-mcg.com	
Authorized Representative(s) Information (if applicable)			
NAME Tracy R. Slavens		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS Holland & Knight, 701 Brickell Ave, Suite 3300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE 305-789-7642	CELL PHONE	EMAIL ADDRESS tracy.slavens@hklaw.com	
NAME Vanessa Madrid		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS Holland & Knight, 701 Brickell Ave, Suite 3300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE 305-789-7453	CELL PHONE	EMAIL ADDRESS vanessa.madrid@hklaw.com	
NAME		☐ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS		CITY	STATE
		ZIPCODE	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

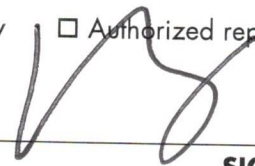
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☒ Owner of the subject property ☐ Authorized representative



SIGNATURE

Victor A. Bared

PRINT NAME

04/14/2022

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF FloridaCOUNTY OF Miami-Dade

I, Victor A. Bared, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 14 day of April, 2022. The foregoing instrument was acknowledged before me by Victor A. Bared, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Wilma Medina
Notary Public
State of Florida
Comm# HH050789
Expires 10/5/2024

My Commission Expires: 10/05/2024**NOTARY PUBLIC**Wilma Medina**PRINT NAME****ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the _____ (print title) of _____ (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

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

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Sworn to and subscribed before me this 14 day of April, 2020. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization by Wilma Medina, who has produced as identification and/or is personally known to me and who ☐ did/did not take an oath.

NOTARY SEAL OR STAMP



Wilma Medina
Notary Public
State of Florida
Comm# HH050789
Expires 10/5/2024

SIGNATUREWilma Medina**NOTARY PUBLIC**My Commission Expires: 10/5/2024Wilma Medina**PRINT NAME****ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

STATE OF _____

COUNTY OF _____

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NOTARY SEAL OR STAMP

SIGNATURE**NOTARY PUBLIC**

My Commission Expires: _____

PRINT NAME

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-Dade

I, Victor A. Bared, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Tracy Slavens & Vanessa Madrid to be my representative before the Historic Preservation Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Victor A. Bared**PRINT NAME (and Title, if applicable)****SIGNATURE**

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NOTARY SEAL OR STAMP

My Commission Expires: 10/05/2024

Wilma Medina
Notary Public
State of Florida
Comm# HH050789
Expires 10/5/2024

NOTARY PUBLICWilma Medina**PRINT NAME****CONTRACT FOR PURCHASE**

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

NAME**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami Dade

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Victor A. Bared

PRINT NAME (and Title, if applicable)**SIGNATURE**

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DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

TRUST NAME	
NAME AND ADDRESS	% INTEREST

COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
<u>Tracy Slavens, Esq</u>	<u>Holland and Knight, 701 Brickell Ave, Suite 3300</u> <u>Miami, FL 33131</u>	<u>305-789-7642</u>
<u>Vanessa Madrid, Esq</u>	<u>Holland and Knight, 701 Brickell Ave, Suite 3300</u> <u>Miami, FL 33131</u>	<u>305-789-7453</u>
<u> </u>	<u> </u>	<u> </u>

Additional names can be placed on a separate page attached to this application.

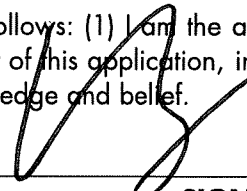
APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

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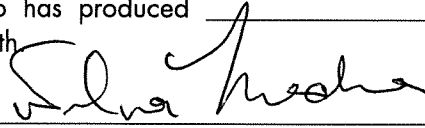
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NOTARY SEAL OR STAMP

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Wilma Medina
Notary Public
State of Florida
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NOTARY PUBLIC

Wilma Medina
PRINT NAME

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STATE OF Florida

COUNTY OF Miami Dade

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[Signature]
SIGNATURE

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NOTARY SEAL OR STAMP

[Signature]
NOTARY PUBLIC

My Commission Expires: 10/05/2024

Wilma Medina
PRINT NAME

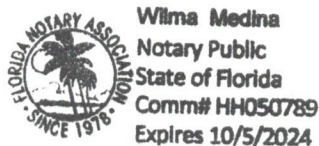


EXHIBIT A

LEGAL DESCRIPTION:

THE SOUTH 6 FEET OF THE EASTRLY 44.63 FEET OF LOT 7 AND THE
EASTERLY 44.63 FEET OF LOT 8, BLOCK 77 OF OCEAN BEACH ADDITION
NUMBER THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF DADE COUNTY,
FLORIDA.

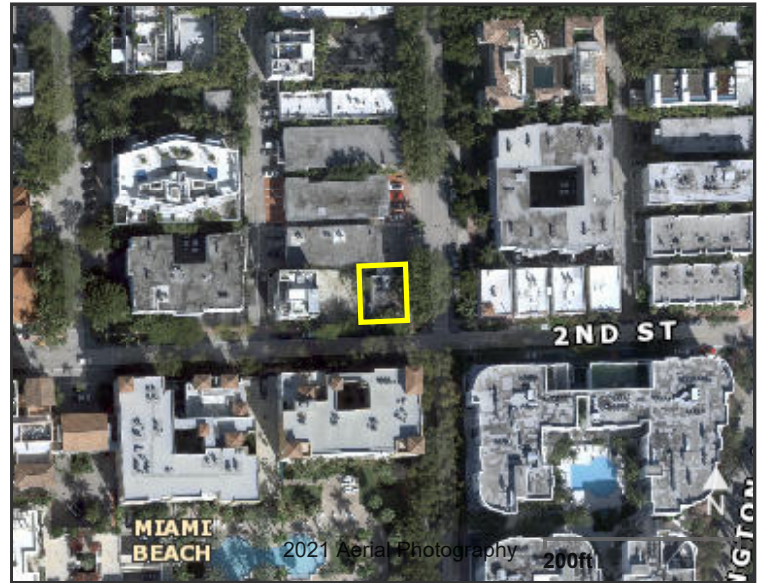


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/13/2022

Property Information	
Folio:	02-4203-009-5373
Property Address:	803 2 ST Miami Beach, FL 33139-7040
Owner	VICTOR A BARED
Mailing Address	7722 FISHER ISLAND DR MIAMI, FL 33109 USA
PA Primary Zone	3002 MULTI-FAMILY
Primary Land Use	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
Beds / Baths / Half	3 / 3 / 0
Floors	1
Living Units	2
Actual Area	1,080 Sq.Ft
Living Area	1,080 Sq.Ft
Adjusted Area	1,080 Sq.Ft
Lot Size	2,499 Sq.Ft
Year Built	1921



Assessment Information				
Year	2021	2020	2019	
Land Value	\$749,700	\$562,275	\$680,000	
Building Value	\$60,264	\$60,264	\$26,040	
XF Value	\$13,613	\$13,794	\$0	
Market Value	\$823,577	\$636,333	\$706,040	
Assessed Value	\$699,966	\$636,333	\$706,040	

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	\$123,611		

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

Short Legal Description
OCEAN BEACH ADD NO 3 PB 2-81 S6FT OF E44.63FT LOT 7 & E44.63FT OF LOT 8 BLK 77 OR 17246-0804 17269-2441 0696 1

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$699,966	\$636,333	\$706,040
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$823,577	\$636,333	\$706,040
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$699,966	\$636,333	\$706,040
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$699,966	\$636,333	\$706,040

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/09/2022	\$915,000	33074-3348	Qual by exam of deed
04/27/2017	\$100	30518-3614	Corrective, tax or QCD; min consideration
11/02/2015	\$925,000	29841-0685	Qual by exam of deed
06/01/1996	\$180,000	17246-0804	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:

Prepared by:
Lisette Pie Salazar, P.A.
200 Crandon Blvd., Suite 311
Key Biscayne, FL 33149

Return to:
Rodon Law PLLC
201 Alhambra Circle #504
Coral Gables, FL 33134

Parcel Identification No. **02-4203-009-5373**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 9th day of **March, 2022** between **TBD Group, LLC, a Florida limited liability company** whose post office address is **461 S. Mashta Dr., Key Biscayne, FL 33149** of the County of **Miami-Dade**, State of **Florida**, grantor*, and **Victor A. Bared** whose post office address is **7722 Fisher Island Drive, Miami, FL 33109** of the County of **Miami-Dade**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida**, to-wit:

The South 6 feet of the Easterly 44.63 feet of Lot 7, and the Easterly 44.63 feet of Lot 8, Block 77, Ocean Beach, FLA Addition No.3, according to the plat thereof, as recorded in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida.

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any; without reimposing same.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

Signatures on Page Two (2)

Warranty Deed - Page Two (2) - Parcel No. 02-4203-009-5373

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

TBD Group, LLC, a Florida limited liability company

By: Leonor Ortega
Leonor Ortega, Manager Member

Witness Name: Lisette Salazar

Witness Name: SILVIA PIE

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of March, 2022 by Leonor Ortega, Managing Member of TBD Group, LLC, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

