

# 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 PB24-0680	Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)		
<b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		<b>Design Review Board</b> <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<b>Planning Board</b> <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input checked="" type="checkbox"/> Modification of existing Board Order		<b>Historic Preservation Board</b> <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input checked="" type="checkbox"/> <b>Other:</b> Modification to Conditional Use Permit for Change of Ownership			
Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 2201 COLLINS AVENUE, MIAMI BEACH, FLORIDA 33139			
FOLIO NUMBER(S) 02-3234-218-0001			
Property Owner Information			
PROPERTY OWNER NAME 2201 COLLINS FEE LLC			
ADDRESS 375 PARK AVENUE, FLOOR 10		CITY NEW YORK	STATE NY
ZIP CODE 10152			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Applicant Information (if different than owner)			
APPLICANT NAME SAME AS ABOVE			
ADDRESS		CITY	STATE
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST: MODIFICATION TO THE CONDITIONAL USE PERMIT ISSUED UNDER PLANNING BOARD FILE NO. 1922 LIMITED TO CONDITION NO. 2 TO MODERNIZE CONDITION AS CURRENTLY USED.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		N/A	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		N/A	SQ. FT.
Party responsible for project design			
NAME <b>NOT APPLICABLE</b>		<input type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE      ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Authorized Representative(s) Information (if applicable)			
NAME Alfredo J. Gonzalez		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 333 SE 2nd Avenue, 44th Floor		CITY <b>Miami</b>	STATE      ZIPCODE <b>Florida      33131</b>
BUSINESS PHONE <b>305-579-0588</b>	CELL PHONE <b>305-798-8437</b>	EMAIL ADDRESS gonzalezag@gtlaw.com	
NAME Devon Vickers		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 333 SE 2nd Avenue, 44th Floor		CITY <b>Miami</b>	STATE      ZIPCODE <b>Florida      33131</b>
BUSINESS PHONE <b>305-579-0827</b>	CELL PHONE <b>305-297-8750</b>	EMAIL ADDRESS vickersd@gtlaw..com	
EMAIL		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> 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**  
on behalf of 2201  
Jacqueline Mansfield Collins Fee, LLC

**PRINT NAME**  
7/10/14

**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 New York

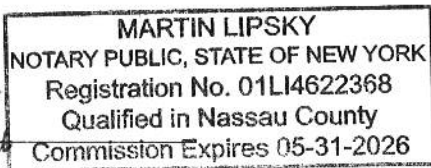
COUNTY OF New York

I, Jacqueline Mansfield, being first duly sworn, depose and certify as follows: (1) I am the Authorized Signatory (print title) of 2201 Collins Fee, 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.

\_\_\_\_\_  
**SIGNATURE**

Sworn to and subscribed before me this 10<sup>th</sup> day of July, 2024. The foregoing instrument was acknowledged before me by Jacqueline Mansfield, 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: 3/31/26

\_\_\_\_\_  
**PRINT NAME**

**POWER OF ATTORNEY AFFIDAVIT**

STATE OF New York

COUNTY OF New York

I, Jacqueline Mansfield on behalf of 2201 Collins Fee, LLC 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 Alfredo J. Gonzalez/Greenberg Traurig P.A. to be my representative before the Planning 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.

Jacqueline Mansfield, Authorized Signatory on behalf of 2201 Collins Fee, LLC



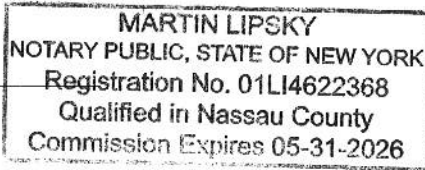
**PRINT NAME (and Title, if applicable)**

**SIGNATURE**

Sworn to and subscribed before me this 10<sup>th</sup> day of July, 2024. The foregoing instrument was acknowledged before me by Jacqueline Mansfield, 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: 5/31/26



**NOTARY PUBLIC**

Martin Lipsky

**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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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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.

**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.

**2201 COLLINS FEE LLC**

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

PLEASE SEE ATTACHED EXHIBIT "B"

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**NOT APPLICABLE**

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

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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.

**NOT APPLICABLE**

<b>TRUST NAME</b>	
<b>NAME AND ADDRESS</b>	<b>% INTEREST</b>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**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
Alfredo J. Gonzalez	333 SE 2nd Ave., 44th Floor, Miami, FL 33131	305-579-0588
Devon Vickers	333 SE 2nd Ave., 44th Floor, Miami, FL 33131	305-579-0827

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 New York

COUNTY OF New York

I, Jacqueline Mansfield on behalf of 2201 Collins Fee, LLC, 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.

*[Handwritten Signature]*

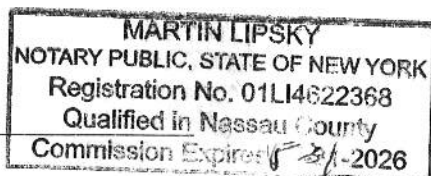
**SIGNATURE**

Sworn to and subscribed before me this 10<sup>th</sup> day of July, 2024. The foregoing instrument was acknowledged before me by Jacqueline Mansfield, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

*[Handwritten Signature]*

**NOTARY PUBLIC**

NOTARY SEAL OR STAMP



My Commission Expires: 3/26

*[Handwritten Name]*

**PRINT NAME**

EXHIBIT "A"

LEGAL DESCRIPTION:

A Tract of land situated in the City of Miami Beach, Florida, bounded as follows: bounded on the North by the South line of Atlantic Avenue (now generally known as 23rd Street); bounded on the West by the East line of Collins Avenue; bounded on the South by the North line of Ocean Avenue (now generally known as 22nd Street) and bounded on the East by the Low Water Line of the Atlantic Ocean, as the same is shown, marked and designated on the AMENDED PLAT OR MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, which map is recorded in Plat Book 5, at Page 7 and 8 of the Public Records of Miami-Dade County, Florida. (said East line now bounded by the Erosion Control Line of the Atlantic Ocean, recorded in Plat Book 105, at Page 62, of the Public Records of Miami-Dade County, Florida.)

ABOVE DESCRIBED LAND (TRACT) BEING COMMONLY KNOWN AS THE CASINO BLOCK.

ALSO

PARCEL "B", OFFICIAL RECORDS BOOK 5886, AT PAGE 688, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A Tract of land situated in the City of Miami Beach, Florida, beginning (P.O.B.) at the Southeast corner of Atlantic Avenue (now generally known as 23rd Street.) now vacated and Collins Avenue; thence extending Northerly along the East line of Collins Avenue produced across Atlantic Avenue (now generally known as 23rd Street), now vacated, 50.00 feet; thence Easterly on a line North of, and parallel with, the South boundary line of Atlantic Avenue (now generally known as 23rd Street), now vacated, to the Atlantic Ocean; thence Southerly meandering the Atlantic Ocean, to a point where same intersects the South boundary line of Atlantic Avenue (now generally known as 23rd Street), now vacated, produced Easterly (now bounded on the East by the Erosion Control Line of the Atlantic Ocean, recorded in Plat Book 105, at Page 62, of the Public Records of Miami-Dade County, Florida); thence Westerly along said South Boundary line of Atlantic Avenue (now generally known as 23rd Street), now vacated; produced Easterly and continuing the said South boundary line to the Point of Beginning (P.O.B.)

THE EXTERIOR LINES OF ALL THE ABOVE DESCRIBED PROPERTY IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Begin (P.O.B.) at the Northeasterly corner of 22nd Street (formerly known as Ocean Avenue) and Collins Avenue, as said Street and Avenue are shown on the AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY'S SUBDIVISION, recorded in Plat Book 5, at Pages 7 and 8, of the Public Records of Miami-Dade County, Florida; and run South 70°02'49.4" East along the Northerly right-of-way line of 22nd Street, a distance of 564.715 feet to a point on the Erosion Control Line of the Atlantic Ocean, recorded in Plat Book 105, at Page 62, of the Public Records of Miami-Dade County, Florida; thence North 18°28'10.4" East along the said Erosion Control Line, a distance of 240.081 feet to a point; thence continue along the Erosion Control line North 19°20'59.4" East a distance of 60.003 feet; thence run North 70°02'49.4" West along the Northerly property line, a distance of 557.868 feet to a point on the Easterly right-of-way line of Collins Avenue; thence South 19°57'10.6" West along the Easterly right-of-way line of Collins Avenue, a distance of 300.00 feet to the Point of Beginning (P.O.B.)

EXHIBIT "B"

