

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 PB26-0821		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)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Petition for Rehearing	
Planning Board <input checked="" type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <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 type="checkbox"/> Other:		Historic Preservation Board <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"/> Petition for Rehearing	
Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 235-251 Washington Avenue			
FOLIO NUMBER(S) 02-4203-003-1090 and 02-4203-003-1070			
Property Owner Information			
PROPERTY OWNER NAME 251 Washington LLC and 235 Washington LLC			
ADDRESS P.O. Box 191038		CITY Miami Beach	STATE FL
BUSINESS PHONE (404)925-8539		CELL PHONE	EMAIL ADDRESS john@jdmarschall.com
Applicant Information (if different than owner)			
APPLICANT NAME BaseCamp305, Inc.			
ADDRESS P.O. Box 191038		CITY Miami Beach	STATE FL
BUSINESS PHONE (404)925-8539		CELL PHONE (404)925-8539	EMAIL ADDRESS jmarshall@basecamp305.io
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Conditional Use Permit modification to PB22-0497, a.k.a. PB19-0304.			

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. 7.2.2.4?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> 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).			SQ. FT.
Party responsible for project design			
NAME Ryan Alderman		<input checked="" 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 14970 E Falcons Lea Drive		CITY Davie	STATE FL ZIPCODE 33331
BUSINESS PHONE (305) 801-9185	CELL PHONE	EMAIL ADDRESS ryan@ryanalderman.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael W. Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> 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 Paul Savage		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS psavage@brzoninglaw.com	
NAME Roberto A. Alvarez		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS raalvarez@brzoninglaw.com	

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". Online payments are also accepted. Please select the Citizen Self Service icon in the city's webpage at www.miamibeachfl.gov .
- 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 2.1.1.1 – 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 services rendered or to be rendered. The disclosure shall: a.be in writing, b. indicate to whom the consideration has been provided or committed, c. generally describe the nature of the consideration, and d.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 the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and no application from 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

John D. Marshall

PRINT NAME

3-11-2026

DATE SIGNED

The undersigned applicant confirms that the mail notice packet submitted with this application is compliant with section 2.2.4.1 of the land development regulations.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, John D. Marshall, 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

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization. Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of _____, _____ (year) by John D. Marshall.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF Florida

COUNTY OF Miam. Dade

I, John D. Marshall, being first duly sworn, depose and certify as follows: (1) I am the President (print title) of 235 Washington LLC and 251 Washington 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]
SIGNATURE

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization. Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 11 day of March, 2026 (year) by John D. Marshall.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____



YEIDY MONTESINO PEREZ
Commission # HH 596999
Expires January 24, 2029

[Signature]
NOTARY PUBLIC

Yeidy Montesino Perez
PRINT NAME

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.

251 Washington LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
John D. Marshall Revocable Trust	100%
U/A/D July 3, 2013, As Amended	
P.O. Box 191038	
Miami Beach, FL 33119	
John D. Marshall, Sole-Trustee and Beneficiary	100%
P.O. Box 191038	
Miami Beach, FL 33119	

Basecamp305, Inc. (Not-for-Profit School Operator)

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
John Marshall (President)	
P.O. Box 191038	
Miami Beach, FL 33119	
Jeffry Baum (Vice President)	
P.O. Box 191038	
Miami Beach, FL 33119	

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
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.

235 Washington LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

John D. Marshall Revocable Trust

100%

U/A/D July 3, 2013, As Amended

P.O. Box 191038

Miami Beach, FL 33119

John D. Marshall, Sole-Trustee and Beneficiary

100%

P.O. Box 191038

Miami Beach, FL 33119

Basecamp305, Inc. (Not-for-Profit School Operator)

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

John Marshall (President)

P.O. Box 191038

Miami Beach, FL 33119

Jeffrey Baum (Vice President)

P.O. Box 191038

Miami Beach, FL 33119

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.

John D. Marshall Revocable Trust

TRUST NAME		
NAME AND ADDRESS		% INTEREST
John D. Marshall, Sole Trustee		100%
PO BOX 190778		
Miami Beach, FL 33119		

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 W. Larkin	200 S. Biscayne Boulevard, Suite 300	(305) 374-5300
Matthew Amster	200 S. Biscayne Boulevard, Suite 300	(305) 374-5300
Roberto A. Alvarez	200 S. Biscayne Boulevard, Suite 300	(305) 374-5300
Ryan Alderman	14970 E Falcons Lea Drive	(305) 801-9185

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


I, John D. Marshall, 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]
SIGNATURE

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization. Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 11 day of March, 2026 (year) by John D. Marshall.

NOTARY SEAL OR STAMP

My Commission Expires: _____

 **YEIDY MONTESINO PEREZ**
Commission # HH 596999
Expires January 24, 2029

[Signature]
NOTARY PUBLIC
Yeidy Montesino Perez
PRINT NAME

Exhibit A "Legal Description"

Folio Number: 02-4203-003-1090 and 02-4203-003-1070

Address: 235-251 Washington Avenue

Lots 13, 14, and 15, Block 8, of OCEAN BEACH FLA., according to the Plat thereof, as recorded in Plat Book 2, Page 38, of the Public Records of Miami-Dade County, Florida.