



## 4540 NBR\_Application - signed.pdf

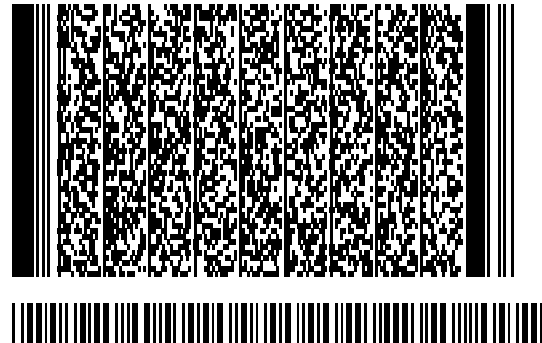
DocVerify ID: CDCA1A04-6574-4AF9-8434-B52F78BCF3BD  
Created: July 09, 2021 11:22:15 -8:00  
Pages: 10  
Electronic Notary: Yes / State: FL

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### E-Signature Summary

**E-Signature Notary: Diana Ramos (dra)**  
July 09, 2021 11:27:15 -8:00 [AF68EA221C3D] [162.244.152.118]  
dramos@brzoninglaw.com



# MIAMI BEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

## LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER DRB21-0711		Is the property the primary residence & homestead of the applicant/property owner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if "Yes," provide office of the Property Appraiser Summary Report)	
<b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<b>Design Review Board</b> <input checked="" type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<b>Planning Board</b> <input 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		<b>Historic Preservation Board</b> <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> <b>Other:</b>			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 4540 North Bay Road, Miami Beach, FL 33140			
FOLIO NUMBER(S) 02-3222-011-0190			
Property Owner Information			
PROPERTY OWNER NAME 4540 NBR LLC			
ADDRESS 655 Madison Ave, 11 Floor		CITY New York	STATE NY
BUSINESS PHONE		CELL PHONE	ZIP CODE 10065
EMAIL ADDRESS			
Applicant Information (if different than owner)			
APPLICANT NAME Same as Owner			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	ZIP CODE
EMAIL ADDRESS			
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Design Review Approval to construct new single family home with an understory and waiver request for additional open space for length of the two-story elevation. Please see Letter of Intent for details.			

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Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input 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.		11,784	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 <b>SAOTA</b>		<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 <b>109 Hatfield Street</b>		CITY <b>Garden, Capetown</b>	STATE <b>South Africa</b> ZIPCODE <b>8001</b>
BUSINESS PHONE <b>+27(0)21.468.4400</b>	CELL PHONE	EMAIL ADDRESS	
Authorized Representative(s) Information (if applicable)			
NAME <b>Kurt Dannwolf</b>		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Other <u>Architect</u>	
ADDRESS <b>2432 Hollywood Blvd.</b>		CITY <b>Hollywood</b>	STATE <b>FL</b> ZIPCODE <b>33020</b>
BUSINESS PHONE <b>954-518-0833</b>	CELL PHONE	EMAIL ADDRESS	
NAME <b>Matthew Amster</b>		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS <b>200 S. Biscayne Blvd. Suite 300</b>		CITY <b>Miami</b>	STATE <b>FL</b> ZIPCODE <b>33131</b>
BUSINESS PHONE <b>305-374-5300</b>	CELL PHONE	EMAIL ADDRESS <b>mamster@brzoninglaw.com</b>	
NAME <b>Cecilia Torres-Toledo</b>		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS <b>200 S. Biscayne Boulevard, Suite 300</b>		CITY <b>Miami</b>	STATE <b>FL</b> ZIPCODE <b>33131</b>
BUSINESS PHONE <b>305-374-5300</b>	CELL PHONE	EMAIL ADDRESS <b>ctorres@brzoninglaw.com</b>	

**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:**



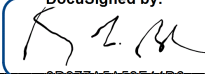
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- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
  - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

Owner of the subject property

Authorized representative

DocuSigned by:  
  
 8D977A5A53F44D6...

**SIGNATURE**  
**Barry Bloom\***

**PRINT NAME**

\*Barry Bloom, Manager of 4540 NBR LLC

07/09/2021

**DATE SIGNED**

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**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

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

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The foregoing instrument was acknowledged before me by \_\_\_\_\_, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

\_\_\_\_\_  
**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

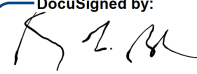
\_\_\_\_\_  
**PRINT NAME**

**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Barry Bloom, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of 4540 NBR LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

DocuSigned by:  
  
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**SIGNATURE**

Sworn to and subscribed before me this 9th day of July, 2021. The foregoing instrument was acknowledged before me by \_\_\_\_\_, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

  
Signed on 2021.07.09 11:27:15 -8:00

**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

**Diana Ramos**  
**Commission # GG 308355**  
Notary Public - State of Florida  
My Commission Expires Apr 10, 2023

\_\_\_\_\_  
Diana Ramos

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**PRINT NAME**

**POWER OF ATTORNEY AFFIDAVIT**

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

\*Barry Bloom, Manager of 4540 NBR LLC

I, **Barry Bloom\***

, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell Fernandez Larkin & Tapanes, PLLC\*\* to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

**Barry Bloom\***

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

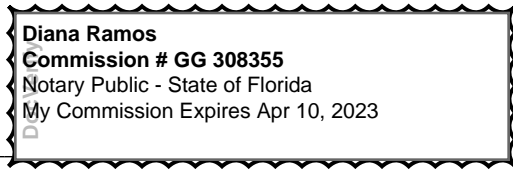
*[Handwritten Signature]*

8D977A5A53F44D6...

**SIGNATURE**

Sworn to and subscribed before me this 9th day of July, 2021. The foregoing instrument was acknowledged before me by \_\_\_\_\_, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



*[Handwritten Signature]*

Signed on 2021/07/09 11:27:15 -8:00

**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

Diana Ramos

**PRINT NAME**

\*\* Matthew Amster, Esq. & Cecilia Torres-Toledo, Esq.

**CONTRACT FOR PURCHASE**

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

**NAME**

**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if



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filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

**DISCLOSURE OF INTEREST  
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

**4540 NBR LLC**

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

**Alan Tisch**

% OF OWNERSHIP

**100%**

655 Madison Ave., 11th Floor, New York, NY 10065

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

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**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.

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

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**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
<u>Kurt Dannwolf</u>	<u>2432 Hollywood Blvd., Hollywood FL 33020</u>	<u>954-518-0833</u>
<u>SAOTA</u>	<u>109 Hatfield Street, Gardens, Capetown, South Africa 8001</u>	<u>+27(0)21.468.4400</u>
<u>Matthew Amster</u>	<u>200 S. Biscayne Boulevard, Suite 300, Miami FL 33131</u>	<u>305-374-5300</u>
<u>Cecilia Torres-Toledo</u>	<u>200 S. Biscayne Boulevard, Suite 300, Miami FL 33131</u>	<u>305-374-5300</u>

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 \*Barry Bloom, Manager of 4540 NBR LLC

I, Barry Bloom\*, 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.

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**SIGNATURE**

Sworn to and subscribed before me this 9th day of July, 2021. The foregoing instrument was acknowledged before me by \_\_\_\_\_, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

Signed on 2021/07/09 11:27:15 -8:00

**NOTARY PUBLIC**

NOTARY SEAL OR STAMP



My Commission Expires: \_\_\_\_\_

Diana Ramos

**PRINT NAME**

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## Exhibit A

### Legal Description

**Lot 22, Block 1, NAUTILUS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 95, of the Public Records of Miami-Dade County, Florida.**

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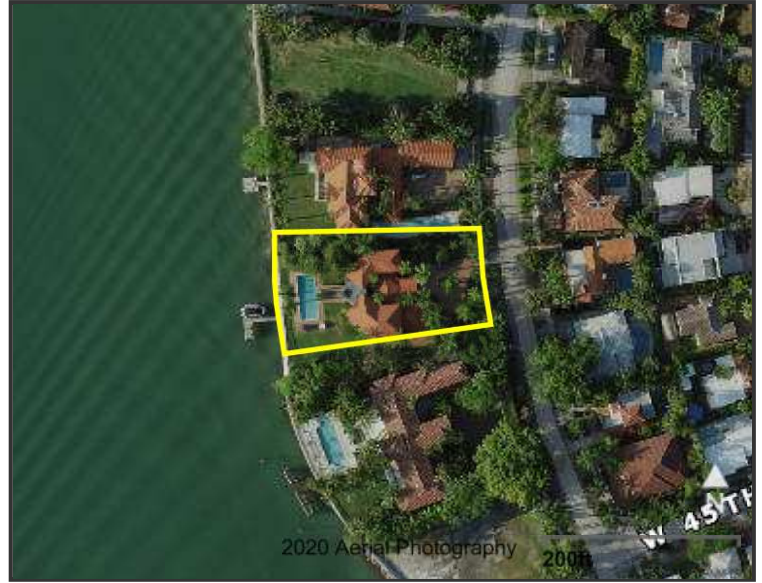


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 2/13/2021

Property Information	
Folio:	02-3222-011-0190
Property Address:	4540 N BAY RD Miami Beach, FL 33140-2859
Owner	4540 NBR LLC C/O TFMG ASSOCIATES LLC
Mailing Address	655 MADISON AVE 11 FL NEW YORK, NY 10065 USA
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	6 / 5 / 1
Floors	2
Living Units	1
Actual Area	6,378 Sq.Ft
Living Area	5,071 Sq.Ft
Adjusted Area	5,241 Sq.Ft
Lot Size	22,998 Sq.Ft
Year Built	1990



Assessment Information			
Year	2020	2019	2018
Land Value	\$7,359,360	\$7,359,360	\$11,154,030
Building Value	\$930,278	\$943,380	\$956,482
XF Value	\$38,431	\$38,970	\$39,509
Market Value	\$8,328,069	\$8,341,710	\$12,150,021
Assessed Value	\$2,095,330	\$2,048,221	\$2,010,031

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction	\$6,232,739	\$6,293,489	\$10,139,990
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
NAUTILUS SUB PB 8-95 LOT 22 BLK 1 LOT SIZE 111.100 X 207 OR 17567-3970 1296 4

Taxable Value Information			
	2020	2019	2018
<b>County</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$2,045,330	\$1,998,221	\$1,960,031
<b>School Board</b>			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$2,070,330	\$2,023,221	\$1,985,031
<b>City</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$2,045,330	\$1,998,221	\$1,960,031
<b>Regional</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$2,045,330	\$1,998,221	\$1,960,031

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/25/2021	\$18,700,000	32315-0449	Qual by exam of deed
12/01/1996	\$0	17567-3970	Sales which are disqualified as a result of examination of the deed
12/01/1992	\$1,575,000	15754-4562	Sales which are qualified
06/01/1987	\$650,000	13332-1444	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



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