MIAMIBEACH

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

LAND USE BOARD HEARING APPLICATION

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

Application Information

FILE NUMBER
PB22- 0562

Is the property the primary residence & homestead of the applicant/property owner? ☐ Yes ■ No
(if "Yes," provide office of the property appraiser summary report)

Board of Adjustment
- ☐ Variance from a provision of the Land Development Regulations
- ☐ Appeal of an administrative decision
- ☐ Modification of existing Board Order

Design Review Board
- ☐ Design review approval
- ☐ Variance
- ☐ Modification of existing Board Order

Planning Board
- ■ Conditional Use Permit
- ☐ Lot Split
- ☐ Amendment to the Land Development Regulations or Zoning Map
- ☐ Amendment to the Comprehensive Plan or Future Land Use Map
- ☐ Modification of existing Board Order

Historic Preservation Board
- ☐ Certificate of Appropriateness for design
- ☐ Certificate of Appropriateness for demolition
- ☐ Historic District/Site Designation
- ☐ Variance
- ☐ Modification of existing Board Order

☐ **Other:** Mechanical Parking

Property Information – Please attach Legal Description as "Exhibit A"

ADDRESS OF PROPERTY
1656, 1664, 1676, 1680, & 1698 Alton Road; 1677, 1681, & 1683 West Avenue; and 1245 Lincoln Road

FOLIO NUMBER(S)
02-3234-017-0160; -0170; -0180; -0190; -0200; and 02-3233-017-0050; -0040; -0030; -0100

Property Owner Information

PROPERTY OWNER NAME
BH THE ALTON, LLC; 1698 Alton Road Ventures, LLC; 1681 West Ventures, LLC; Alton Jal, Inc.

ADDRESS	CITY	STATE	ZIPCODE
Please see Exhibit B for contact information.			

BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS

Applicant Information (if different than owner)

APPLICANT NAME
BH THE ALTON LLC

ADDRESS	CITY	STATE	ZIPCODE
407 Lincoln Road, Suite 704	Miami Beach	FL	33139

BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS
Please see Exhibit B for contact information.		

Summary of Request

PROVIDE A BRIEF SCOPE OF REQUEST
Please see Letter of Intent.

Project Information			
Is there an existing building(s) on the site?		■ Yes	☐ No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		☐ Yes	■ No
Does the project include interior or exterior demolition?		■ Yes	☐ No
Provide the total floor area of the new construction.		151,185 +/-SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		265,537 +/-SQ. FT.	
Party responsible for project design			
NAME Kobi Karp		■ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other_____	
ADDRESS 571 NW 28 Street		CITY Miami	STATE FL / ZIPCODE 33127
BUSINESS PHONE 305-901-0050	CELL PHONE 305-992-5892	EMAIL ADDRESS kobikarp@kobikarp.com	
Authorized Representative(s) Information (if applicable)			
NAME Alfredo J. Gonzalez / Greenberg Traurig, P.A.		■ Attorney ■ Contact ☐ Agent ☐ Other_____	
ADDRESS 333 SE 2 Avenue, 44th Floor		CITY Miami	STATE FL / ZIPCODE 33131
BUSINESS PHONE 305-579-0588	CELL PHONE 305-798-8437	EMAIL ADDRESS gonzalezaj@gtlaw.com	
NAME Devon Vickers / Greenberg Traurig, P.A.		■ Attorney ☐ Contact ☐ Agent ☐ Other_____	
ADDRESS 333 SE 2 Avenue, 44th Floor		CITY Miami	STATE FL / ZIPCODE 33131
BUSINESS PHONE 305-579-0827	CELL PHONE Same as Business Phone	EMAIL ADDRESS vickersd@gtlaw.com	
NAME		☐ Attorney ☐ Contact ☐ Agent ☐ Other_____	
ADDRESS		CITY	STATE / ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".

- 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

Kevin Neuner
SIGNATURE

Kevin Neuner
for BH THE ALTON, LLC **PRINT NAME**

12/9/22
DATE SIGNED

Please read the following and acknowledge below:

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The aforementioned is acknowledged by: ☒ Owner of the subject property ☐ Authorized representative

SIGNATURE

Rock Soffer

for 1698 Alton Road Ventures, LLC **PRINT NAME**

12/09/22

DATE SIGNED

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The aforementioned is acknowledged by: ☒ Owner of the subject property ☐ Authorized representative

DocuSigned by:
Rock Soffer
E07C7B1951EB4C0...

SIGNATURE

Rock Soffer

for 1681 West Ventures, LLC **PRINT NAME**

12/09/2022 | 4:14 PM PST

DATE SIGNED

DocuSign Envelope ID: 1F98F9B5-F695-4B0D-AA54-35196017053A

Please read the following and acknowledge below:

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The aforementioned is acknowledged by: ☒ Owner of the subject property ☐ Authorized representative

V.P.

SIGNATURE

JONATHAN FELD

for Alton Jal, Inc. **PRINT NAME**

1/5/23

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF Not applicable

COUNTY OF Not applicable

I, Not applicable, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF NEW YORK

COUNTY OF KINGS

I, Kevin Neuner, being first duly sworn, depose and certify as follows: (1) I am the Authorized Signatory (print title) of BH THE ALTON, 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.

Kevin Neuner

SIGNATURE

Sworn to and subscribed before me this 9th day of December, 20 22. The foregoing instrument was acknowledged before me by Kevin Neuner, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Max N. Gordon, CPA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GO6398293
Kings County
Commission Expires September 23, 2023

NOTARY PUBLIC

My Commission Expires: 09/23/23

Max N. Gordon

PRINT NAME

DocuSign Envelope ID: 1F98F9B5-F695-4B0D-AA54-35196017053A

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF Not applicable

COUNTY OF Not applicable

I, Not applicable, 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, Rock Suffer Self/Administrative Manager, being first duly sworn, depose and certify as follows: (1) I am the (print title) of 1698 Alton Road Ventures, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 15th day of December , 2022. The foregoing instrument was acknowledged before me by Rock Suffer , who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

FRANCINE TAYLOR ORSINI
Commission # GG 296439
Expires May 12, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Francine Taylor Orsini

NOTARY PUBLIC

My Commission Expires: 5/12/23

Francine Taylor Orsini

PRINT NAME

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF Not applicable

COUNTY OF Not applicable

I, Not applicable, 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, Rock Soffer, being first duly sworn, depose and certify as follows: (1) I am the ~~Self~~ Manager (print title) of 1681 West Ventures, 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: Rock Soffer E07C7B1951EB4C0...

SIGNATURE

Sworn to and subscribed before me this 15th day of December, 2022. The foregoing instrument was acknowledged before me by Rock Soffer, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

FRANCINE TAYLOR ORSINI
Commission # GG 296439
Expires May 12, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Francine Taylor Orsini

NOTARY PUBLIC

My Commission Expires: 5/12/23

Francine Taylor Orsini

PRINT NAME

DocuSign Envelope ID: 1F98F9B5-F695-4B0D-AA54-35196017053A

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF Not applicable

COUNTY OF Not applicable

I, Not applicable, 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, Jonathan Fryd, being first duly sworn, depose and certify as follows: (1) I am the V.P. (print title) of Alton Jal, Inc. (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

_____

SIGNATURE

Sworn to and subscribed before me this 5 day of January , 2023. The foregoing instrument was acknowledged before me by Jonathan Fryd , who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

CHRISTINA M FERENO
Commission #HH 51997
My Commission Expires
October 8, 2024

_____

NOTARY PUBLIC

My Commission Expires: _____

Christina Fereno

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF NEW YORK

COUNTY OF KINGS

I, Kevin Neuner, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Alfredo J. Gonzalez & Greenberg Traurig, P.A. to be my representative before the Planning Board 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.

Kevin Neuner Authorized Signer — Kevin Neuner

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

for BH THE ALTON, LLC

Sworn to and subscribed before me this 9th day of December, 2022. The foregoing instrument was acknowledged before me by Kevin Neuner, 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**

Max N. Gordon, CPA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GO6398293
Kings County
Commission Expires September 23, 2023

My Commission Expires: 09/23/23 — Max N. Gordon — **PRINT NAME**

CONTRACT FOR PURCHASE

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

Not applicable — **NAME**

Not applicable — **DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE	% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

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DocuSign Envelope ID: 1F98F9B5-F695-4B0D-AA54-35196017053A

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Rock Soffer, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Alfredo J. Gonzalez & Greenberg Traurig, P.A. to be my representative before the Planning Board 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.

DocuSigned by:

Rock Soffer

E07C7B1951EB4C0...

Rock Soffer

PRINT NAME (and Title, if applicable)

SIGNATURE

for 1698 Alton Road Ventures, LLC

Sworn to and subscribed before me this 6 day of JANUARY, 20 23. The foregoing instrument was acknowledged before me by R. Soffer, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

26FC020739C6

Signed on 2023/01/06 08:48:44 -8:00

NOTARY SEAL OR STAMP

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

Notary Stamp 2023/01/06 09:48:44 PST 26FC020739C6

NOTARY PUBLIC

My Commission Expires: _____

Diana Ramos

PRINT NAME

CONTRACT FOR PURCHASE

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

Not applicable

NAME

Not applicable

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE	% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

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

BCFEB27B-43A2-416F-9193-F0C292C2C3F2 --- 2023/01/06 08:34:14 -8:00

DocVerify ID: BCFEB27B-43A2-416F-9193-F0C292C2C3F2

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Rock Soffer, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Alfredo J. Gonzalez & Greenberg Trauig, P.A. to be my representative before the Planning Board 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 hear

DocuSigned by: Rock Soffer E07C7B1951E84C0...

Rock Soffer, Administrative Manager

PRINT NAME (and Title, if applicable)

for 1681 West Ventures, LLC

SIGNATURE

Sworn to and subscribed before me this 15th day of December, 2022. The foregoing instrument was acknowledged before me by Rock Soffer, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

FRANCINE TAYLOR ORSINI
Commission # GG 296439
Expires May 12, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Francine Taylor

NOTARY PUBLIC

My Commission Expires: 5/12/23

Francine Taylor Orsini

PRINT NAME

CONTRACT FOR PURCHASE

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

Not applicable

NAME

Not applicable

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE	% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, ALTON JAL INC JONATHAN FRYD, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Alfredo J. Gonzalez & Greenberg Traurig, P.A. to be my representative before the Planning Board 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.

JONATHAN FRYD. V.P ALTON JAL INC

PRINT NAME (and Title, if applicable)
for Alton Jal, Inc.

SIGNATURE

Sworn to and subscribed before me this 5 day of January, 2023. The foregoing instrument was acknowledged before me by Jonathan Fryd, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

CHRISTINA M FERENO
Commission #HH 51997
My Commission Expires
October 8, 2024

NOTARY PUBLIC

My Commission Expires: _____

Christina Fereno

PRINT NAME

CONTRACT FOR PURCHASE

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

Not applicable

NAME

Not applicable

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE	% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

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

BH THE ALTON, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Please see Exhibit C.	

1698 Alton Road Ventures, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Please see Exhibit D.	

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

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

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

1681 West Ventures, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Please see Exhibit E.	

Alton Jal, Inc.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Please see Exhibit F.	

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

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

Not Applicable

TRUST NAME

NAME AND ADDRESS	% INTEREST

COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
Alfredo J. Gonzalez/GT	333 SE 2 Avenue, 44th FL, Miami, FL 33131	305-579-0588
Devon Vickers/GT	333 SE 2 Avenue, 44th FL, Miami, FL 33131	305-579-0827
Kobi Karp	571 NW 28 Street, Miami, FL 33127	305-901-0050

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

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

APPLICANT AFFIDAVIT

STATE OF NEW YORK

COUNTY OF KINGS

I, Kevin Neuner, 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.

Kevin Neuner
for BH THE ALTON, LLC **SIGNATURE**

Sworn to and subscribed before me this 9th day of December, 20 22. The foregoing instrument was acknowledged before me by Kevin Neuner, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Max N. Gordon, CPA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GO6398293
Kings County
Commission Expires September 23, 2023

Max N. Gordon
NOTARY PUBLIC

My Commission Expires: 09/23/23

Max N. Gordon
PRINT NAME

Exhibit A

Legal Description per Survey

Main Parcel

FOLIO: 02-3234-017-0160
LOTS 2 AND 3, BLOCK 40, OF FIRST ADDITION TO COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

FOLIO: 02-3234-017-0170
LOTS 4 AND 5, BLOCK 40, OF FIRST ADDITION TO COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

FOLIO: 02-3234-017-0180
LOT 6, BLOCK 40, OF FIRST ADDITION TO COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

FOLIO: 02-3233-017-0050
LOT 15, BLOCK 40, OF THE ALTON BEACH REALTY COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 165, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

FOLIO: 02-3234-017-0190
LOTS 7 AND 8, BLOCK 40, OF FIRST ADDITION TO COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

North Parcel

FOLIO: 02-3233-017-0040
LOT 14, BLOCK 40, OF THE ALTON BEACH REALTY COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 165, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

FOLIO: 02-3233-017-0030
LOTS 12 AND 13, AND THE 20 FEET OF ALLEY LYG. & E ADJ. CLOSED PER RES #2016-26489, BLOCK 40, OF THE ALTON BEACH REALTY COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 165, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

FOLIO: 02-3234-017-0200
LOTS 9 AND 10, BLOCK 40, OF FIRST ADDITION TO COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

South Parcel

FOLIO: 02-3233-017-0100
LOTS 20 AND 21, BLOCK 40, OF THE ALTON BEACH REALTY COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 165, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

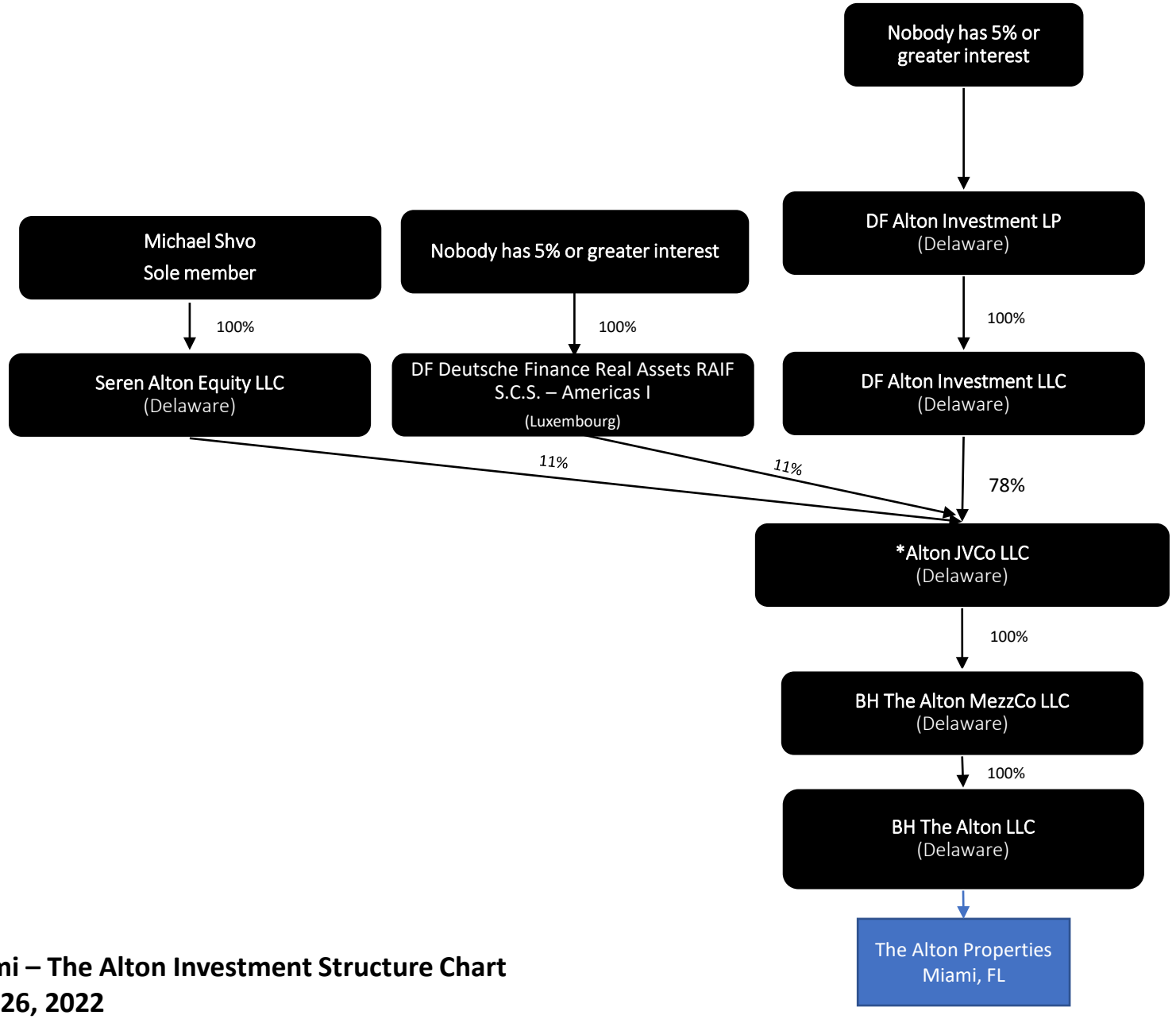
Exhibit B

Property Owner Information

Property Address	Property Folio	Owner Name	Address	Phone Number	Email
1656 Alton Road	02-3234-017-0160	BH THE ALTON, LLC	407 Lincoln Road, Suite 704, Miami Beach, FL 33139	305-560-6800	jpiro@shvo.com
1664 Alton Road	02-3234-017-0170	BH THE ALTON, LLC	407 Lincoln Road, Suite 704, Miami Beach, FL 33139	305-560-6800	jpiro@shvo.com
1676 Alton Road	02-3234-017-0180	BH THE ALTON, LLC	407 Lincoln Road, Suite 704, Miami Beach, FL 33139	305-560-6800	jpiro@shvo.com
1680 Alton Road	02-3234-017-0190	BH THE ALTON, LLC	407 Lincoln Road, Suite 704, Miami Beach, FL 33139	305-560-6800	jpiro@shvo.com
1677 West Avenue	02-3233-017-0050	BH THE ALTON, LLC	407 Lincoln Road, Suite 704, Miami Beach, FL 33139	305-560-6800	jpiro@shvo.com
1698 Alton Road	02-3234-017-0200	1698 Alton Road Ventures, LLC	19501 Biscayne Blvd, Suite 400, Aventura, FL 33180	305-915-7943	rsoffer@ turnberry.com
1683 West Avenue	02-3233-017-0030	1681 West Ventures, LLC	3323 NE 163 ST, STE 600, Miami, FL 33160	305-915-7943	rsoffer@ turnberry.com
1681 West Avenue	02-3233-017-0040	1681 West Ventures, LLC	3323 NE 163 ST, STE 600 Miami, FL 33160	305-915-7943	rsoffer@ turnberry.com
1245 Lincoln Road	02-3233-017-0100	Alton Jal, Inc.	523 Michigan Ave, Miami Beach, Fl 33139	305-673-2948	jon@fryd properties.com

Exhibit C

Disclosure of Interest for BH THE ALTON, LLC



Miami – The Alton Investment Structure Chart
May 26, 2022

Exhibit D

Disclosure of Interest for 1698 Alton Road Ventures, LLC

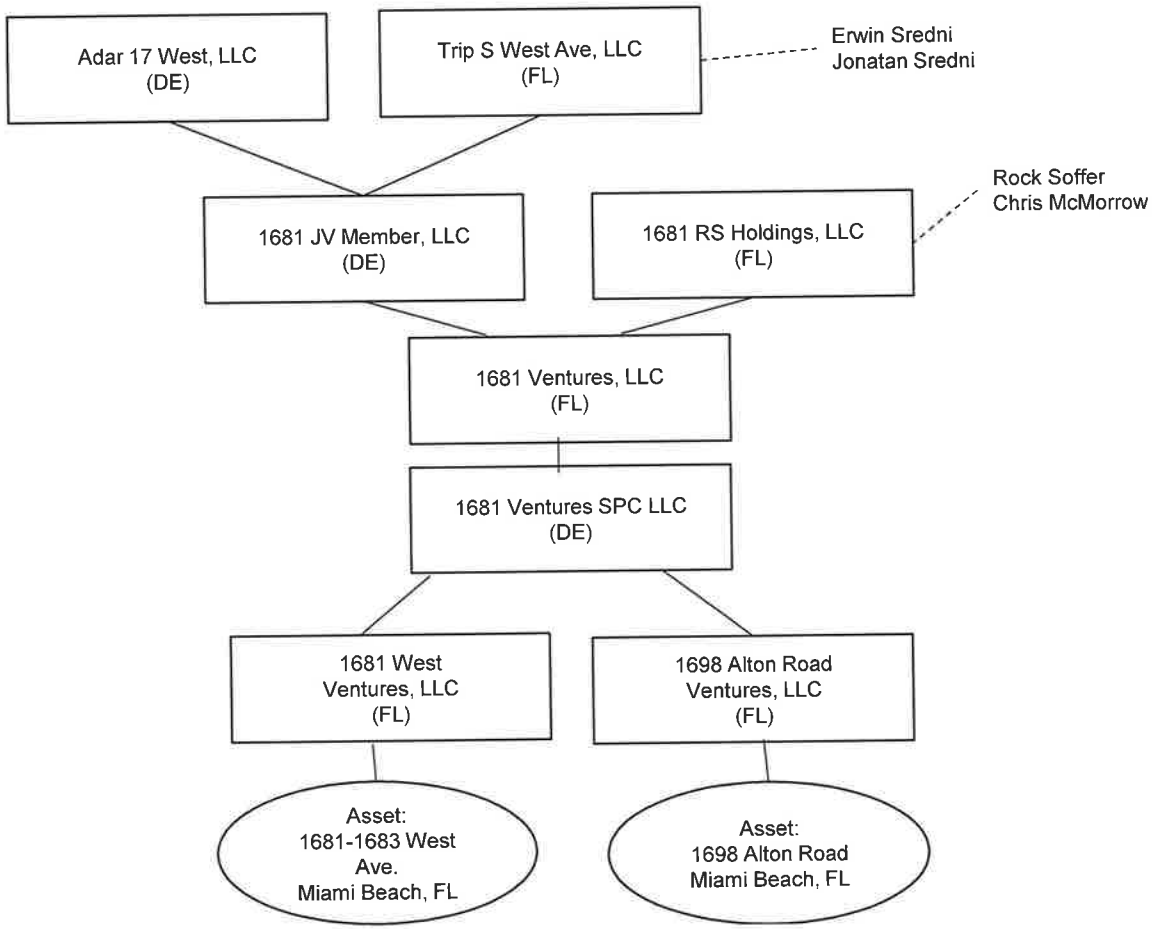

Adar 17 West, LLC
(DE)
Trip S West Ave, LLC
(FL)
Erwin Sredni
Jonatan Sredni
1681 JV Member, LLC
(DE)
1681 RS Holdings, LLC
(FL)
Rock Soffer
Chris McMorrow
1681 Ventures, LLC
(FL)
1681 Ventures SPC LLC
(DE)
1681 West
Ventures, LLC
(FL)
1698 Alton Road
Ventures, LLC
(FL)
Asset:
1681-1683 West
Ave.
Miami Beach, FL
Asset:
1698 Alton Road
Miami Beach, FL

Exhibit E

Disclosure of Interest for 1681 West Ventures, LLC

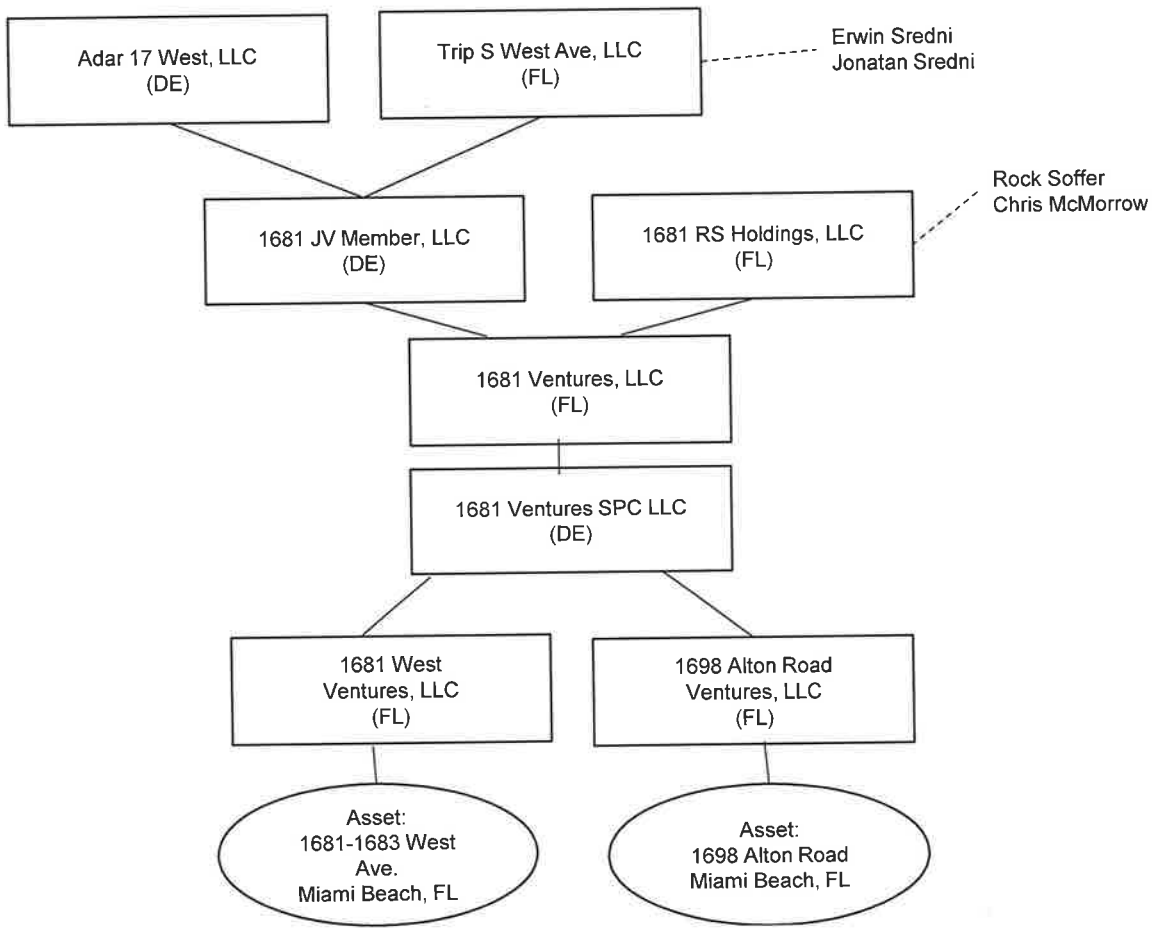

Adar 17 West, LLC
(DE)
Trip S West Ave, LLC
(FL)
Erwin Sredni
Jonatan Sredni
1681 JV Member, LLC
(DE)
1681 RS Holdings, LLC
(FL)
Rock Soffer
Chris McMorrow
1681 Ventures, LLC
(FL)
1681 Ventures SPC LLC
(DE)
1681 West
Ventures, LLC
(FL)
1698 Alton Road
Ventures, LLC
(FL)
Asset:
1681-1683 West
Ave.
Miami Beach, FL
Asset:
1698 Alton Road
Miami Beach, FL

Exhibit F

Disclosure of Interest for Alton Jal, Inc.

DISCLOSURE OF INTEREST

ALTON JAL, INC.

100% breakdown

- 10% = Jonathan Fryd
- 10% = Steven Resnick
- 22.5%= LR Irrevocable Trust UAD – Trustee James Resnick
- 22.5%= JR Irrevocable Trust UAD – Trustee Lidia Resnick
- 20% = AR Spousal Access Trust – Trustee Elizabeth Resnick
- 15% = LR Spousal Access Trust – Trustee Elizabeth Resnick