

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 HPB23-0575			
☐ Board of Adjustment ☐ Variance from a provision of the Land Development Regulations ☐ Appeal of an administrative decision		☐ Design Review Board ☐ Design review approval ☐ Variance	
☐ Planning Board ☐ Conditional use permit ☐ Lot split approval ☐ Amendment to the Land Development Regulations or zoning map ☐ Amendment to the Comprehensive Plan or future land use map		☒ Historic Preservation Board ☐ Certificate of Appropriateness for design ☐ Certificate of Appropriateness for demolition ☐ Historic district/site designation ☐ Variance	
☐ Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY 1 Lincoln Road, 1669 Collins Avenue, Unit CU-A, Lincoln Road Right of Way East of Collins Avenue and Beach Access			
FOLIO NUMBER(S) 02-3234-123-0001, 02-3234-123-0021, 02-3234-123-0030, 02-3234-123-0010			
Property Owner Information			
PROPERTY OWNER NAME City of Miami Beach			
ADDRESS 1700 Convention Center Drive, 2nd Floor		CITY Miami Beach	STATE FL
BUSINESS PHONE (305) 673-7550		CELL PHONE	EMAIL ADDRESS
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST			

Project Information			
Is there an existing building(s) on the site?		☐ Yes	☒ No
Does the project include interior or exterior demolition?		☐ Yes	☒ No
Provide the total floor area of the new construction.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).0			SQ. FT.
Party responsible for project design			
NAME Andres Arcila		☐ Architect ☐ Contractor ☒ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other _____	
ADDRESS 6915 Red Road, Suite 224		CITY Coral Gables	STATE FL ZIPCODE 33143
BUSINESS PHONE 786.717.6564	CELL PHONE 305.321.2341	EMAIL ADDRESS andres@naturalofficial.com	
Authorized Representative(s) Information (if applicable)			
NAME		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS 1700 Convention Center Drive, 2nd Floor		CITY Miami Beach	STATE FL ZIPCODE 33139
BUSINESS PHONE 305-673-7000	CELL PHONE	EMAIL ADDRESS	
NAME		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
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).

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FOLIO NUMBER(S) 02-3234-123-0001, 02-3234-123-0021, 02-3234-123-0030, 02-3234-123-0010			
Property Owner Information			
PROPERTY OWNER NAME Di Lido Beach Commercial Lessor, LLC, Di Lido Beach Commercial, LLC, Di Lido Beach Resort, LLC and Di Lido Beach Resort Land, LLC			
ADDRESS 4100 NE 2 Avenue, Suite 201/202		CITY Miami	STATE Florida
BUSINESS PHONE 305-728-8240		CELL PHONE	EMAIL ADDRESS javier@lionstone.net
Applicant Information (if different than owner)			
APPLICANT NAME SAME AS ABOVE plus Sobe Sky Development, LLC			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST			

Project Information			
Is there an existing building(s) on the site?		☐ Yes	☒ No
Does the project include interior or exterior demolition?		☐ Yes	☒ No
Provide the total floor area of the new construction.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).0			SQ. FT.
Party responsible for project design			
NAME Andres Arcila		☐ Architect ☐ Contractor ☒ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other _____	
ADDRESS 6915 Red Road, Suite 224		CITY Coral Gables	STATE FL ZIPCODE 33143
BUSINESS PHONE 786.717.6564	CELL PHONE 305.321.2341	EMAIL ADDRESS andres@naturalficial.com	
Authorized Representative(s) Information (if applicable)			
NAME		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS 1700 Convention Center Drive, 2nd Floor		CITY Miami Beach	STATE FL ZIPCODE 33139
BUSINESS PHONE 305-673-7000	CELL PHONE	EMAIL ADDRESS	
NAME		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		☐ Attorney ☐ Contact ☐ Agent ☐ Other _____	
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BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

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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 foregoing 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

Rickelle Williams
SIGNATURE

Rickelle Williams
PRINT NAME

7-12-2023
DATE SIGNED



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".
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☐ Owner of the subject property☒ Authorized representative

DocuSigned by:

Javier Granda

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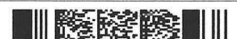
SIGNATURE

Javier Granda, Manager

PRINT NAME**DATE SIGNED**

Javier Granda is the Manager of:
 Di Lido Beach Commercial Lessor, LLC
 Di Lido Beach Commercial, LLC
 Di Lido Beach Resort, LLC
 Di Lido Beach Resort Land, LLC
 Sobe Sky Development, LLC

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.



OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, 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 _____ 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, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

I, _____, being first duly sworn, depose and certify as follows: (1) I am the _____ (print title) of City of Miami Beach (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.

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NOTARY SEAL OR STAMP

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My Commission Expires: _____

PRINT NAME

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

Javier Granda is the Manager of:
 Di Lido Beach Commercial Lessor, LLC
 Di Lido Beach Commercial, LLC
 Di Lido Beach Resort, LLC
 Di Lido Beach Resort Land, LLC
 Sobe Sky Development, LLC

I, Javier Granda, being first duly sworn, depose and certify as follows: (1) I am the Manager (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.

DocuSigned by:

Javier Granda

3C74714A19ED4AA

SIGNATURE

Sworn to and subscribed before me this 13 day of April, 2023. The foregoing instrument was acknowledged before me by Javier Granda, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: _____

Yeidy Montesino Perez
Commission # HH 084273
 Notary Public - State of Florida
 My Commission Expires Jan 24, 2025

NOTARY PUBLIC

Yeidy Montesino Perez

PRINT NAME

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-Dade

Javier Granda is the Manager of:
 Di Lido Beach Commercial Lessor, LLC
 Di Lido Beach Commercial, LLC
 Di Lido Beach Resort, LLC
 Di Lido Beach Resort Land, LLC
 Sobe Sky Development, LLC

I, Javier Granda, 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 Michael Larkin and Graham Penn * 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.

Javier Granda, Manager

PRINT NAME (and Title, if applicable)

DocuSigned by:

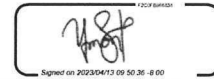
Javier Granda

3C74714A19ED4AA...

SIGNATURE

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NOTARY SEAL OR STAMP

**NOTARY PUBLIC**

My Commission Expires:

Yeidy Montesino Perez
Commission # HH 084273
 Notary Public - State of Florida
 My Commission Expires Jan 24, 2025

Yeidy Montesino Perez**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.

N/A

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.

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.



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.

City of Miami Beach Exempt from Disclosure

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

B357A958-6EAC-4C73-A6DC-D2CB03430532 -- 2023/04/13 09:35:29 -8:00



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.

See Exhibit B for Private Applicants

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Please see Exhibit B

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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TRUST NAME	
NAME AND ADDRESS	% INTEREST

B357A958-6EAC-4C73-A6DC-D2CB03430532 --- 2023/04/13 09:35:29 -8:00

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

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
_____	1700 Convention Center Drive, 2nd Floor	305-673-7000
_____	_____	_____
_____	_____	_____

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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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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NAME	ADDRESS	PHONE
Michael W. Larkin	200 South Biscayne Boulevard, Suite 300	(305) 374-5300
Graham C. Penn	200 South Biscayne Boulevard, Suite 300	(305) 374-5300
Andres Arcila	6915 Red Road, Suite 224	(305) 321-2341

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

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APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

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Di Lido Beach Commercial, LLC
Di Lido Beach Resort, LLC
Di Lido Beach Resort Land, LLC
Sobe Sky Development, LLC

I, Javier Granda, Manager, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (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.

Javier Granda

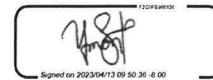
3C74714A19ED4AA...

SIGNATURE

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NOTARY SEAL OR STAMP

My Commission Expires: _____



NOTARY PUBLIC

Yeidy Montesino Perez

PRINT NAME



EXHIBIT "A"

LEGAL DESCRIPTION

DI LIDO CONDO ALTON BEACH 1ST SUB PB 2-77 LOTS 1 THRU 4 LOT 17 & 1/2 OF
LOTS 5 & 16 BLK 29 & STRIP OF LAND DESC IN DB 3781-543 & LOTS 18-19 & 20 BLK
29

AND

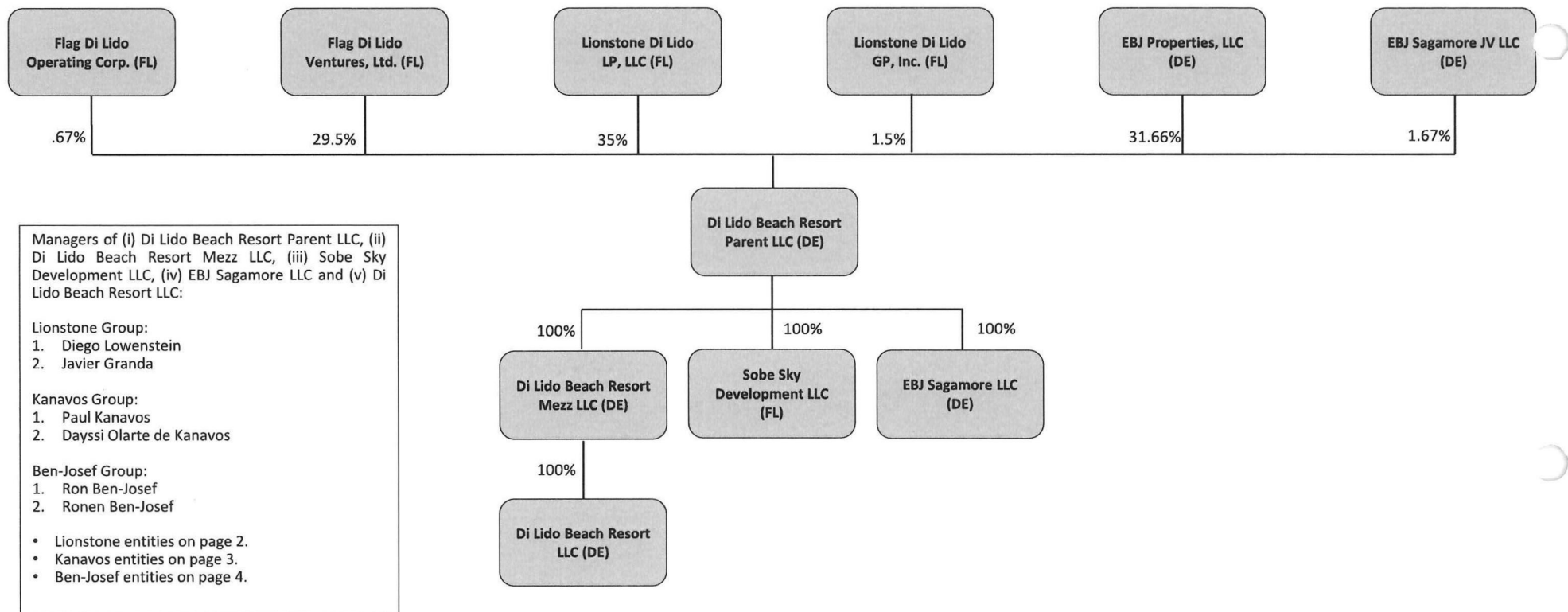
Right-of-Way along Lincoln Road from Collins Avenue to +/- 1128'
to the Mean High Water Line Right-of-Way

26617916v1

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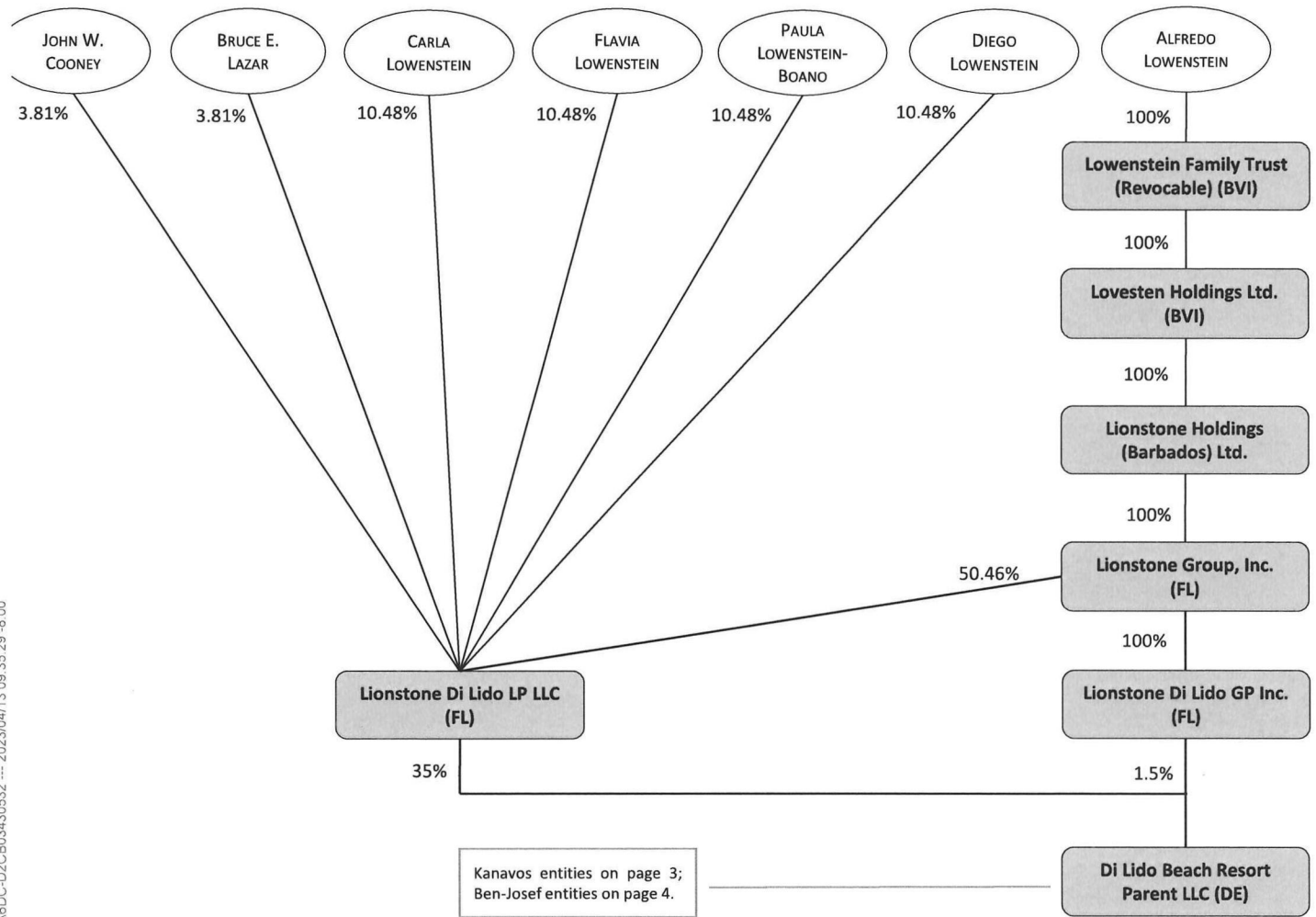


**Organizational Chart of
Di Lido Beach Resort Parent LLC**

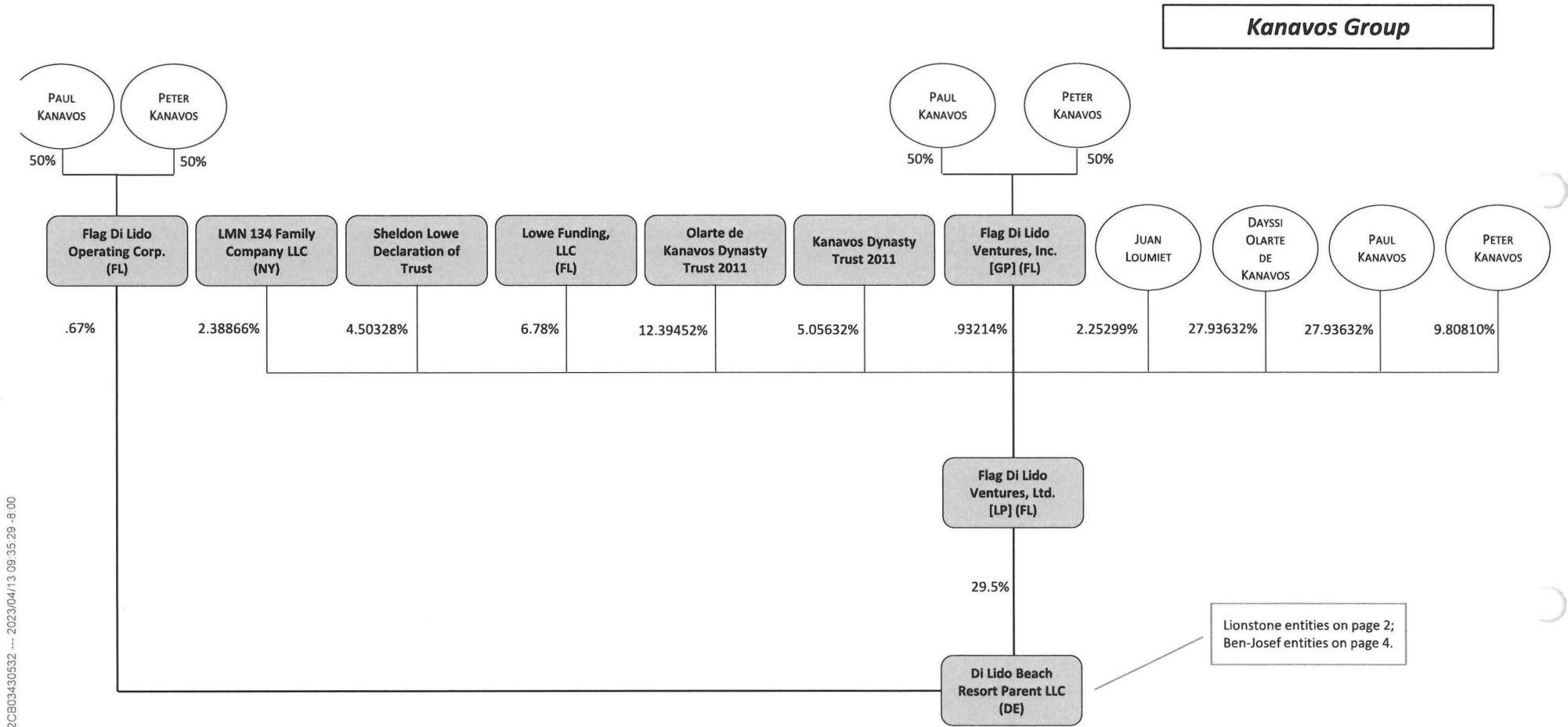


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Lionstone Group

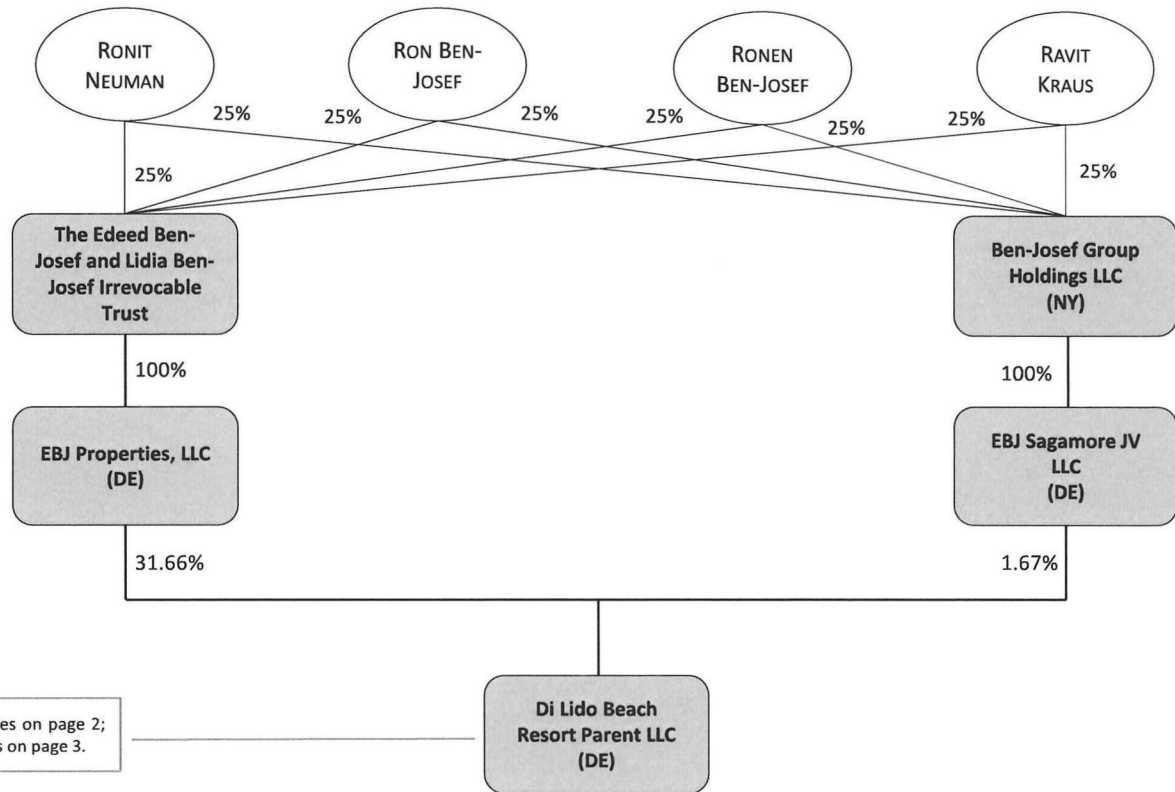


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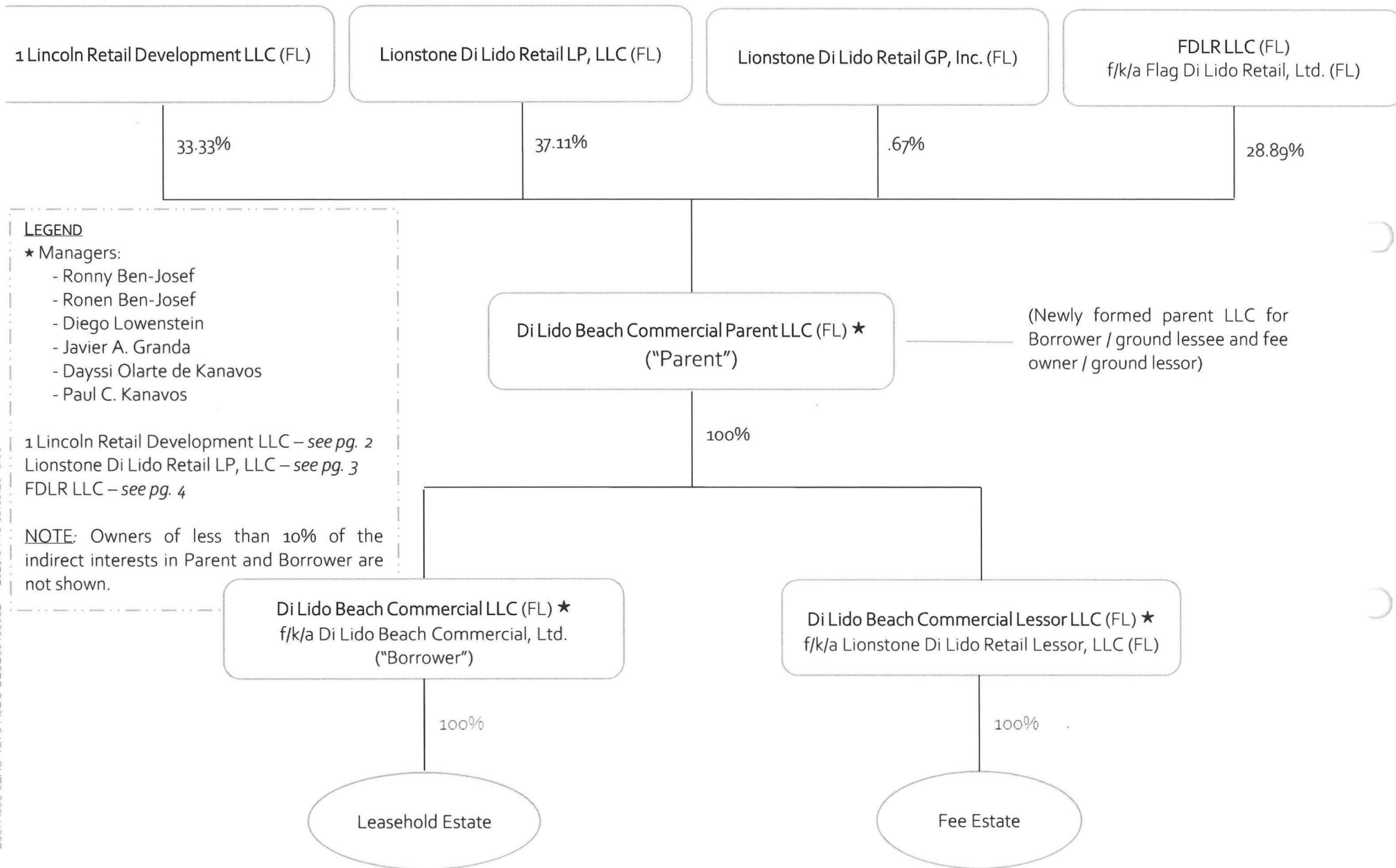
Ben-Josef Group

Each of (i) Ronit Neuman, (ii) Ron Ben-Josef, (iii) Ronen Ben-Josef and (iv) Ravit Kraus are the trustees of The Edeed Ben-Josef and Lidia Ben-Josef Irrevocable Trust.



Lionstone entities on page 2;
Kanavos entities on page 3.





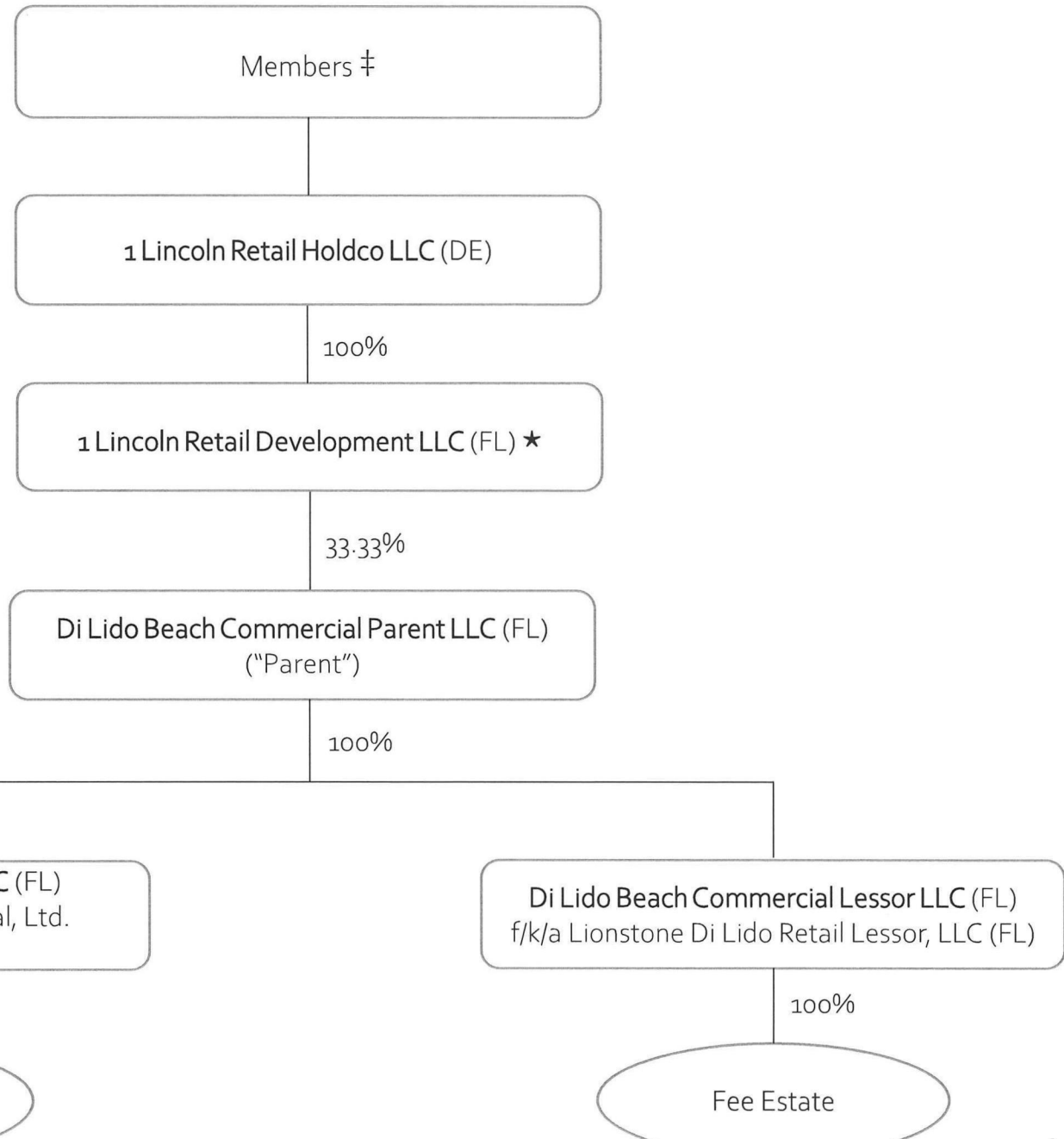
1 Lincoln Retail Development LLC (FL) Organizational Structure

LEGEND

★ Managers:

- Ronny Ben-Josef
- Ronen Ben-Josef

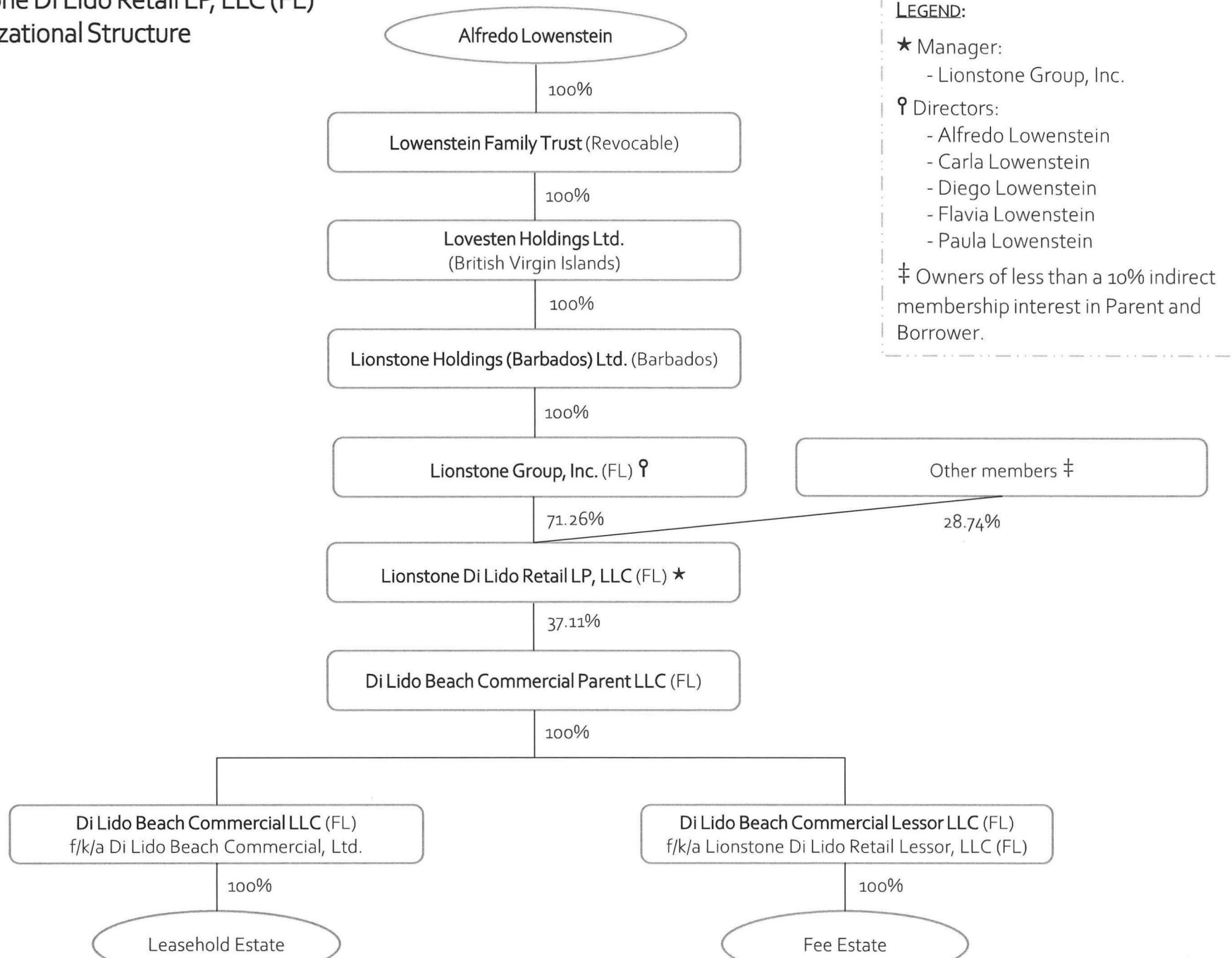
‡ No party owns a direct/indirect interest of more than 10%.



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Lionstone Di Lido Retail LP, LLC (FL) Organizational Structure

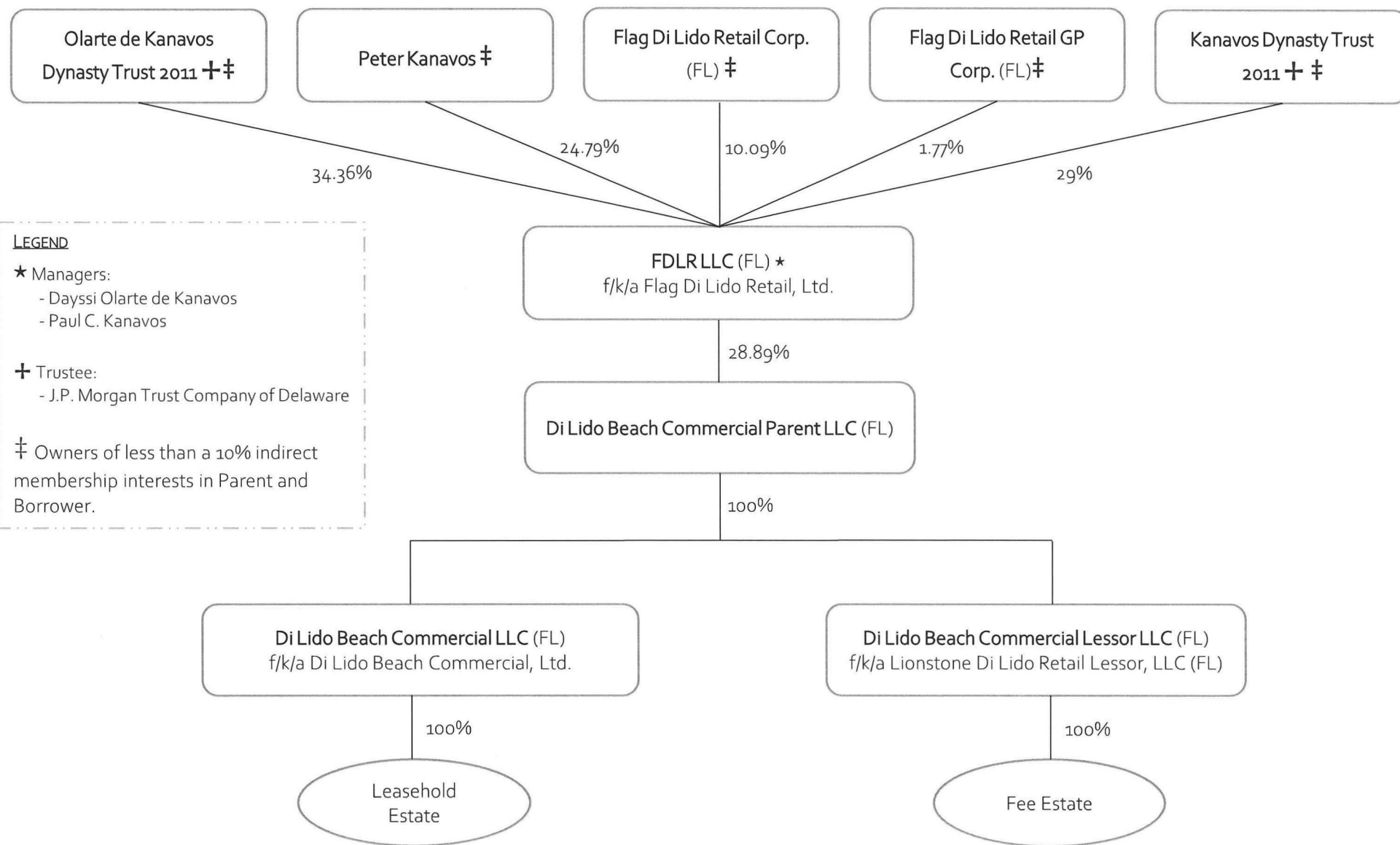


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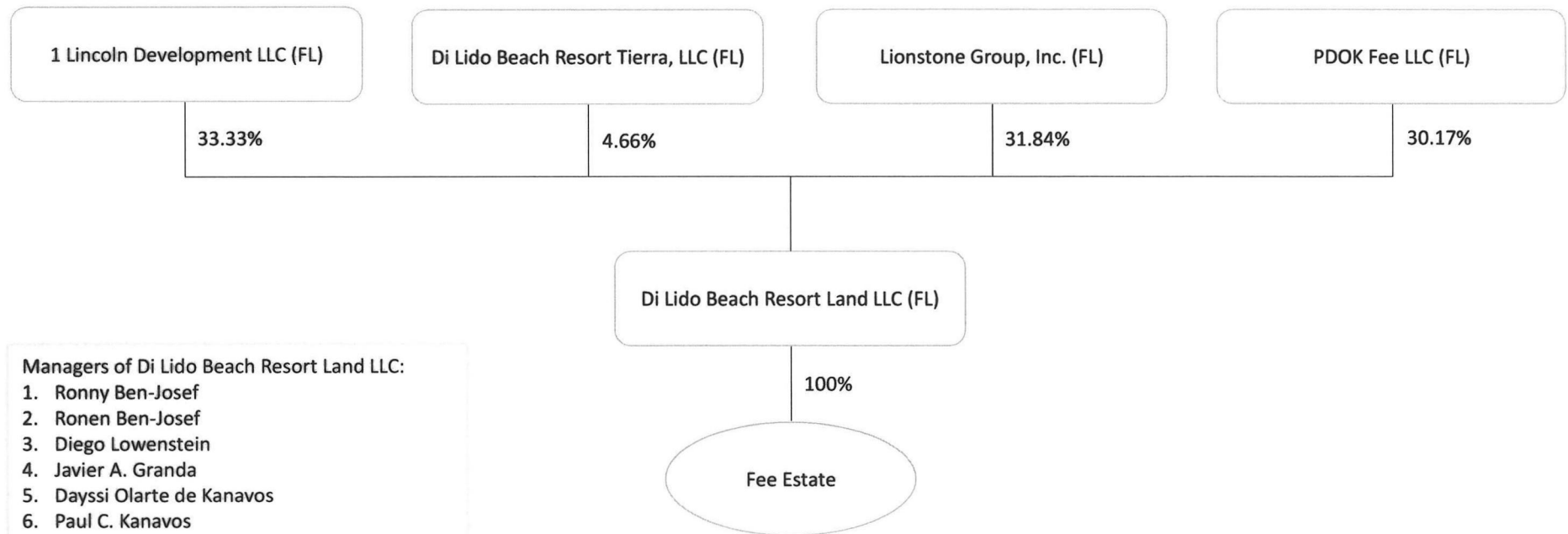
FDLR LLC (FL)

Organizational Structure





Di Lido Beach Resort Land LLC Organizational Structure

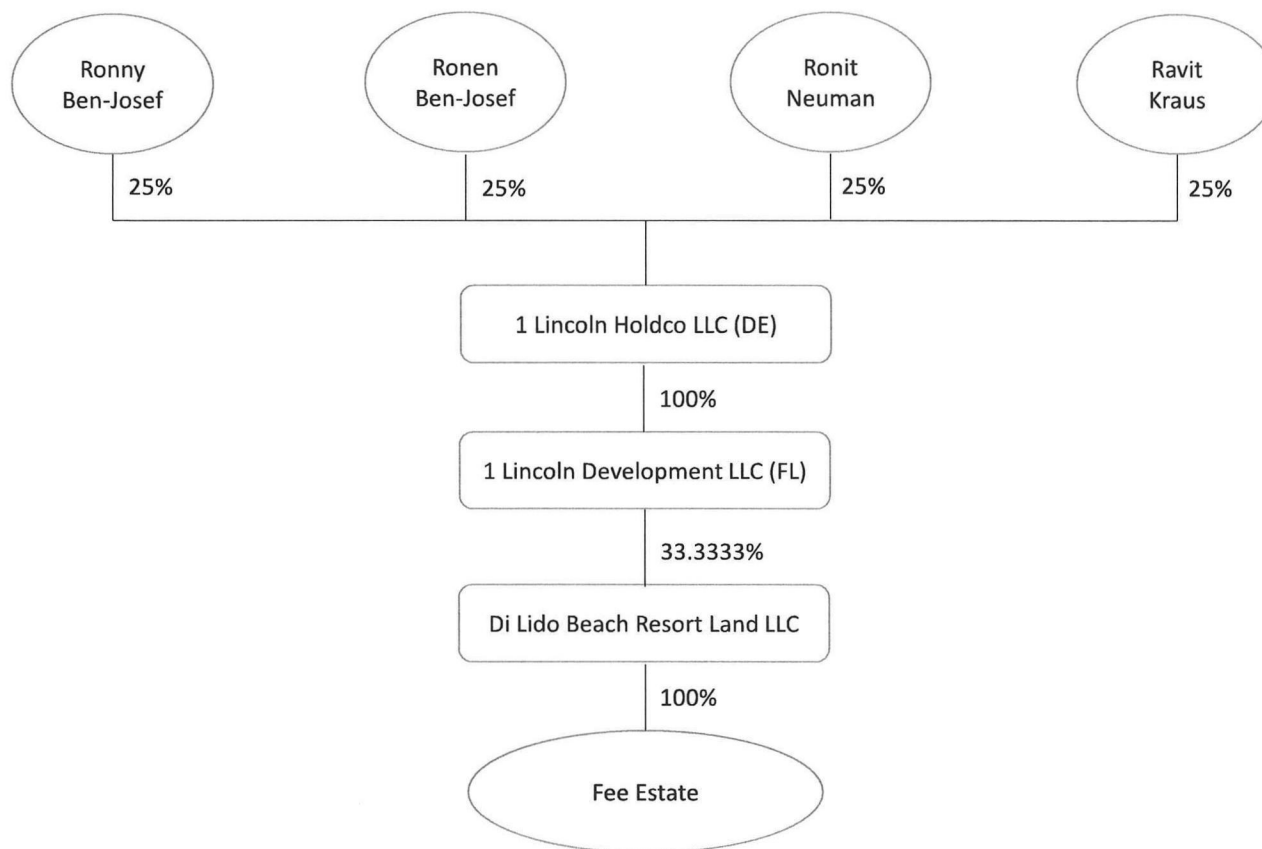


Managers of Di Lido Beach Resort Land LLC:

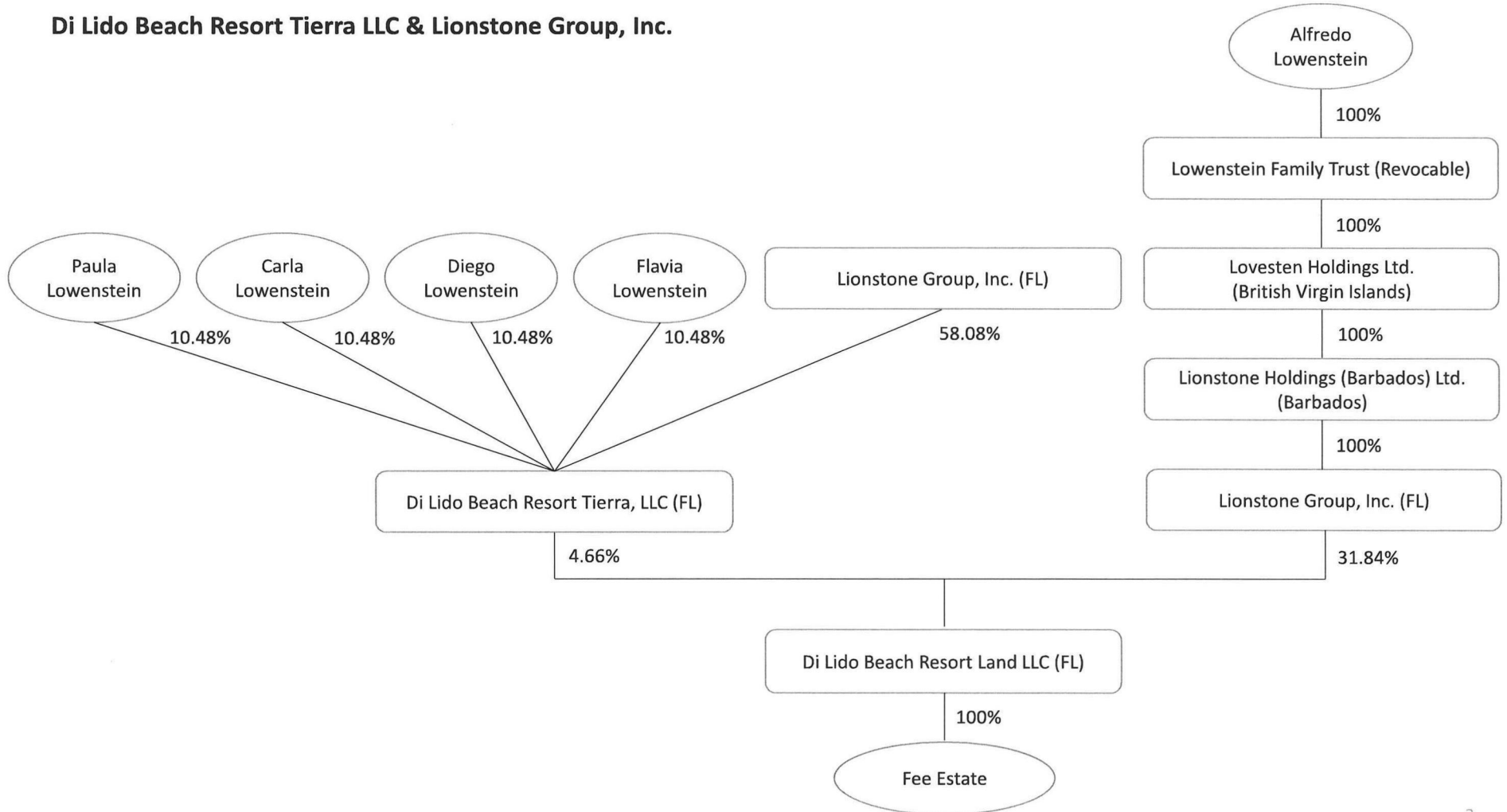
1. Ronny Ben-Josef
2. Ronen Ben-Josef
3. Diego Lowenstein
4. Javier A. Granda
5. Dayssi Olarte de Kanavos
6. Paul C. Kanavos

- 1 Lincoln Development LLC – see slide 2
- Di Lido Beach Resort Tierra, LLC – see slide 3
- Lionstone Group, Inc. – see slide 3
- PDOK Fee LLC – see slide 4

1 Lincoln Development LLC

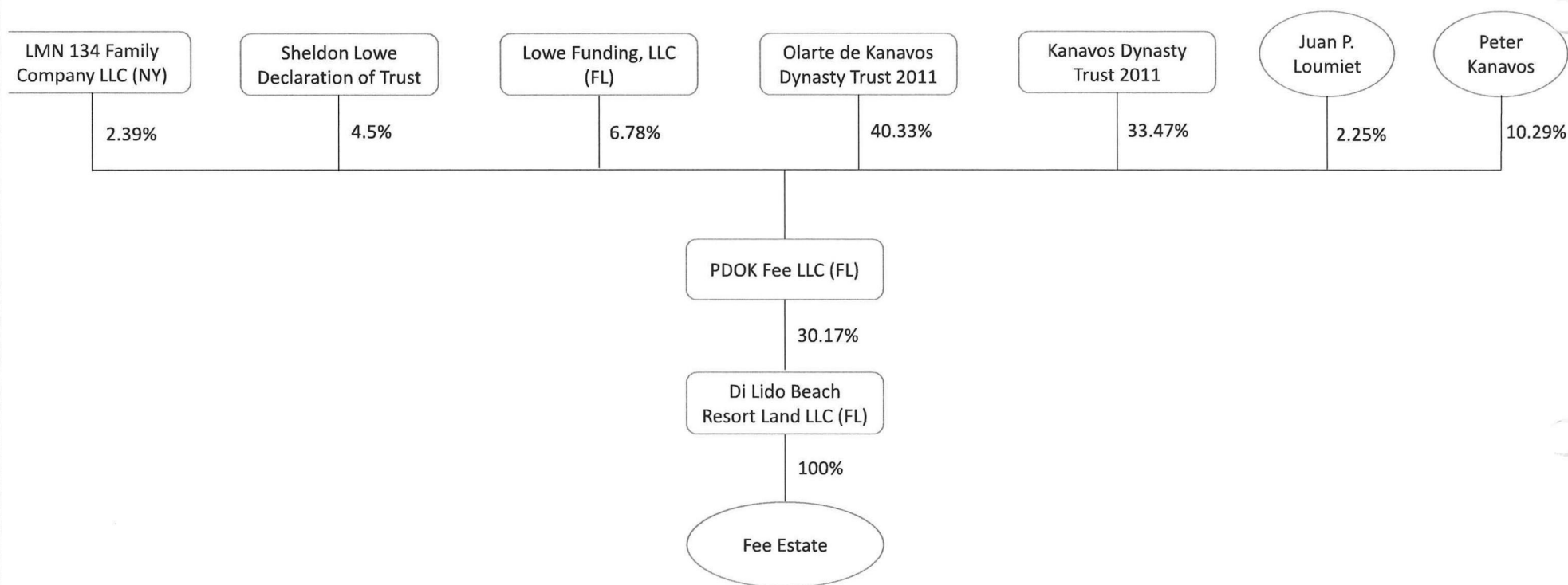


Di Lido Beach Resort Tierra LLC & Lionstone Group, Inc.





PDOK Fee LLC



AFFIDAVIT

I, Rickelle Williams, being duly sworn, depose and say that I am the Assistant City Manager of the City of Miami Beach and as such, am the representative of the owner of the described real property, and am authorized by the City to sign this Affidavit as part of an application for a public hearing for HPB23-0575, 100 Block of Lincoln Road Right-of-Way and 1 Lincoln Road. An application has been filed requesting a Certificate of Appropriateness for improvements to Lincoln Road between Collins Avenue and the Beachwalk before the Historic Preservation Board.

I am aware of the nature and effect of the request described above relative to the subject property. 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.

This instrument is executed pursuant to the requirements of the Planning Department and attests to the accuracy of the above statement. Execution hereof does not constitute approval or disapproval of the application which it addresses.

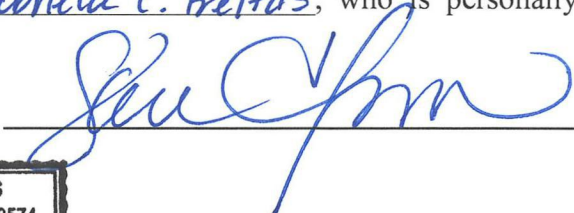


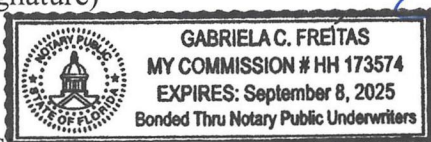
ASSISTANT CITY MANAGER'S SIGNATURE

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

Sworn to and subscribed before me this 12th day of July, 2023. The foregoing instrument was acknowledged before me by Gabriela C. Freitas, who is personally known to me and who did/did not take an oath.

NOTARY PUBLIC (signature)





My commission expires
NOTARY PUBLIC
STATE OF FLORIDA

Gabriela C. Freitas

(type, print or stamp name)