

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Rafael E. Granado, City Clerk
DATE: April 18, 2025
SUBJECT: City Commission – At-Large Nominations for April 23, 2025 – Release # 1

Below are the City Commission At-Large Nominations received to date for the April 23, 2025, Commission Meeting.

BOARD AND COMMITTEES:

DESIGN REVIEW BOARD

*An Architect Registered In The United States Or A Professional Practicing In The Field Of
Architecture Or Architectural Design.*

(Category # 1)

(One Vacant Seat Is Available.)

- **Adam Meshberg**
Nominated for **appointment** (Architect Registered in the State of Florida) by Commissioner Domingues and Vice-Mayor Bhatt.
(Release # 1, Page 3)

Note: On February 3, 2025, the City Commission appointed Charles H. Benson to the Design Review Board for the Category #1 position, designated for a U.S.-registered architect or a professional in the field of architecture or architectural design. However, Mr. Benson has decided not to accept the appointment. The other candidate for the seat, Adam Meshberg, remains interested in serving.

HISTORIC PRESERVATION BOARD

At-Large/Resided in One of the City's Historic Districts for at Least One Year.

(Category # 3)

(One Seat Is Available.)

- **Janet Silverman**
Nominated for **appointment** (At-Large/Resided in One of the City's Historic Districts for at Least One Year Category) by Commissioner Dominguez.
(Release # 1, Page 12)
- **Randy Hollingworth**
Nominated for **appointment** (At-Large/Resided in One of the City's Historic Districts for at Least One Year Category) by Commissioner Magazine and Dominguez.
(Release # 1, Page 27)

SENIOR AFFAIRS COMMITTEE

*At-Large Category.
(One Seat Is Available.)*

- **Zenaida Guzman**
Nominated for **appointment** (At-Large Category) by Commissioners Suarez and Magazine.
(Release # 1, Page 39)

TRANSPORTATION, PARKING, AND BICYCLE-PEDESTRIAN FACILITIES COMMITTEE

*Miami Beach Chamber Of Commerce's (MBCC) Transportation And Parking Committee Member.
(Category # 1)
(One Seat Is Available.)*

- **Marcie Gregorio**
Nominated for **appointment** (MBCC Category) by Miami Beach Chamber of Commerce President and CEO Brittne Bassant.
Pending Application

Issued on April 17, 2025.

T:\Agenda\2025\04 April 23, 2025\CITY CLERK\RELEASE 1.docx

- **Adam Meshberg**

THIS PAGE INTENTIONALLY LEFT BLANK

meshberg		adam	
Last Name		First Name	
		Middle Initial	
[REDACTED]		Miami Beach	
Home Address		City	
		US-0-FL	
		State	
		33140	
		Zip Code	
4015782920	7182221980	7182221980	adam@meshberggroup.com
Cellular	Work	Home	Email Address
Meshberg Group Architects PC		architect	
Business Name:		Occupation:	
777 W41st St suite 404		Miami Beach	
Business Address		City	
		US-0-FL	
		State	
		33140	
		Zip Code	

Please list your preferences in order of ranking [1] first choice [2] second choice, and [3] third choice. **Please note that only three (3) choices will be observed by the City Clerk's Office.** (Regular Boards of City)

Choice 1: Design Review Board

Choice 2: Sustainability Committee

Choice 3: Art in Public Places Committee

Professional License

License	Number	Issuance Date	Expire Date
adam meshberg	AR100285	7/2/2019	7/2/2026

Note: If you are seeking appointment to a professional seat (e.g. attorney, architect, etc.), you must attach a copy of your currently effective corresponding professional license.



Note: If applying for the At-Large position of the Historic Preservation Board, please answer the below questions:

- Have you ever resided in one of the City's Historic Districts for at least one year? Yes

No Address in City Historic District submitted.

AFFILIATION WITH THE CITY OF MIAMI BEACH

Pursuant to City Code section 2-22(4) a, b and c: Members of Agencies, Boards, and Committees shall be affiliated with the city. This requirement shall be fulfilled in the following ways:

- a. Resident of the City for a minimum of six (6) months: Yes
- I am resident of: Middle Beach
- Or
- b. Demonstrate an ownership interest in a business established in the City for a minimum of six (6) months: No
- "Ownership Interest" shall mean the ownership of ten percent (10%) or more (including the ownership of 10% or more of the outstanding capital stock) in a business.*
- "Business" shall mean any sole proprietorship, sponsorship, corporation, limited liability company, or other entity or business association.*
- Or
- c. Full-time employee of such a business (for a minimum of six months); and I am based in an office or other location of the business that is physically located in Miami Beach (for a minimum of six months): Yes
- Notwithstanding the requirements set forth herein, the qualified full-time employee of a business must be approved by a 4/7th vote of the Mayor and City Commission.*

NOTE: Members of Agencies, Boards, and Committees shall be required to demonstrate compliance with the City affiliation requirements of section 2-22 (4) a ,b or c of the Miami Beach City Code by executing an affidavit, stipulating that they have met one or more of said affiliation requirements. The original affidavit shall be filled with the Office of the City Clerk prior to being sworn in as a member.

- I am applying for an appointment because I have special abilities, knowledge and experience. Please list below:

I am a Miami Beach resident and a licensed architect in Florida, New York, and Arizona. I own a residential architecture firm with offices in Miami Beach. I have previously served as president of both my condo association and my neighborhood. With nearly 20 years of experience, I've designed homes, commercial buildings, interiors, and ground-up multifamily projects. Throughout my career, I've focused on historical architecture, leading projects in various historic districts. I specialize in creating spaces that are contextually appropriate for their neighborhoods, enhancing the local vernacular while ensuring materials are sensitive to both the environment and architectural heritage.

- Are you presently a registered lobbyist with the City of Miami Beach? No
- Have you ever been convicted of a felony: No If yes, please explain in detail:

- Do you currently have a violation(s) of City of Miami Beach codes: No If yes, please explain in detail:

- Do you currently owe the City of Miami Beach any money: No If yes, please explain in detail:

- Are you currently serving on any City Boards or Committees: No If yes, which board?

- In what organization(s) in the City of Miami Beach do you currently hold membership in?

No Organization Information Submitted.

- List the address of all properties owned or in which you have an interest within the City of Miami Beach:

No Owned Property Information submitted.

- Are you now employed by the City of Miami Beach: No If so, which department and title?

• **Pursuant to City Code Section 2-25 (b) and 2-448:**

Do you have a parent, spouse, child, brother, or sister who is employed by the City of Miami Beach?

No

If "Yes", identify person(s) and department(s):

No relative's information submitted.

NOTE: IF APPOINTED, YOU WILL BE REQUIRED TO FOLLOW CERTAIN LAWS THAT APPLY TO CITY BOARD/COMMITTEE MEMBERS. THESE LAWS INCLUDE, BUT ARE NOT LIMITED TO:

- Prohibition from directly or indirectly lobbying city personnel (Miami Beach City Code section 2-459).
- Prohibition from contracting with the city (Miami-Dade County Code section 2-11.1).
- Prohibition from lobbying before board/committee you have served on for period of one year after leaving office (Miami Beach Code section 2-26)
- Requirement to disclose certain financial interests and gifts (Miami-Dade County Code section 2-11.1).
- Sunshine Law - Florida's Government-in-the-Sunshine Law was enacted in 1967. Today, the Sunshine Law regarding open government can be found in Chapter 286 of the Florida Statutes. These statutes establish a basic right of access to most meetings of Boards, Commissions, and other governing bodies of state and local governmental agencies or authorities.
- Voting conflict - Form 8B is for use by any person serving at the county, city, or other local level of government on an appointed or elected Board, Council, Commission, Authority, or Committee. It applies equality to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143. Florida Statutes.
- Commencing with terms beginning on or after January 1, 2024, and as a condition of applying for appointment to a City agency, board, or committee, each applicant must voluntarily agree that in the event the applicant files with the City Clerk a Statement of Candidate formally announcing candidacy for City elective office, such filing with the City Clerk shall be deemed a tender of resignation from the City agency, board or committee, and the member's automatic resignation shall thereby immediately create a vacancy in the agency, board, or committee.
- If an appointee is engaged to provide services, for compensation, to either (1) a candidate for City elected office, or (2) a political committee or electioneering communications organization expending funds for or against candidates for City elected office, such engagement shall be deemed a tender of resignation from such City agency, board, or committee. (Miami Beach City Code Section 2-22)

BOARD & COMMITTEE FINANCIAL ACKNOWLEDGEMENT STATEMENT

Acknowledgement of fines/suspension for Board/Committee Members for failure to comply with Miami-Dade County Financial Disclosure Code Section 2-11.1(i)(2)

I understand that no later than **July 1, of each year** all members of Boards and Committees of the City of Miami Beach, including those of a purely advisory nature, are required to comply with Miami-Dade County Financial Disclosure Requirements.

One of the following forms **must be filled** with the City Clerk of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida, no later than 12:00 noon of **July 1, of each year**:

- 1. A "Source of Income Statement;" or
- 2. A Copy of your latest Federal Income Tax Return.

Members of the Planning Board and the Board of Adjustment must electronically file a "Statement of Financial Interests (Form 1)" directly with the Florida Commission on Ethics.

Failure to file one of these forms, pursuant to the Miami-Dade County Code, may subject the person to a fine of no more than \$500, 60 days in jail, or both.

Acknowledgment to Comply with Miami Beach Code of Ordinances Sec. 2-22 (23)

I understand that commencing with terms beginning on or after January 1, 2024, and as a condition of applying for appointment to a City agency, board, or committee, I voluntarily agree that in the event I file with the City Clerk a Statement of Candidate formally announcing candidacy for City elective office, such filing with the City Clerk shall be deemed a tender of resignation from the City agency, board, or committee.

Acknowledgment to Comply with Miami Beach Code of Ordinances Sec. 2-22 (24)

I understand that if I am engaged to provide services, for compensation, to either (1) a candidate for City elected office, or (2) a political committee or electioneering communications organization expending funds for or against candidates for City elected office, such engagement shall be deemed a tender of resignation from the City agency, board, or committee.

¹ Members of the Planning Board and Board of Adjustment will be notified directly by the State of Florida, pursuant to F.S. §112.3145(1)(a), to file a Statement of Financial Interests (Form 1) with the Miami-Dade County Supervisor of Elections by 12:00 noon, July 1. Planning Board and Board of Adjustment members who file their Form 1 with the County Supervisor of Elections automatically satisfy the County's financial disclosure requirement as a Miami Beach City Board/Committee member and need not file an additional form with the Office of the City Clerk. However, compliance with the County disclosure requirement does not satisfy the State requirement.

DIVERSITY STATISTICS REPORT

The following information is voluntary and has no bearing on your consideration for appointment. It is being asked to comply with City diversity reporting requirements.

Gender:

Male

Race/Ethnic Categories
What is your race?

White

Are you Spanish/Hispanic/ Latino? Mark the "No" box if not Spanish / Hispanic / Latino.

No

Other Description:

No details provided

Physically Challenged:

No

Board and Committee Application Checklist: Please ensure you have provided all information before applying or reapplying to any Board and Committee.

- ☐ YES
- I have answered all questions fully.
-
- ☐ YES
- I have uploaded a current resume, photograph, and a copy of any applicable professional license.
-
- ☐ YES
- I have completed and attached the Board & Committee Financial Acknowledgment Statement.
-
- ☐ YES
- I have completed and attached the Diversity Statistics Report.
-
- ☐ YES
- I voluntarily agree to the resignation from the City agency, board, or committee, if I file a Statement of Candidate for a City Elective Office (1).

(1) I understand that commencing with terms beginning on or after January 1, 2024, and as a condition of applying for appointment to a City agency, board, or committee, I must voluntarily agree that in the event I file with the City Clerk a Statement of Candidate formally announcing candidacy for City elective office, such filing with the City Clerk shall be deemed a tender of resignation from the City agency, board, or committee.

☐ YES

 I understand that (2).

(2) If am engaged to provide services, for compensation, to either (1) a candidate for City elected office, or (2) a political committee or electioneering communications organization expending funds for or against candidates for City elected office, such engagement shall be deemed a tender of resignation from the City agency, board, or committee.

If you have any questions, please contact the Office of the City Clerk via email: BC@miamibeachfl.gov or telephone: 305.673.7411

Note: Florida Statutes 119.071: The role of the Office of the City Clerk is to receive and maintain forms filed as public records. If your home address, telephone numbers, and/or photograph are exempt from disclosure and you do not wish your home address, telephone numbers, and/or photograph to be made public, please:

- 1) Use your office or other address for your mailing address;
- 2) Use your office or other telephone number for your contact number; and
- 3) Do not attach a photograph.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING APPLICATION AND THAT THE FACTS STATED IN IT ARE TRUE. ADDITIONALLY, I AGREE AND ACKNOWLEDGE THAT ANY FALSE STATEMENTS OR FALSE INFORMATION SUBMITTED AS PART OF THIS APPLICATION SHALL BE A BASIS FOR MY REMOVAL FROM A CITY BOARD OR COMMITTEE. I HAVE RECEIVED, READ AND WILL ABIDE BY CHAPTER 2, ARTICLE VII, OF THE MIAMI BEACH CITY CODE, ENTITLED "STANDARDS OF CONDUCT FOR CITY OFFICERS, EMPLOYEES AND AGENCY MEMBERS" AND ALL OTHER APPLICABLE CITY, COUNTY, AND/OR STATE LAWS AND STATUTES ACCORDINGLY.

I adam meshberg agreed to the following terms on 1/7/2025 4:43:39 PM

Received in the City Clerk's Office by:

Name of Deputy Clerk	Control No.	Date
----------------------	-------------	------



ONLINE SERVICES

LICENSEE DETAILS

4:10:42 PM 1/7/2025

Apply for a License

[Verify a Licensee](#)[View Food & Lodging Inspections](#)[File a Complaint](#)[Continuing Education Course Search](#)[View Application Status](#)[Find Exam Information](#)[Unlicensed Activity Search](#)[AB&T Delinquent Invoice & Activity List Search](#)

Licensee Information

Name:	MESHBERG, ADAM (Primary Name)
Main Address:	777 41ST ST SUITE 404 MIAMI BEACH Florida 33140
County:	DADE
License Location:	247 WATER STREET SUITE 404 BROOKLYN NY 11201
County:	OUT OF STATE

License Information

License Type:	Architect
Rank:	Architect
License Number:	AR100285
Status:	Current,Active
Licensure Date:	07/02/2019
Expires:	02/28/2025

Special Qualifications

Qualification Effective

Alternate Names

Granado, Rafael

From: Mooney, Thomas
Sent: Thursday, January 30, 2025 2:41 PM
To: Granado, Rafael
Cc: Kallergis, Nick
Subject: RE: Board and Committee Application Submitted by Adam Meshberg

Hi Ralph,
I meant that Mr. Meshberg would definitely qualify for the 'Architect' category.
Tom

From: Mooney, Thomas
Sent: Thursday, January 30, 2025 10:45
To: Granado, Rafael <RafaelGranado@miamibeachfl.gov>
Cc: Kallergis, Nick <NickKallergis@miamibeachfl.gov>
Subject: RE: Board and Committee Application Submitted by Adam Meshberg

- **Janet Silverman**

THIS PAGE INTENTIONALLY LEFT BLANK

Silverman	Janet		
Last Name	First Name	Middle Initial	
	miami beach	fl	33141
Home Address	City	State	Zip Code
9177678508	9177678508	jsilverman27@msn.com	
Cellular	Work	Home	Email Address
self	investor and lender		
Business Name:	Occupation:		
	miami beach	fl	33141
Business Address	City	State	Zip Code

Please list your preferences in order of ranking [1] first choice [2] second choice, and [3] third choice. **Please note that only three (3) choices will be observed by the City Clerk's Office.** (Regular Boards of City)

Choice 1: Planning Board

Choice 2: Board of Adjustment

Choice 3: Design Review Board

Professional License

License	Number	Issuance Date	Expire Date
CPA, New York State	063903	9/5/1990	8/31/1993

Note: If you are seeking appointment to a professional seat (e.g. attorney, architect, etc.), you must attach a copy of your currently effective corresponding professional license.



Note: If applying for the At-Large position of the Historic Preservation Board, please answer the below questions:

- Have you ever resided in one of the City's Historic Districts for at least one year? Yes

No Address in City Historic District submitted.

AFFILIATION WITH THE CITY OF MIAMI BEACH

Pursuant to City Code section 2-22(4) a, b and c: Members of Agencies, Boards, and Committees shall be affiliated with the city. This requirement shall be fulfilled in the following ways:

- a. Resident of the City for a minimum of six (6) months: Yes
- I am resident of: North Beach
- Or
- b. Demonstrate an ownership interest in a business established in the City for a minimum of six (6) months: Yes
- "Ownership Interest" shall mean the ownership of ten percent (10%) or more (including the ownership of 10% or more of the outstanding capital stock) in a business.*
- "Business" shall mean any sole proprietorship, sponsorship, corporation, limited liability company, or other entity or business association.*
- Or
- c. Full-time employee of such a business (for a minimum of six months); and I am based in an office or other location of the business that is physically located in Miami Beach (for a minimum of six months): No
- Notwithstanding the requirements set forth herein, the qualified full-time employee of a business must be approved by a 4/7th vote of the Mayor and City Commission.*

NOTE: Members of Agencies, Boards, and Committees shall be required to demonstrate compliance with the City affiliation requirements of section 2-22 (4) a ,b or c of the Miami Beach City Code by executing an affidavit, stipulating that they have met one or more of said affiliation requirements. The original affidavit shall be filled with the Office of the City Clerk prior to being sworn in as a member.

- I am applying for an appointment because I have special abilities, knowledge and experience. Please list below:

I am a financial professional with roughly 30 years of experience in real estate investment and asset management, financial and budget analysis and business and project management. I achieved a CPA designation although I do not practice. I desire to serve to see Miami Beach thrive, grow and serve its residents and visitors to the highest standards.

- Are you presently a registered lobbyist with the City of Miami Beach? No
- Have you ever been convicted of a felony: No If yes, please explain in detail:

- Do you currently have a violation(s) of City of Miami Beach codes: No If yes, please explain in detail:

- Do you currently owe the City of Miami Beach any money: No If yes, please explain in detail:

- Are you currently serving on any City Boards or Committees: Yes If yes, which board?
Board of Adjustment

- In what organization(s) in the City of Miami Beach do you currently hold membership in?

Name	Position
Miami Beach Democratic Club	Secretary of the Board
Carillon North Tower	Board Member
Board of Adjustment	Member
APNA - North Beach Neighborhood Association	Secretary of the Board

- List the address of all properties owned or in which you have an interest within the City of Miami Beach:

Property

██████████, Miami Beach, FL 33141

- Are you now employed by the City of Miami Beach: No If so, which department and title?

• Pursuant to City Code Section 2-25 (b) and 2-448:

Do you have a parent, spouse, child, brother, or sister who is employed by the City of Miami Beach?

No

If "Yes", identify person(s) and department(s):

No relative's information submitted.

NOTE: IF APPOINTED, YOU WILL BE REQUIRED TO FOLLOW CERTAIN LAWS THAT APPLY TO CITY BOARD/COMMITTEE MEMBERS. THESE LAWS INCLUDE, BUT ARE NOT LIMITED TO:

- Prohibition from directly or indirectly lobbying city personnel (Miami Beach City Code section 2-459).
- Prohibition from contracting with the city (Miami-Dade County Code section 2-11.1).
- Prohibition from lobbying before board/committee you have served on for period of one year after leaving office (Miami Beach Code section 2-26)
- Requirement to disclose certain financial interests and gifts (Miami-Dade County Code section 2-11.1).
- Sunshine Law - Florida's Government-in-the-Sunshine Law was enacted in 1967. Today, the Sunshine Law regarding open government can be found in Chapter 286 of the Florida Statutes. These statutes establish a basic right of access to most meetings of Boards, Commissions, and other governing bodies of state and local governmental agencies or authorities.
- Voting conflict - Form 8B is for use by any person serving at the county, city, or other local level of government on an appointed or elected Board, Council, Commission, Authority, or Committee. It applies equality to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143. Florida Statutes.
- Commencing with terms beginning on or after January 1, 2024, and as a condition of applying for appointment to a City agency, board, or committee, each applicant must voluntarily agree that in the event the applicant files with the City Clerk a Statement of Candidate formally announcing candidacy for City elective office, such filing with the City Clerk shall be deemed a tender of resignation from the City agency, board or committee, and the member's automatic resignation shall thereby immediately create a vacancy in the agency, board, or committee.
- If an appointee is engaged to provide services, for compensation, to either (1) a candidate for City elected office, or (2) a political committee or electioneering communications organization expending funds for or against candidates for City elected office, such engagement shall be deemed a tender of resignation from such City agency, board, or committee. (Miami Beach City Code Section 2-22)

BOARD & COMMITTEE FINANCIAL ACKNOWLEDGEMENT STATEMENT

Acknowledgement of fines/suspension for Board/Committee Members for failure to comply with Miami-Dade County Financial Disclosure Code Section 2-11.1(i)(2)

I understand that no later than **July 1, of each year** all members of Boards and Committees of the City of Miami Beach, including those of a purely advisory nature, are required to comply with Miami-Dade County Financial Disclosure Requirements.

One of the following forms **must be filled** with the City Clerk of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida, no later than 12:00 noon of **July 1, of each year**:

1. A "Source of Income Statement;" or
2. A Copy of your latest Federal Income Tax Return.

Members of the Planning Board and the Board of Adjustment must electronically file a "Statement of Financial Interests (Form 1)" directly with the Florida Commission on Ethics.

Failure to file one of these forms, pursuant to the Miami-Dade County Code, may subject the person to a fine of no more than \$500, 60 days in jail, or both.

Acknowledgment to Comply with Miami Beach Code of Ordinances Sec. 2-22 (23)

I understand that commencing with terms beginning on or after January 1, 2024, and as a condition of applying for appointment to a City agency, board, or committee, I voluntarily agree that in the event I file with the City Clerk a Statement of Candidate formally announcing candidacy for City elective office, such filing with the City Clerk shall be deemed a tender of resignation from the City agency, board, or committee.

Acknowledgment to Comply with Miami Beach Code of Ordinances Sec. 2-22 (24)

I understand that if I am engaged to provide services, for compensation, to either (1) a candidate for City elected office, or (2) a political committee or electioneering communications organization expending funds for or against candidates for City elected office, such engagement shall be deemed a tender of resignation from the City agency, board, or committee.

¹ Members of the Planning Board and Board of Adjustment will be notified directly by the State of Florida, pursuant to F.S. §112.3145(1)(a), to file a Statement of Financial Interests (Form 1) with the Miami-Dade County Supervisor of Elections by 12:00 noon, July 1. Planning Board and Board of Adjustment members who file their Form 1 with the County Supervisor of Elections automatically satisfy the County's financial disclosure requirement as a Miami Beach City Board/Committee member and need not file an additional form with the Office of the City Clerk. However, compliance with the County disclosure requirement does not satisfy the State requirement.

DIVERSITY STATISTICS REPORT

The following information is voluntary and has no bearing on your consideration for appointment. It is being asked to comply with City diversity reporting requirements.

Gender: Female

Race/Ethnic Categories
What is your race? White

Are you Spanish/Hispanic/ Latino? Mark the "No" box if not Spanish / Hispanic / Latino. No

Other Description: No details provided

Physically Challenged: No

Board and Committee Application Checklist: Please ensure you have provided all information before applying or reapplying to any Board and Committee.

- ☐ YES
- I have answered all questions fully.
-
- ☐ YES
- I have uploaded a current resume, photograph, and a copy of any applicable professional license.
-
- ☐ YES
- I have completed and attached the Board & Committee Financial Acknowledgment Statement.
-
- ☐ YES
- I have completed and attached the Diversity Statistics Report.
-
- ☐ YES
- I voluntarily agree to the resignation from the City agency, board, or committee, if I file a Statement of Candidate for a City Elective Office (1).

(1) I understand that commencing with terms beginning on or after January 1, 2024, and as a condition of applying for appointment to a City agency, board, or committee, I must voluntarily agree that in the event I file with the City Clerk a Statement of Candidate formally announcing candidacy for City elective office, such filing with the City Clerk shall be deemed a tender of resignation from the City agency, board, or committee.

☐ YES

 I understand that (2).

(2) If am engaged to provide services, for compensation, to either (1) a candidate for City elected office, or (2) a political committee or electioneering communications organization expending funds for or against candidates for City elected office, such engagement shall be deemed a tender of resignation from the City agency, board, or committee.

If you have any questions, please contact the Office of the City Clerk via email: BC@miamibeachfl.gov or telephone: 305.673.7411

Note: Florida Statutes 119.071: The role of the Office of the City Clerk is to receive and maintain forms filed as public records. If your home address, telephone numbers, and/or photograph are exempt from disclosure and you do not wish your home address, telephone numbers, and/or photograph to be made public, please:

- 1) Use your office or other address for your mailing address;
- 2) Use your office or other telephone number for your contact number; and
- 3) Do not attach a photograph.

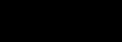
UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING APPLICATION AND THAT THE FACTS STATED IN IT ARE TRUE. ADDITIONALLY, I AGREE AND ACKNOWLEDGE THAT ANY FALSE STATEMENTS OR FALSE INFORMATION SUBMITTED AS PART OF THIS APPLICATION SHALL BE A BASIS FOR MY REMOVAL FROM A CITY BOARD OR COMMITTEE. I HAVE RECEIVED, READ AND WILL ABIDE BY CHAPTER 2, ARTICLE VII, OF THE MIAMI BEACH CITY CODE, ENTITLED "STANDARDS OF CONDUCT FOR CITY OFFICERS, EMPLOYEES AND AGENCY MEMBERS" AND ALL OTHER APPLICABLE CITY, COUNTY, AND/OR STATE LAWS AND STATUTES ACCORDINGLY.

I Janet Silverman agreed to the following terms on 10/11/2024 2:55:01 PM

Received in the City Clerk's Office by:

Name of Deputy Clerk	Control No.	Date
----------------------	-------------	------

Janet Silverman

 *Miami Beach, FL 33139*
jsilverman27@msn.com
917-767-8508

Executive Summary

Accomplished executive with expertise in private equity and real estate investing, transaction structuring and negotiation, asset management, capital formation and investor relations. Known as a problem solver and strategic thinker who can to accomplish goals and objectives. Ability to effectively work and communicate with all organization levels from CEO to junior staff. Key skills include:

- Real Estate Investment
- Deal Sourcing
- Financial Analysis and Accounting
- Portfolio and Asset Management
- Debt/Equity Capital Development
- Investment Structuring
- Transaction Execution and Negotiation
- Transaction Due Diligence
- Investor Relations
- Team and Project Management

Professional Experience

Salus Capital Investors, LLC
Real Estate Lending and Investing

2017 to Present
Sole Proprietor

- Generate, analyze, underwrite, close and manage real estate debt (single family mortgages) and equity investments.
- Develop investors and syndicate debt investments.
- Lending portfolio generates average return +10% (\$200-500k per loan). Equity portfolio is combination of cash flow and appreciation strategies.

URS Capital Partners, LLC
Multifamily Real Estate Investment/Syndication

2011 to 2017
Co-founder
Managing Partner

- Co-managed the partnership including strategic planning, hiring and supervising staff, financials and budgeting, and investor relations.
- Sourced and underwrote opportunities, conducted due diligence. Developed project thesis and value creation plans for assets under management.
- Managed the asset management function. Hire, retain and supervise 3rd party property management. Managed capital improvement plans and implemented value creation strategies.
- Raised debt and equity capital. Managed lender relationships and loan compliance. Communicated with investors including preparing and presenting quarterly updates. With outside counsel, prepared private placement memoranda for new investment syndications.

- Developed relationships with brokers, property managers, investors and lenders to effectuate new transactions and capital.
- Sold ownership to my Partner. During tenure completed 7 transactions encompassing over 2,000 units. All assets sold with an average IRR of over 20% to investors.

**Consulting Project
Financial Consultant**

2009 to 2010

- Assisted the Chief Executive Officer in developing a business plan with a focus on improving profitability and long-term value. Analyzed potential franchising strategy. Prepared a detailed 5-year financial budget and business plan.

**BlackRock Kelso Capital
Business Development Company - Leveraged Lending**

**2007 to 2008
Managing Director**

- Originated, underwrote, structured, executed and managed secured loans. Focus on middle market companies.
- Utilized referral base to originate deals with a focus on creating an opportunistic pipeline including stressed and distressed situations.
- Supervised, trained and mentored associates.

**Cerberus Capital Management/Ableco Finance
Opportunistic Investment Fund**

**2001 to 2007
Managing Director**

- Originated, underwrote, structured, executed, managed and syndicated financings across the capital structure with primary focus on senior and junior secured loans. Investments included tougher credits including highly leveraged, stressed and distressed situations. Primarily middle market and private equity backed companies.
- Analyzed business plans, strategy, industry and management team to determine appropriate investment structure to maximize returns. Negotiated, documented and closed investments. Managed transactions throughout lifecycle.
- Built relationships with referral sources including private equity sponsors, consultants and advisors, brokers, investment banks and other lenders.
- Executed over \$1billion of transactions for middle market companies.

**GE Capital Corporation Merchant Banking Group
Lending Group Focused on Leveraged Finance**

**1997 to 2001
Vice President**

- Team leader responsible for supervising underwriting/portfolio management team. Trained and managed junior professionals from associates to vice presidents (team of up to 10.)
- Managed portfolio of over \$500 million of senior and junior secured loans and equity investments in private equity backed middle market companies.
- Performed business and financial analysis and structured transactions. Prepared presentations on and recommended potential transactions to senior management and credit committee.

Bank of Montreal	1989 to 1997
Real Estate Lending Group, 1989 to 1990	Trainee/Associate
Special Asset Management Group, 1990 to 1995	Associate/Vice President
Media and Communications Lending Group, 1995-1997	Vice President

- Underwrote and managed portfolio of loan finance transactions (real estate and media). Primarily senior secured debt. Worked with investors to syndicate transactions.
- Worked out to collection stressed and distressed syndicated loans both in an agent and participant capacity. Assets primarily commercial real estate related (retail, office and residential).
- Managed complex negotiations and restructures and bankruptcies. Through identifying common goals, worked with disparate parties to execute workable solutions.
- Completed formal credit training program.

Touche Ross and Company	1987 to 1989
Certified Public Accounting Firm, Audit Group	Semi-Senior

- Completed audits for clients primarily in the highly regulated financial services industry. Achieved CPA certification. Expertise in accounting.

Education

Boston University, School of Management.
Bachelor of Science and Arts, Accounting Concentration, Class of 1987.

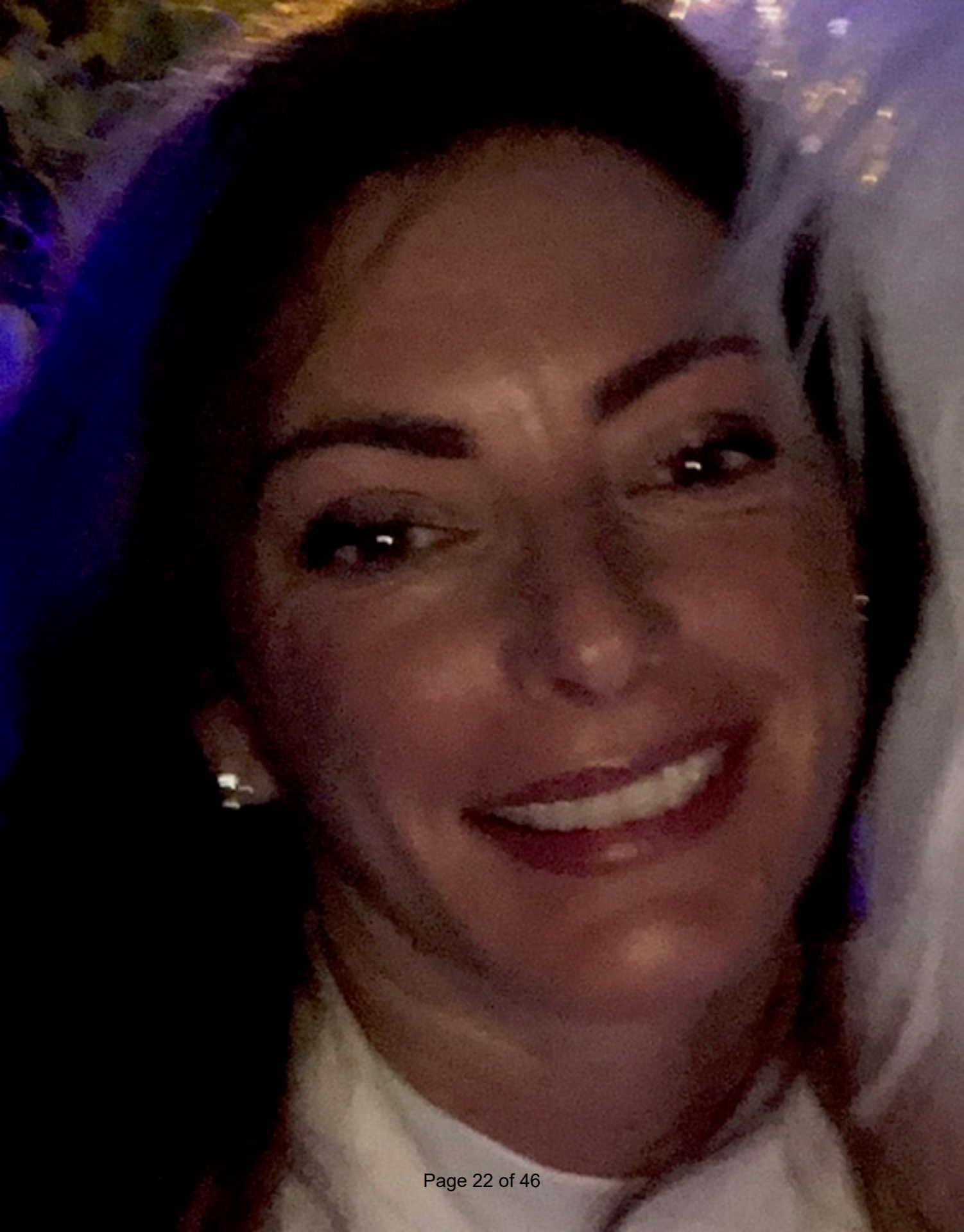
Public Service/Volunteer Work

Member of the following Boards: Carillon North Tower Condominium Association, Miami Beach Democratic Club (Secretary), Allison Park Neighborhood Association.

Member of the Miami Beach City Commission Budget and Advisory Committee.
Volunteer Mentor with Pacific Community Ventures. Legacy Member of Planned Parenthood.

Interests

Enjoy pilates, cycling, tennis, travel, reading, and poker.



Granado, Rafael

From: Tackett, Deborah
Sent: Wednesday, April 16, 2025 8:07 AM
To: Granado, Rafael
Cc: Mooney, Thomas
Subject: RE: Historic Preservation Board Nomination – At-Large/Historic District Residency Seat

Good Morning,

Yes, based on the information provided by Ms. Silverman, she would qualify to the At-Large seat on the HPB.

MIAMIBEACH

Debbie Tackett, *Historic Preservation & Architecture Officer*

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, FL 33139

Tel: 786.394.4257 www.miamibeachfl.gov

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

It's easy being Green! Please consider our environment before printing this email.

From: Granado, Rafael <RafaelGranado@miamibeachfl.gov>
Sent: Tuesday, April 15, 2025 4:38 PM
To: Tackett, Deborah <DeborahTackett@miamibeachfl.gov>
Cc: Mooney, Thomas <ThomasMooney@miamibeachfl.gov>
Subject: FW: Historic Preservation Board Nomination – At-Large/Historic District Residency Seat
Importance: High

Hi Debbie,

Can you confirm, based on the below, that this individual qualifies for the Historic District Residency Seat?

Thank you.

MIAMIBEACH

Rafael E. Granado, Esq., City Clerk

OFFICE OF THE CITY CLERK

1700 Convention Center Drive, Miami Beach, FL 33139

Tel: 305.673.7411 rafaelgranado@miamibeachfl.gov

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

From: janet silverman <jsilverman27@msn.com>
Sent: Tuesday, April 15, 2025 4:30 PM
To: Granado, Rafael <RafaelGranado@miamibeachfl.gov>
Subject: Re: Historic Preservation Board Nomination – At-Large/Historic District Residency Seat
Importance: High

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Hello Rafeal,

Apologies for the delay. i was out of town for the passover holiday, returning late last night.

To address your email:

1. I reside currently in the North Beach Resort Historic District. In 2021, I purchased unit 1510 at 6899 Collins Ave and have resided at the Carillon since that time. i am a full time resident.
2. 6899 Collins Ave, unit 1510, Miami Beach, FL 33141.
3. September 2021 - present.
4. I live in the North Beach Resort Historic District. I chose to live here, in part, because of the historic architecture of the area. Living here and walking the streets, I very much appreciate and constantly admire the rich history of this neighborhood. The culture and historic design were also instrumental in my decision to make Miami Beach my home in 2015 (I previously resided in South Beach). My knowledge of architecture and design spring from my career in real estate investment where as a partner in a firm that invested and renovated multifamily real estate, design and understanding issues related to renovation of existing structures were honed. Additionally, I have served on the Board of Adjustment of Miami Beach since February, 2024, where I have gained knowledge specific of the zoning codes that govern Miami Beach. Further, I serve on the Board of the Allison Park Neighborhood Association which has a mission of advocating for the North Beach community, of which the North Beach Resort Historic District is a part. As part of that service, I have learned how important it is to the residents and businesses in historic districts that those elements that are a part of the culture of an area must be preserved even as progress is made to improve an area. My interest in serving on the Historic Preservation Board is to advocate for progress that preserves what makes Miami Beach, in my view, one of the best communities in the US to live, visit and do business in. To me that involves retaining the culture and historic design that attracts residents, tourists and businesses to the City in the first place.

To further my application for appointment, you previously indicated that the commission members may want to interview me. Would you be able to facilitate that process or do you suggest I reach out to schedule appointments with them individually?

Thank you for your consideration and assistance.

Best regards,

Janet Silverman

On Apr 15, 2025, at 10:03 AM, Granado, Rafael <RafaelGranado@miamibeachfl.gov> wrote:

Good morning, Ms. Silverman:

I am writing to kindly follow up on the email sent on Friday, April 11, regarding your nomination to the Historic Preservation Board for the At-Large/Historic District Residency seat (Category 3). As soon as possible, we would greatly appreciate your response to the eligibility questions outlined below:

1. Confirmation that you have resided in one of the City's historic districts for at least one year.
2. The address of your residence within the historic district.
3. The period of time (start and end dates, or "present" if ongoing) of your residency in that district.
4. A brief explanation of how you have demonstrated interest and knowledge in architectural or urban design and the preservation of historic buildings.

Please feel free to respond via email. Should you wish to update your board and committee application, you may do so here: [Log in](#)

If you have any questions, or if I may assist further, please do not hesitate to reach out.

Thank you again for your time and consideration.

Regards,

<image001.png>

Rafael E. Granado, Esq., City Clerk

OFFICE OF THE CITY CLERK

1700 Convention Center Drive, Miami Beach, FL 33139

Tel: 305.673.7411 rafaelgranado@miamibeachfl.gov

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

From: Granado, Rafael

Sent: Friday, April 11, 2025 3:41 PM

To: Dominguez, Laura <Laura@miamibeachfl.gov>; Janet Silverman <jsilverman27@msn.com>

Cc: Nenartovich, Dasha <DashaNenartovich@miamibeachfl.gov>; Mena Caceres, Keila <KeilaMenaCaceres@miamibeachfl.gov>; Granado, Rafael <RafaelGranado@miamibeachfl.gov>

Subject: Historic Preservation Board Nomination – At-Large/Historic District Residency Seat

Importance: High

Good afternoon, Ms. Silverman:

Congratulations on your nomination to the Historic Preservation Board.

You have been nominated to the At-Large/Historic District Residency category (Category 3). The eligibility criteria for this seat are as follows:

- *One at-large member who has resided in one of the City's historic districts for at least one year and has demonstrated interest and knowledge in architectural or urban design and the preservation of historic buildings.*

To confirm your eligibility, please provide the following information:

1. Confirmation that you have resided in one of the City's historic districts for at least one year.
2. The address of your residence within the historic district.
3. The period of time (start and end dates, or "present" if ongoing) of your residency in that district.
4. A brief explanation of how you have demonstrated interest and knowledge in architectural or urban design and the preservation of historic buildings.

You may submit your response via email.

If you wish to update your existing board and committee application, you may do so by logging in here: [Log in](#)

Interviews:

While not required, please note that many or all of the Mayor and City Commissioners may wish to conduct a personal interview with nominees. If you would like to arrange individual appointments (which must be scheduled separately due to the Sunshine Law), the contact information for the Mayor and Commissioners is available here:

<https://www.miamibeachfl.gov/city-hall/elected-officials/>

Please let us know if you have any questions.

Thank you.

Regards,

<image001.png>B&C <BC@miamibeachfl.gov>

Rafael E. Granado, Esq., City Clerk

OFFICE OF THE CITY CLERK

1700 Convention Center Drive, Miami Beach, FL 33139

Tel: 305.673.7411 rafaelgranado@miamibeachfl.gov

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

From: Dominguez, Laura <Laura@miamibeachfl.gov>

Sent: Thursday, April 10, 2025 4:19 PM

To: B&C <BC@miamibeachfl.gov>

Cc: Janet Silverman <jsilverman27@msn.com>

Subject: HPB Nomination

Hello,

I would like to nominate Janet Silverman to the HPB seat vacated yesterday by Brian Ehrlich. She currently serves on the Board of Adjustment.

MIAMIBeach

Laura Dominguez, Commissioner

CITY OF MIAMI BEACH

C-305-764-5089

- **Randy Hollingworth**

THIS PAGE INTENTIONALLY LEFT BLANK

Hollingworth	Randy	P
Last Name	First Name	Middle Initial
[REDACTED]	Miami Beach	Florida
Home Address	City	State
		33140
		Zip Code
786-486-5269	786-486-5269	786-486-5269
Cellular	Work	Home
		randy.hollingworth@woolpert.com
		Email Address
Bermello Ajamil & Partners, Inc.	Urban Designer	
Business Name:	Occupation:	
[REDACTED]	Coral Gables	Florida
Business Address	City	State
		33146
		Zip Code

Please list your preferences in order of ranking [1] first choice [2] second choice, and [3] third choice. **Please note that only three (3) choices will be observed by the City Clerk's Office.** (Regular Boards of City)

Choice 1: Historic Preservation Board

Choice 2:

Choice 3:

Professional License

No Professional Licenses Submitted.

Note: If you are seeking appointment to a professional seat (e.g. attorney, architect, etc.), you must attach a copy of your currently effective corresponding professional license.

★ **Note:** If applying for the At-Large position of the Historic Preservation Board, please answer the below questions:

- Have you ever resided in one of the City's Historic Districts for at least one year? Yes

If you answered "Yes", please indicate:

Address	From:	To:
[REDACTED]	5/22/2022	4/16/2025

AFFILIATION WITH THE CITY OF MIAMI BEACH

Pursuant to City Code section 2-22(4) a, b and c: Members of Agencies, Boards, and Committees shall be affiliated with the city. This requirement shall be fulfilled in the following ways:

- a. Resident of the City for a minimum of six (6) months: Yes
- I am resident of: South Beach
- Or
- b. Demonstrate an ownership interest in a business established in the City for a minimum of six (6) months: No
- "Ownership Interest" shall mean the ownership of ten percent (10%) or more (including the ownership of 10% or more of the outstanding capital stock) in a business.*
- "Business" shall mean any sole proprietorship, sponsorship, corporation, limited liability company, or other entity or business association.*
- Or
- c. Full-time employee of such a business (for a minimum of six months); and I am based in an office or other location of the business that is physically located in Miami Beach (for a minimum of six months): No
- Notwithstanding the requirements set forth herein, the qualified full-time employee of a business must be approved by a 4/7th vote of the Mayor and City Commission.*

NOTE: Members of Agencies, Boards, and Committees shall be required to demonstrate compliance with the City affiliation requirements of section 2-22 (4) a ,b or c of the Miami Beach City Code by executing an affidavit, stipulating that they have met one or more of said affiliation requirements. The original affidavit shall be filled with the Office of the City Clerk prior to being sworn in as a member.

- I am applying for an appointment because I have special abilities, knowledge and experience. Please list below:

Previous Board Member on the Tampa Historic Preservation Board
Master's Degree from Harvard University in Urban Design
Bachelor's Degree in Landscape Architecture from the University of Guelph
Practicing Urban Designer with Bermello Ajamil & Partners for 18 years in Coral Gables
Plus 40 years of professional design experience
Managed and designed Urban Design projects, throughout the Unites States, Mexico, Caribbean, Malaysia and Mauritius.

- Are you presently a registered lobbyist with the City of Miami Beach? No
- Have you ever been convicted of a felony: No If yes, please explain in detail:

- Do you currently have a violation(s) of City of Miami Beach codes: No If yes, please explain in detail:

- Do you currently owe the City of Miami Beach any money: No If yes, please explain in detail:

- Are you currently serving on any City Boards or Committees: No If yes, which board?

- In what organization(s) in the City of Miami Beach do you currently hold membership in?

No Organization Information Submitted.

- List the address of all properties owned or in which you have an interest within the City of Miami Beach:

Property

- Are you now employed by the City of Miami Beach: No If so, which department and title?

• **Pursuant to City Code Section 2-25 (b) and 2-448:**

Do you have a parent, spouse, child, brother, or sister who is employed by the City of Miami Beach?

No

If "Yes", identify person(s) and department(s):

No relative's information submitted.

NOTE: IF APPOINTED, YOU WILL BE REQUIRED TO FOLLOW CERTAIN LAWS THAT APPLY TO CITY BOARD/COMMITTEE MEMBERS. THESE LAWS INCLUDE, BUT ARE NOT LIMITED TO:

- Prohibition from directly or indirectly lobbying city personnel (Miami Beach City Code section 2-459).
- Prohibition from contracting with the city (Miami-Dade County Code section 2-11.1).
- Prohibition from lobbying before board/committee you have served on for period of one year after leaving office (Miami Beach Code section 2-26)
- Requirement to disclose certain financial interests and gifts (Miami-Dade County Code section 2-11.1).
- Sunshine Law - Florida's Government-in-the-Sunshine Law was enacted in 1967. Today, the Sunshine Law regarding open government can be found in Chapter 286 of the Florida Statutes. These statutes establish a basic right of access to most meetings of Boards, Commissions, and other governing bodies of state and local governmental agencies or authorities.
- Voting conflict - Form 8B is for use by any person serving at the county, city, or other local level of government on an appointed or elected Board, Council, Commission, Authority, or Committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.
- Commencing with terms beginning on or after January 1, 2024, and as a condition of applying for appointment to a City agency, board, or committee, each applicant must voluntarily agree that in the event the applicant files with the City Clerk a Statement of Candidate formally announcing candidacy for City elective office, such filing with the City Clerk shall be deemed a tender of resignation from the City agency, board or committee, and the member's automatic resignation shall thereby immediately create a vacancy in the agency, board, or committee.
- If an appointee is engaged to provide services, for compensation, to either (1) a candidate for City elected office, or (2) a political committee or electioneering communications organization expending funds for or against candidates for City elected office, such engagement shall be deemed a tender of resignation from such City agency, board, or committee. (Miami Beach City Code Section 2-22)

BOARD & COMMITTEE FINANCIAL ACKNOWLEDGEMENT STATEMENT

Acknowledgement of fines/suspension for Board/Committee Members for failure to comply with Miami-Dade County Financial Disclosure Code Section 2-11.1(i)(2)

I understand that no later than **July 1, of each year** all members of Boards and Committees of the City of Miami Beach, including those of a purely advisory nature, are required to comply with Miami-Dade County Financial Disclosure Requirements.

One of the following forms **must be filled** with the City Clerk of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida, no later than 12:00 noon of **July 1, of each year**:

1. A "Source of Income Statement;" or
2. A Copy of your latest Federal Income Tax Return.

Members of the Planning Board and the Board of Adjustment must electronically file a "Statement of Financial Interests (Form 1)" directly with the Florida Commission on Ethics.

Failure to file one of these forms, pursuant to the Miami-Dade County Code, may subject the person to a fine of no more than \$500, 60 days in jail, or both.

Acknowledgment to Comply with Miami Beach Code of Ordinances Sec. 2-22 (23)

I understand that commencing with terms beginning on or after January 1, 2024, and as a condition of applying for appointment to a City agency, board, or committee, I voluntarily agree that in the event I file with the City Clerk a Statement of Candidate formally announcing candidacy for City elective office, such filing with the City Clerk shall be deemed a tender of resignation from the City agency, board, or committee.

Acknowledgment to Comply with Miami Beach Code of Ordinances Sec. 2-22 (24)

I understand that if I am engaged to provide services, for compensation, to either (1) a candidate for City elected office, or (2) a political committee or electioneering communications organization expending funds for or against candidates for City elected office, such engagement shall be deemed a tender of resignation from the City agency, board, or committee.

¹ Members of the Planning Board and Board of Adjustment will be notified directly by the State of Florida, pursuant to F.S. §112.3145(1)(a), to file a Statement of Financial Interests (Form 1) with the Miami-Dade County Supervisor of Elections by 12:00 noon, July 1. Planning Board and Board of Adjustment members who file their Form 1 with the County Supervisor of Elections automatically satisfy the County's financial disclosure requirement as a Miami Beach City Board/Committee member and need not file an additional form with the Office of the City Clerk. However, compliance with the County disclosure requirement does not satisfy the State requirement.

DIVERSITY STATISTICS REPORT

The following information is voluntary and has no bearing on your consideration for appointment. It is being asked to comply with City diversity reporting requirements.

Gender: Male

Race/Ethnic Categories
What is your race? White

Are you Spanish/Hispanic/ Latino? Mark the "No" box if not Spanish / Hispanic / Latino. No

Other Description: No details provided

Physically Challenged: No

Board and Committee Application Checklist: Please ensure you have provided all information before applying or reapplying to any Board and Committee.

YES	I have answered all questions fully.
YES	I have uploaded a current resume, photograph, and a copy of any applicable professional license.
YES	I have completed and attached the Board & Committee Financial Acknowledgment Statement.
YES	I have completed and attached the Diversity Statistics Report.
YES	I voluntarily agree to the resignation from the City agency, board, or committee, if I file a Statement of Candidate for a City Elective Office (1).

(1) I understand that commencing with terms beginning on or after January 1, 2024, and as a condition of applying for appointment to a City agency, board, or committee, I must voluntarily agree that in the event I file with the City Clerk a Statement of Candidate formally announcing candidacy for City elective office, such filing with the City Clerk shall be deemed a tender of resignation from the City agency, board, or committee.

YES	I understand that (2).
-----	------------------------

(2) If am engaged to provide services, for compensation, to either (1) a candidate for City elected office, or (2) a political committee or electioneering communications organization expending funds for or against candidates for City elected office, such engagement shall be deemed a tender of resignation from the City agency, board, or committee.

If you have any questions, please contact the Office of the City Clerk via email: BC@miamibeachfl.gov or telephone: 305.673.7411

Note: Florida Statutes 119.071: The role of the Office of the City Clerk is to receive and maintain forms filed as public records. If your home address, telephone numbers, and/or photograph are exempt from disclosure and you do not wish your home address, telephone numbers, and/or photograph to be made public, please:

- 1) Use your office or other address for your mailing address;
- 2) Use your office or other telephone number for your contact number; and
- 3) Do not attach a photograph.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING APPLICATION AND THAT THE FACTS STATED IN IT ARE TRUE. ADDITIONALLY, I AGREE AND ACKNOWLEDGE THAT ANY FALSE STATEMENTS OR FALSE INFORMATION SUBMITTED AS PART OF THIS APPLICATION SHALL BE A BASIS FOR MY REMOVAL FROM A CITY BOARD OR COMMITTEE. I HAVE RECEIVED, READ AND WILL ABIDE BY CHAPTER 2, ARTICLE VII, OF THE MIAMI BEACH CITY CODE, ENTITLED "STANDARDS OF CONDUCT FOR CITY OFFICERS, EMPLOYEES AND AGENCY MEMBERS" AND ALL OTHER APPLICABLE CITY, COUNTY, AND/OR STATE LAWS AND STATUTES ACCORDINGLY.

I Randy Hollingworth agreed to the following terms on 4/16/2025 9:29:10 PM

Received in the City Clerk's Office by:

Name of Deputy Clerk	Control No.	Date
----------------------	-------------	------



PROFESSIONAL EXPERIENCE

Randy Hollingworth brings over 40 years of experience as an accomplished urban and landscape designer, with a strong focus on integrating mixed-use developments into the existing urban fabric. His deep understanding of diverse land uses has informed the preparation of comprehensive development plans across a broad spectrum of project types. Throughout his career, Mr. Hollingworth has led the creation of master plans and design guidelines for commercial centers, retail corridors, office parks, and residential communities, particularly within Central and South Florida's coastal and waterfront areas. His portfolio includes significant work in historic neighborhoods across Orlando, Tampa, Hollywood, Deerfield Beach, and Miami, making him especially attuned to the challenges and opportunities of preserving architectural and cultural heritage. In addition, his expertise in landscape architecture and public open space planning has positioned him as a leading voice in the thoughtful design of community spaces.

EDUCATION

Bachelor of Landscape Architecture

University of Guelph
Guelph, Ontario
(Graduated with Distinction)
1970-1974

Masters of Landscape Architecture in Urban Design

Harvard University
Cambridge, Massachusetts
1982-1984

EMPLOYMENT

Post Buckley Schuh and Jernigan
Tampa, Florida
Director of Landscape Architecture
1984-1994

Hanson Taylor & Associates
Tampa, (Ybor City), Florida
Partner / Lead Landscape Designer / Partner
1994-2002

RPH Design Group
Tampa, (Hyde Park), Florida
Owner / Principal
2002-2007

Bermello Ajamil & Partners
Vice President / Principal
Director of Landscape Architecture, Planning & Urban Design
2007-Present

RESIDENCE

(Resident of Miami Beach for past 3 years and property owner for 25 years)
2939 Indian Creek Drive
Unit 406
Miami Beach, Florida
33140
786-486-5269

PROFESSIONAL AFFILIATIONS

Smart Growth Partnership

COMMUNITY INVOLVEMENT

Tampa Historic Preservation Board

Board Member (Former)
Tampa, Florida

Beach Plaza South Condominium Association

President (Present)
Miami Beach, FL

MidBeach Neighborhood Association

Executive Board Member
(Present)
Miami Beach, Florida

MidBeach Neighborhood Association

Chair of the Public Spaces
Working Group (Present)
Miami Beach, Florida



From: [Tackett, Deborah](#)
To: [Granado, Rafael](#)
Cc: [Mooney, Thomas](#); [Mena Caceres, Keila](#)
Subject: RE: Nomination to Historic Preservation Board
Date: Thursday, April 17, 2025 10:47:41 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Yes, [REDACTED] Drive is located within the Collins Waterfront Historic District so they would qualify.

MIAMIBEACH

Debbie Tackett, *Historic Preservation & Architecture Officer*
PLANNING DEPARTMENT
1700 Convention Center Drive, Miami Beach, FL 33139
Tel: 786.394.4257 www.miamibeachfl.gov

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

It's easy being Green! Please consider our environment before printing this email.

From: Granado, Rafael <RafaelGranado@miamibeachfl.gov>
Sent: Thursday, April 17, 2025 10:41 AM
To: Tackett, Deborah <DeborahTackett@miamibeachfl.gov>
Cc: Mooney, Thomas <ThomasMooney@miamibeachfl.gov>; Granado, Rafael <RafaelGranado@miamibeachfl.gov>; Mena Caceres, Keila <KeilaMenaCaceres@miamibeachfl.gov>
Subject: FW: Nomination to Historic Preservation Board

Good morning Debbie,

Can you confirm, based on the attached application, that this individual qualifies for the Historic District Residency Seat?

Thank you.

MIAMIBEACH

Rafael E. Granado, Esq., City Clerk
OFFICE OF THE CITY CLERK
1700 Convention Center Drive, Miami Beach, FL 33139
Tel: 305.673.7411 rafaelgranado@miamibeachfl.gov

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

From: Nenartovich, Dasha <DashaNenartovich@miamibeachfl.gov>
Sent: Thursday, April 17, 2025 10:28 AM
To: Granado, Rafael <RafaelGranado@miamibeachfl.gov>

Subject: FW: Nomination to Historic Preservation Board

Hi Ralph,

Please see the application package attached and Luis' email below.

Thank you!

Respectfully,

MIAMI BEACH

Dasha Nenartovich, Office Associate IV

OFFICE OF THE CITY CLERK

1700 Convention Center Drive, Miami Beach, FL 33139

Tel: 305.673.7411 Ext. 26427 | www.miamibeachfl.gov

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

From: Atencio, Luis <LuisAtencio@miamibeachfl.gov>

Sent: Thursday, April 17, 2025 9:33 AM

To: Mena Caceres, Keila <KeilaMenaCaceres@miamibeachfl.gov>; Nenartovich, Dasha <DashaNenartovich@miamibeachfl.gov>

Cc: RHollingworth@bermelloajamil.com

Subject: Nomination to Historic Preservation Board

Good Morning City Clerk Team,

On behalf of Commissioner Magazine, we would like to nominate Mr. Randy Hollingsworth to the Historic Preservation Board for the Position/Title of: At Large/Resides in Historic District at Least 1 Yr (3).

Please let us know if anything additional is needed from our side or his. Thank you and have a great day.

Best,



Luis Fernando Atencio, Aide to Commissioner Joseph Magazine

Office of the Mayor and Commission

1700 Convention Center Drive, Miami Beach, FL 33139

Tel: 305-673-7102; Mob: 786-679-4809 www.miamibeachfl.gov

THIS PAGE INTENTIONALLY LEFT BLANK

- **Zenaida Guzman**

THIS PAGE INTENTIONALLY LEFT BLANK

Guzmán		Zenaida	
Last Name		First Name	Middle Initial
[REDACTED]		Miami Beach	Florida
Home Address		City	State
305-244-2760			33139
Cellular	Work	Home	Email Address
N/A		Retired	
Business Name:		Occupation:	

Business Address	City	State	Zip Code
------------------	------	-------	----------

Please list your preferences in order of ranking [1] first choice [2] second choice, and [3] third choice. **Please note that only three (3) choices will be observed by the City Clerk's Office.** (Regular Boards of City)

Choice 1: Ad Hoc South Shore Community Center Advisory Committee

Choice 2: Senior Affairs Committee

Choice 3:

Professional License

No Professional Licenses Submitted.

Note: If you are seeking appointment to a professional seat (e.g. attorney, architect, etc.), you must attach a copy of your currently effective corresponding professional license.



Note: If applying for the At-Large position of the Historic Preservation Board, please answer the below questions:

- Have you ever resided in one of the City's Historic Districts for at least one year? Yes

No Address in City Historic District submitted.

AFFILIATION WITH THE CITY OF MIAMI BEACH

Pursuant to City Code section 2-22(4) a, b and c: Members of Agencies, Boards, and Committees shall be affiliated with the city. This requirement shall be fulfilled in the following ways:

- a. Resident of the City for a minimum of six (6) months: Yes
- I am resident of: South Beach
- Or
- b. Demonstrate an ownership interest in a business established in the City for a minimum of six (6) months: No
- "Ownership Interest" shall mean the ownership of ten percent (10%) or more (including the ownership of 10% or more of the outstanding capital stock) in a business.*
- "Business" shall mean any sole proprietorship, sponsorship, corporation, limited liability company, or other entity or business association.*
- Or
- c. Full-time employee of such a business (for a minimum of six months); and I am based in an office or other location of the business that is physically located in Miami Beach (for a minimum of six months): No
- Notwithstanding the requirements set forth herein, the qualified full-time employee of a business must be approved by a 4/7th vote of the Mayor and City Commission.*

NOTE: Members of Agencies, Boards, and Committees shall be required to demonstrate compliance with the City affiliation requirements of section 2-22 (4) a ,b or c of the Miami Beach City Code by executing an affidavit, stipulating that they have met one or more of said affiliation requirements. The original affidavit shall be filled with the Office of the City Clerk prior to being sworn in as a member.

- I am applying for an appointment because I have special abilities, knowledge and experience. Please list below:

Very familiar with the south beach community center since 1972

Also applying for the vacant position
At the Senior Affairs Committee At Large!

- Are you presently a registered lobbyist with the City of Miami Beach? No
- Have you ever been convicted of a felony: No If yes, please explain in detail:

- Do you currently have a violation(s) of City of Miami Beach codes: No If yes, please explain in detail:

- Do you currently owe the City of Miami Beach any money: No If yes, please explain in detail:

- Are you currently serving on any City Boards or Committees: Yes If yes, which board?
Ad Hoc South Shore Community center
Advisory Committee

- In what organization(s) in the City of Miami Beach do you currently hold membership in?

No Organization Information Submitted.

- List the address of all properties owned or in which you have an interest within the City of Miami Beach:

Property

N/A

- Are you now employed by the City of Miami Beach: No If so, which department and title?

• **Pursuant to City Code Section 2-25 (b) and 2-448:**

Do you have a parent, spouse, child, brother, or sister who is employed by the City of Miami Beach?

No

If "Yes", identify person(s) and department(s):

No relative's information submitted.

NOTE: IF APPOINTED, YOU WILL BE REQUIRED TO FOLLOW CERTAIN LAWS THAT APPLY TO CITY BOARD/COMMITTEE MEMBERS. THESE LAWS INCLUDE, BUT ARE NOT LIMITED TO:

- Prohibition from directly or indirectly lobbying city personnel (Miami Beach City Code section 2-459).
- Prohibition from contracting with the city (Miami-Dade County Code section 2-11.1).
- Prohibition from lobbying before board/committee you have served on for period of one year after leaving office (Miami Beach Code section 2-26)
- Requirement to disclose certain financial interests and gifts (Miami-Dade County Code section 2-11.1).
- Sunshine Law - Florida's Government-in-the-Sunshine Law was enacted in 1967. Today, the Sunshine Law regarding open government can be found in Chapter 286 of the Florida Statutes. These statutes establish a basic right of access to most meetings of Boards, Commissions, and other governing bodies of state and local governmental agencies or authorities.
- Voting conflict - Form 8B is for use by any person serving at the county, city, or other local level of government on an appointed or elected Board, Council, Commission, Authority, or Committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.
- Commencing with terms beginning on or after January 1, 2024, and as a condition of applying for appointment to a City agency, board, or committee, each applicant must voluntarily agree that in the event the applicant files with the City Clerk a Statement of Candidate formally announcing candidacy for City elective office, such filing with the City Clerk shall be deemed a tender of resignation from the City agency, board or committee, and the member's automatic resignation shall thereby immediately create a vacancy in the agency, board, or committee.
- If an appointee is engaged to provide services, for compensation, to either (1) a candidate for City elected office, or (2) a political committee or electioneering communications organization expending funds for or against candidates for City elected office, such engagement shall be deemed a tender of resignation from such City agency, board, or committee. (Miami Beach City Code Section 2-22)

BOARD & COMMITTEE FINANCIAL ACKNOWLEDGEMENT STATEMENT

Acknowledgement of fines/suspension for Board/Committee Members for failure to comply with Miami-Dade County Financial Disclosure Code Section 2-11.1(i)(2)

I understand that no later than **July 1, of each year** all members of Boards and Committees of the City of Miami Beach, including those of a purely advisory nature, are required to comply with Miami-Dade County Financial Disclosure Requirements.

One of the following forms **must be filled** with the City Clerk of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida, no later than 12:00 noon of **July 1, of each year**:

1. A "Source of Income Statement;" or
2. A Copy of your latest Federal Income Tax Return.

Members of the Planning Board and the Board of Adjustment must electronically file a "Statement of Financial Interests (Form 1)"¹ directly with the Florida Commission on Ethics.

Failure to file one of these forms, pursuant to the Miami-Dade County Code, may subject the person to a fine of no more than \$500, 60 days in jail, or both.

Acknowledgment to Comply with Miami Beach Code of Ordinances Sec. 2-22 (23)

I understand that commencing with terms beginning on or after January 1, 2024, and as a condition of applying for appointment to a City agency, board, or committee, I voluntarily agree that in the event I file with the City Clerk a Statement of Candidate formally announcing candidacy for City elective office, such filing with the City Clerk shall be deemed a tender of resignation from the City agency, board, or committee.

Acknowledgment to Comply with Miami Beach Code of Ordinances Sec. 2-22 (24)

I understand that if I am engaged to provide services, for compensation, to either (1) a candidate for City elected office, or (2) a political committee or electioneering communications organization expending funds for or against candidates for City elected office, such engagement shall be deemed a tender of resignation from the City agency, board, or committee.

¹ Members of the Planning Board and Board of Adjustment will be notified directly by the State of Florida, pursuant to F.S. §112.3145(1)(a), to file a Statement of Financial Interests (Form 1) with the Miami-Dade County Supervisor of Elections by 12:00 noon, July 1. Planning Board and Board of Adjustment members who file their Form 1 with the County Supervisor of Elections automatically satisfy the County's financial disclosure requirement as a Miami Beach City Board/Committee member and need not file an additional form with the Office of the City Clerk. However, compliance with the County disclosure requirement does not satisfy the State requirement.

DIVERSITY STATISTICS REPORT

The following information is voluntary and has no bearing on your consideration for appointment. It is being asked to comply with City diversity reporting requirements.

Gender: Female

Race/Ethnic Categories
What is your race? none

Are you Spanish/Hispanic/ Latino? Mark the "No" box if not Spanish / Hispanic / Latino. Yes

Other Description: No details provided

Physically Challenged: No

Board and Committee Application Checklist: Please ensure you have provided all information before applying or reapplying to any Board and Committee.

- ☐ YES
- I have answered all questions fully.
-
- ☐ YES
- I have uploaded a current resume, photograph, and a copy of any applicable professional license.
-
- ☐ YES
- I have completed and attached the Board & Committee Financial Acknowledgment Statement.
-
- ☐ YES
- I have completed and attached the Diversity Statistics Report.
-
- ☐ YES
- I voluntarily agree to the resignation from the City agency, board, or committee, if I file a Statement of Candidate for a City Elective Office (1).

(1) I understand that commencing with terms beginning on or after January 1, 2024, and as a condition of applying for appointment to a City agency, board, or committee, I must voluntarily agree that in the event I file with the City Clerk a Statement of Candidate formally announcing candidacy for City elective office, such filing with the City Clerk shall be deemed a tender of resignation from the City agency, board, or committee.

☐ YES

 I understand that (2).

(2) If am engaged to provide services, for compensation, to either (1) a candidate for City elected office, or (2) a political committee or electioneering communications organization expending funds for or against candidates for City elected office, such engagement shall be deemed a tender of resignation from the City agency, board, or committee.

If you have any questions, please contact the Office of the City Clerk via email: BC@miamibeachfl.gov or telephone: 305.673.7411

Note: Florida Statutes 119.071: The role of the Office of the City Clerk is to receive and maintain forms filed as public records. If your home address, telephone numbers, and/or photograph are exempt from disclosure and you do not wish your home address, telephone numbers, and/or photograph to be made public, please:

- 1) Use your office or other address for your mailing address;
- 2) Use your office or other telephone number for your contact number; and
- 3) Do not attach a photograph.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING APPLICATION AND THAT THE FACTS STATED IN IT ARE TRUE. ADDITIONALLY, I AGREE AND ACKNOWLEDGE THAT ANY FALSE STATEMENTS OR FALSE INFORMATION SUBMITTED AS PART OF THIS APPLICATION SHALL BE A BASIS FOR MY REMOVAL FROM A CITY BOARD OR COMMITTEE. I HAVE RECEIVED, READ AND WILL ABIDE BY CHAPTER 2, ARTICLE VII, OF THE MIAMI BEACH CITY CODE, ENTITLED "STANDARDS OF CONDUCT FOR CITY OFFICERS, EMPLOYEES AND AGENCY MEMBERS" AND ALL OTHER APPLICABLE CITY, COUNTY, AND/OR STATE LAWS AND STATUTES ACCORDINGLY.

I Zenaida Guzmán agreed to the following terms on 3/31/2025 12:54:55 PM

Received in the City Clerk's Office by:

Name of Deputy Clerk	Control No.	Date
----------------------	-------------	------

