

MIAMIBEACH

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 DRB23-0994		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 40 Island Avenue, 1 Farrey Lane, 2 Farrey Lane			
FOLIO NUMBER(S) 02-3233-004-0090; 02-3233-003-0010; 02-3233-003-0020			
Property Owner Information			
PROPERTY OWNER NAME Nomade Lido LLC			
ADDRESS 40 Island Ave		CITY Miami Beach	STATE FL
BUSINESS PHONE 305 673 1717		CELL PHONE	EMAIL ADDRESS wsmith@standardmiami.com
Applicant Information (if different than owner)			
APPLICANT NAME Same as above.			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Design review for redevelopment of east wing and associated variances and/or waivers			



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.		50,000 SF	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
Party responsible for project design			
NAME Kobi Karp		☒ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other _____	
ADDRESS 571 NW 28 ST		CITY Miami	STATE FL
		ZIPCODE 33127	
BUSINESS PHONE 305 573 1818	CELL PHONE	EMAIL ADDRESS kobikarp@kobikarp.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael Larkin		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS 200 S Biscayne Boulevard. Suite 300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE 305 374 5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Nicholas Rodriguez		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS 200 S Biscayne Boulevard. Suite 300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE 305 374 5300	CELL PHONE	EMAIL ADDRESS nrodriguez@brzoninglaw.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".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- 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

DocuSigned by:

Miguel Isla

C83202A45CFD4C2...

SIGNATURE**Miguel Isla Esteve****PRINT NAME**

1/11/2024

DATE SIGNED

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 DADE

I, Miguel Isla Esteve, being first duly sworn, depose and certify as follows: (1) I am the Authorized Person (print title) of Nomade Lido LLC (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:

Miguel Isla

C83202A45CFD4C2...

SIGNATURE

Sworn to and subscribed before me this 12 day of January, 2024. The foregoing instrument was acknowledged before me by Miguel Isla Esteve, 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: _____

NOTARY PUBLIC

Diana Ramos

PRINT NAME

POWER OF ATTORNEY AFFIDAVITSTATE OF FLORIDACOUNTY OF DADEI, Miguel Isla Esteve,

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 *Bercow Radell Fernandez Larkin + Tapanes PLLC to be my representative before the Design Review 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.

Miguel Isla Esteve, Authorized Person**PRINT NAME (and Title, if applicable)**Miguel Isla

C83202A45CFD4C2...

SIGNATURE

Sworn to and subscribed before me this 12 day of January, 20 24.
acknowledged before me by Miguel Isla Esteve, who has produced
identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: _____

**NOTARY PUBLIC**Diana Ramos**PRINT NAME**

*Nicholas Rodriguez, Michael Larkin, Kobi Karp

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.



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.

% OF OWNERSHIP

[illegible]

% OF OWNERSHIP

[illegible]

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

C28899F7-6D24-4D83-9185-EE4E526EF71D --- 2024/01/12 05:47:18 -8:00

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
Michael Larkin	200 S Biscayne Boulevard Suite 300, Miami FL	305 374 5300
Nicholas Rodriguez	200 S Biscayne Boulevard Suite 300, Miami FL	305 374 5300

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 DADE

I, Miguel Isla Esteve, 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.

Miguel Isla

C83202A45CFD4C2...

SIGNATURE

Sworn to and subscribed before me this 12 day of January, 2024.
acknowledged before me by Miguel Isla Esteve, who has produced
identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Diana Ramos
Commission # HH 386927
Notary Public - State of Florida
My Commission Expires Apr 16, 2027

My Commission Expires: _____

Notary Stamp 2024/01/12 07:40:39 PST

SASA19F029EF

[Signature]

Signed on 2024/01/12 06:40:39 -8:00

NOTARY PUBLIC

Diana Ramos

PRINT NAME



Exhibit A – Legal Description

Parcel 1 (Fee Simple): LOTS 39, 40, 41 AND 42 OF BELLE ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 11, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, (THE "LAND"),

Parcel 2 (Leasehold): Together with that certain Sovereignty Submerged Lands Lease Renewal and Modification to Reflect Change in Upland Ownership, dated as of 2003, executed between the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, as lessor, and AB Green Lido LLC, a Florida limited liability company, as lessee, recorded in Official Records Book 21447, Page 3911, of the Public Records of Miami-Dade County, Florida; as assigned to Ferrado Lido LLC, a Delaware limited liability company, pursuant to that certain Assignment and Assumption of Submerged Land Lease dated April 14, 2008, recorded on April 21, 2008, in the Official Records Book 26335, Pages 4235-4243, of the Public Records of Miami-Dade County, Florida; as renewed through May 6, 2013 pursuant to that certain Sovereignty Submerged Lands Lease Renewal and Modification to Reflect Change in Upland Ownership and Clarify Use effective as of May 6, 2008 in favor of Ferrado Lido LLC, recorded on September 3, 2008, in the Official Records Book 26549, Pages 2203-2218, of the Public Records of Miami-Dade County, Florida; as renewed through May 6, 2018 pursuant to that certain Sovereignty Submerged Lands Lease Renewal effective as of May 6, 2013 in favor of Ferrado Lido LLC, recorded on November 19, 2013, in the Official Records Book 28918, Pages 1614-1629, of the Public Records of Miami-Dade County, Florida; and as further renewed through May 6, 2023 pursuant to that certain unrecorded Sovereignty Submerged Lands Lease Renewal effective as of May 6, 2018 in favor of Ferrado Lido LLC.

And

Lot 1, Second Section Belle Isle Villas, according to the plat thereof, as recorded in Plat Book 42, Page 100, Public Records of Miami-Dade County, Florida.

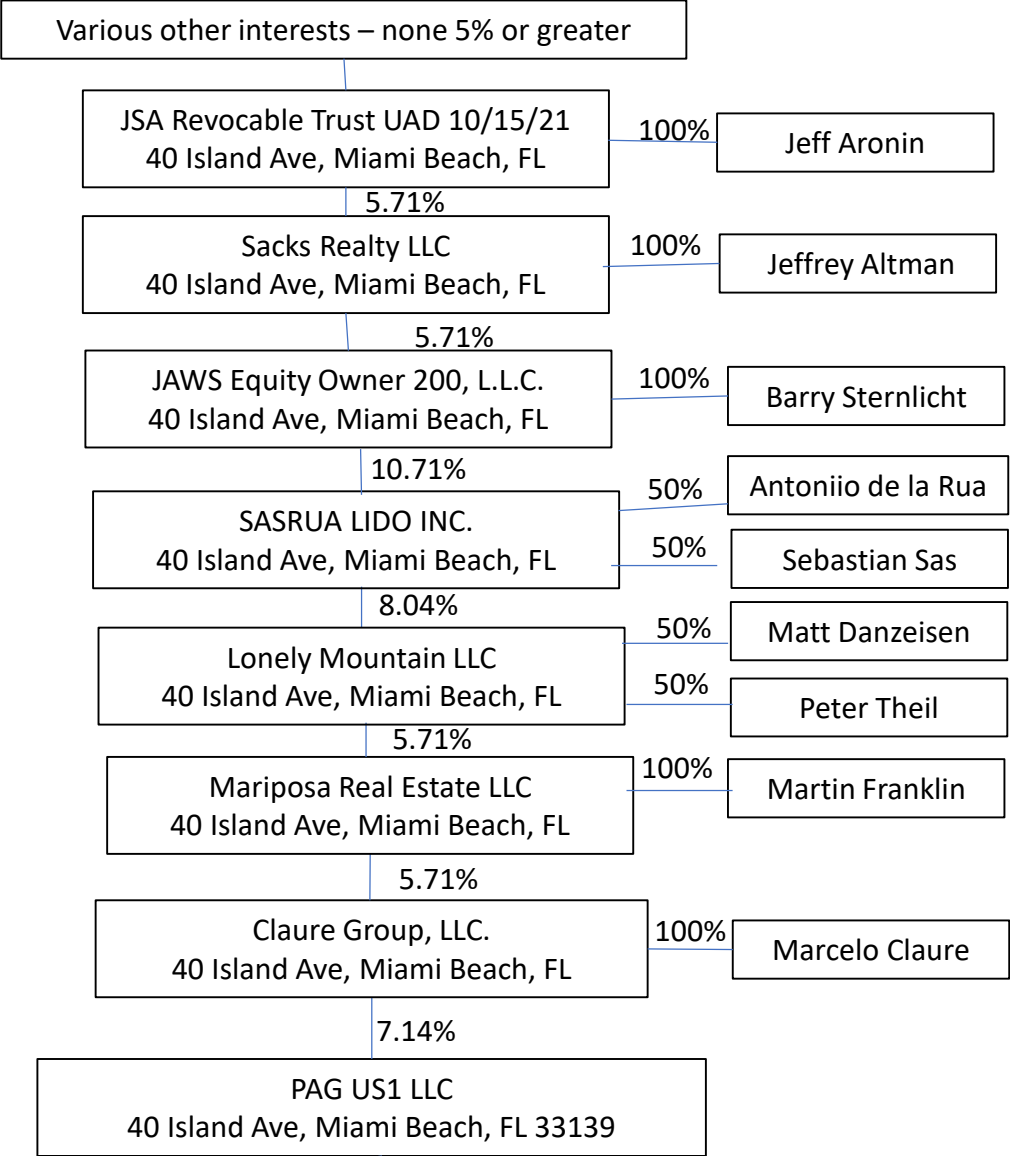
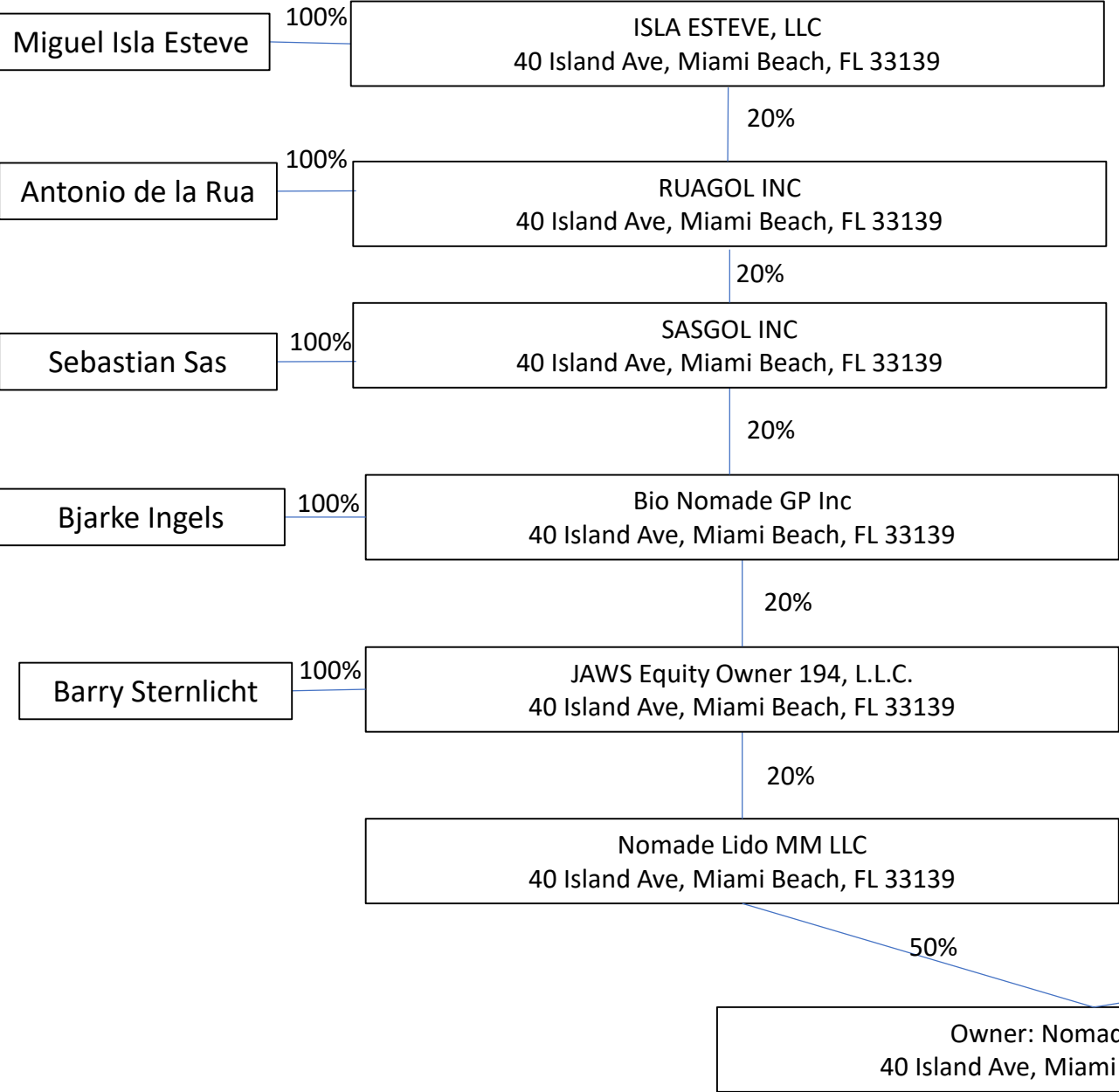
And

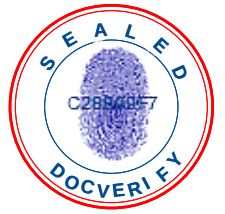
Lot 2, Second Section of Belle Isles Villas, according to the plat thereof as recorded in Plat Book 42, Page(s) 100, Public Records of Miami-Dade County, Florida.

C28899F7-6D24-4D83-9185-EE4E526EF71D --- 2024/01/12 05:47:18 -8:00



Exhibit B





Application Form - Nomade Lido LLC.pdf

DocVerify ID: C28899F7-6D24-4D83-9185-EE4E526EF71D

Created: January 12, 2024 05:47:18 -8:00

Pages: 10

Electronic Notary: Yes / State: FL

This document is a DocVerify VeriVaulted protected version of the document named above. It was created by a notary or on the behalf of a notary, and it is also a DocVerify E-Sign document, which means this document was created for the purposes of Electronic Signatures and/or Electronic Notary. Tampered or altered documents can be easily verified and validated with the DocVerify veriCheck system.

Go to www.docverify.com at any time to verify or validate the authenticity and integrity of this or any other DocVerify VeriVaulted document.

E-Signature Summary

E-Signature Notary: Diana Ramos (dra)

January 12, 2024 06:40:39 -8:00 [5A5A19F029EF] [74.220.90.117]

dramos@brzoninglaw.com

