

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 PB25-0779		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		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 1545 Collins Ave			
FOLIO NUMBER(S) 02-3234-019-0960			
Property Owner Information			
PROPERTY OWNER NAME RP Hotel Holdings, LLC			
ADDRESS 1775 Tysons Blvd. 7th Floor		CITY Tysons	STATE VA
ZIPCODE 22102			
BUSINESS PHONE (571) 302-5757	CELL PHONE	EMAIL ADDRESS cmayfield@pkhotelsandresorts.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same as Owner			
ADDRESS		CITY	STATE
ZIPCODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Modification to existing conditional use permit number PB17-0108 f/k/a PB 2032 for the Royal Palm Hotel.			

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.		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 Gensler		☒ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other _____	
ADDRESS 545 NW 26th ST, Suite 250		CITY Miami	STATE FL
ZIP CODE 33127		EMAIL ADDRESS Anastasia_Castro@gensler.com	
Authorized Representative(s) Information (if applicable)			
NAME Carter N. McDowell		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS 1450 Brickell Ave., Ste. 2300		CITY Miami	STATE FL
ZIP CODE 33131		EMAIL ADDRESS cmcdowell@bilzin.com	
NAME Nicholas A. Noto		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS 1450 Brickell Ave. Ste. 2300		CITY Miami	STATE FL
ZIP CODE 33131		EMAIL ADDRESS nnoto@bilzin.com	
NAME		☐ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS		CITY	STATE
ZIP CODE		EMAIL ADDRESS	
BUSINESS PHONE		CELL PHONE	

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



SIGNATURE

Carl A. Mayfield, Vice President

PRINT NAME

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: _____

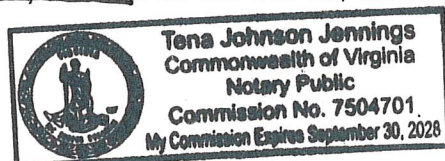
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF VirginiaCOUNTY OF Fairfax

I, Carl A. Mayfield, being first duly sworn, depose and certify as follows: (1) I am the Vice President (print title) of RP Hotel Holdings, 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 8th day of August, 2025. The foregoing instrument was acknowledged before me by Carl A. Mayfield, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

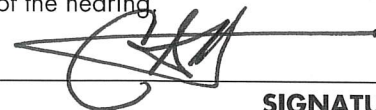


My Commission Expires: September 30, 2028

Tena Johnson Jennings
NOTARY PUBLIC

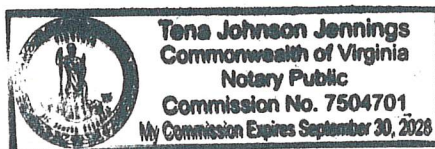
PRINT NAME**POWER OF ATTORNEY AFFIDAVIT**STATE OF VirginiaCOUNTY OF FairfaxI, **Carl A. Mayfield**

, 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 Carter McDowell and Nicholas Noto 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.

Carl A. Mayfield, Vice President**PRINT NAME (and Title, if applicable)**

SIGNATURE

Sworn to and subscribed before me this 8th day of August, 2025. The foregoing instrument was acknowledged before me by Carl A. Mayfield, 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

Tena Johnson Jennings
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.

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.

RP Hotel Holdings, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See ownership chart attached as Exhibit "B"

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
Carter McDowell, Bilzin Sumberg	1450 Brickell Ave., Suite 2300, Miami 33131	305-350-2355
Nicholas Noto, Bilzin Sumberg	1450 Brickell Ave., Suite 2300, Miami 33131	305-350-2398

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

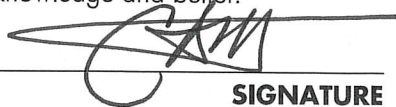
APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH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

APPLICANT AFFIDAVIT

STATE OF Virginia

COUNTY OF Fairfax

I, Carl A. Mayfield, 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.


SIGNATURE

Sworn to and subscribed before me this 8th day of August, 2025. The foregoing instrument was acknowledged before me by Carl A. Mayfield, 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
Tena Johnson Jennings
PRINT NAME

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 12.65 FEET OF LOTS 7 AND 14, ALL OF LOTS 6 AND 15, AND THE NORTH 10 FEET OF LOTS 5 AND 16, ALL IN BLOCK 56, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN PARCEL OF LAND LYING EAST AND ADJACENT TO THE ABOVE DESCRIBED PARCEL, SAID PARCEL BOUNDED ON THE SOUTH BY THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL EXTENDED EASTERLY; BOUNDED ON THE EAST BY THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN; AND BOUNDED ON THE WEST BY THE EAST LINE OF THE ABOVE MENTIONED BLOCK 56.

PARCEL 2:

THE SOUTH 40 FEET OF LOTS 5 AND 16 AND THE NORTH ONE HALF OF LOTS 4 AND 17, ALL IN BLOCK 56, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN PARCEL OF LAND LYING EAST OF AND ADJACENT TO THE ABOVE DESCRIBED PARCEL; SAID PARCEL BOUNDED ON THE SOUTH BY THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL EXTENDED EASTERLY; BOUNDED ON THE EAST BY THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN AND BOUNDED ON THE WEST BY THE EAST LINE OF THE ABOVE MENTIONED BLOCK 56.

THE LAND DESCRIBED ABOVE LOCATED, LYING AND BEING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

TOGETHER WITH: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH AND CREATED BY THAT GARAGE EASEMENT AGREEMENT BY AND BETWEEN MIAMI BEACH REDEVELOPMENT AGENCY, OWNER, AND RDP ROYAL PALM HOTEL LIMITED PARTNERSHIP, GRANTEE, DATED MAY 28, 1998 AND RECORDED JULY 1, 1998 IN OFFICIAL RECORDS BOOK 18170, PAGE 1082, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

LOTS 8, 9, 10, 11, 12, AND 13, BLOCK 57, FISHERS FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF 16TH STREET (AVENUE "C") LYING WEST OF THE RIGHT OF WAY LINE OF COLLINS AVENUE, AS SHOWN ON SAID PLAT, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 54 OF SAID FISHER'S FIRST SUBDIVISION OF ALTON BEACH PLAT; THENCE NORTH 88 DEGREES 0 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK 54, A DISTANCE OF 443.08 FEET, TO THE SOUTHEAST CORNER OF BLOCK 54, THENCE SOUTH 07 DEGREES 35 MINUTES 04 SECONDS WEST, A DISTANCE OF 96.26 FEET TO A POINT OF CUSP WITH A TANGENT CURVE CONCAVE TO THE SOUTHWEST, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC DISTANCE OF 39.27 FEET, TO A POINT OF TANGENCY; THENCE NORTH 82 DEGREES 24 MINUTES 52 SECONDS WEST A DISTANCE OF 24.75 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 53 SECONDS WEST ALONG A LINE 8.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF BLOCK 57 OF SAID PLAT, A DISTANCE OF 382.18 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WASHINGTON AVENUE, THENCE NORTH 01 DEGREES 59 MINUTES 11 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 62.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 54 AND THE POINT OF BEGINNING. SAID LANDS LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4:

TOGETHER WITH:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH AND CREATED BY THAT RECIPROCAL ACCESS, USE AND DEVELOPMENT AND EASEMENT AGREEMENT BY AND BETWEEN RDP ROYAL PALM HOTEL LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, JEFFERSON PLAZA LTD., A FLORIDA LIMITED PARTNERSHIP, THE CITY OF MIAMI BEACH, FLORIDA AND THE MIAMI BEACH REDEVELOPMENT AGENCY, DATED OCTOBER 21, 1997 AND RECORDED JULY 1, 1998 IN OFFICIAL RECORDS BOOK 18170, PAGE 1156, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

ALL OF LOTS 1, 2, 3, 18, 19, 20; AND THE SOUTH HALF OF LOTS 4 AND 17, ALL IN BLOCK 56 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

A PARCEL OF LAND ADJACENT TO AND IMMEDIATELY EAST OF THE ABOVE DESCRIBED LANDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 56, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH; THENCE NORTH 7 DEGREES 35 MINUTES 20 SECONDS EAST ALONG THE EASTERLY LINE OF SAID BLOCK 56 FOR A DISTANCE OF 177.47 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID LOT 4, BLOCK 56; THENCE NORTH 88 DEGREES 00 MINUTES 23 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID SOUTH HALF OF LOT 4 FOR A DISTANCE 195.26 FEET TO A POINT ON A LINE KNOWN AS THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 105, PAGE

62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 3 DEGREES 26 MINUTES 45 SECONDS WEST ALONG SAID EROSION CONTROL LINE ALSO KNOWN AS THE BULKHEAD LINE AS DESCRIBED IN ORDINANCE NO. 856 SECTION 1 OF THE CITY OF MIAMI BEACH, RECORDED IN PLAT BOOK 74, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE OF 175.78 FEET THENCE SOUTH 88 DEGREES 00 MINUTES 21 SECONDS WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1, BLOCK 56, FOR 208.14 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT B

TRIBUTE ROYAL PALM

