

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 DRB23-0945		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input checked="" type="checkbox"/> Design review approval <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
Planning Board <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY 1435 Bay Road and 1340 Flamingo Way			
FOLIO NUMBER(S) 02-3233-016-0310 and 02-3233-016-0320			
Property Owner Information			
PROPERTY OWNER NAME Pampa Sunbelt 16 LLC			
ADDRESS 2125 Biscayne Blvd. Suite 206		CITY Miami	STATE FL
ZIPCODE 33137			
BUSINESS PHONE 305-468-4614	CELL PHONE	EMAIL ADDRESS esteban@ofarrellusa.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
ZIPCODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Design Review Approval for the construction of a proposed town home development			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
Party responsible for project design			
NAME Jose Gaviria, AIA, Aviria Architects		<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 9427 Fountainbleau Blvd 206		CITY Miami	STATE FL
		ZIPCODE 33172	
BUSINESS PHONE 954-610-0148	CELL PHONE	EMAIL ADDRESS jgaviria@j-gaviria.com	
Authorized Representative(s) Information (if applicable)			
NAME Vanessa Madrid		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS Holland & Knight, 701 Brickell Ave, Suite 3300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE 305-789-7453	CELL PHONE	EMAIL ADDRESS vanessa.madrid@hklaw.com	
NAME Esteban O'Farrell		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 2125 Biscayne Blvd. Suite 206		CITY Miami	STATE FL
		ZIPCODE 33137	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> 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

Pampa Sunbelt 16 LLC, a Florida limited liability company
By: Brajay Corp., a Delaware Corp, its Manager



SIGNATURE

Esteban O’Farrell, Director

PRINT NAME

3/17/2023

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF Florida

COUNTY OF Miami Dade

I, Esteban O'Farrell, being first duly sworn, depose and certify as follows: (1) I am the Director (print title) of Pampa Sunbelt 16 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.

Pampa Sunbelt 16 LLC, a Florida limited liability company
By: Brajay Corp., a Delaware Corp, its Manager

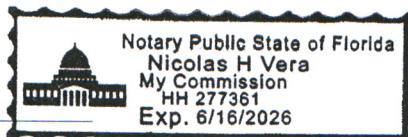
SIGNATURE

Sworn to and subscribed before me this 17 day of July, 2023. The foregoing instrument was acknowledged before me by Esteban O'Farrell, 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: 6/16/2026



Nicolas Vera

PRINT NAME

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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SIGNATURE

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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

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Pampa Sunbelt 16 LLC, a Florida limited liability company
By: Brajay Corp., a Delaware Corp, its Manager

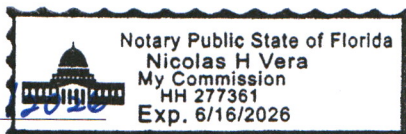
SIGNATURE

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NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: 06/16/2026



Nicolas Vera

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami Dade

I, Esteban O'Farrell, 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 Vanessa Madrid, Esq. 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.

Esteban O'Farrell, Director

Pampa Sunbelt 16 LLC, a Florida limited liability company
By: Brajay Corp., a Delaware Corp, its Manager

PRINT NAME (and Title, if applicable)

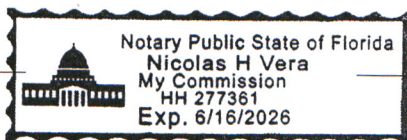
[Signature]

SIGNATURE

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NOTARY SEAL OR STAMP

My Commission Expires: 6/16/2026



[Signature]

NOTARY PUBLIC

Nicolas Vera

PRINT NAME

CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

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

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami Dade

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Esteban O'Farrell, Director

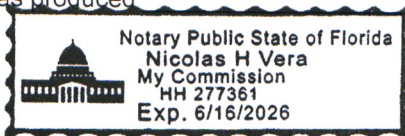
Pampa Sunbelt 16 LLC, a Florida limited liability company
By: Brajay Corp., a Delaware Corp, its Manager

PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 17 day of JULY, 2023. The foregoing instrument was acknowledged before me by means of physical presence or online notarization by Esteban O'Farrell, who has produced [Signature] as identification and/or is personally known to me and did/did not take an oath.

NOTARY SEAL OR STAMP



[Signature]
NOTARY PUBLIC

My Commission Expires: 06/16/2026

Nicolas Vera
PRINT NAME

CONTRACT FOR PURCHASE

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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 is 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.

Pampa Sunbelt 16 LLC

NAME OF CORPORATE ENTITY	% OF OWNERSHIP
NAME AND ADDRESS Pampa Sunbelt Global 2 LLC - 1201 N. Orange Street Suite 7627, Wilmington DE 19801-1186	100%
↓	
Mazalflo 2 CORP - 1201 N. Orange Street Suite 7627, Wilmington DE 19801-1186	100%
↓	
Pampa Sunbelt US Real Estate Fund - BVI	100%
↓	
Lisandro Rosental	50%
Gonzalo Colucci	25%
Federico Colucci	12.5%
Carlos Protasi	12.5%

NAME OF CORPORATE ENTITY	% OF OWNERSHIP
NAME AND ADDRESS	% OF OWNERSHIP

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

DISCLOSURE OF INTEREST
TRUSTEE

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

TRUST NAME	
NAME AND ADDRESS	% INTEREST
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

COMPENSATED LOBBYIST

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

NAME	ADDRESS	PHONE
Vanessa Madrid, Esq.	Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131	305-789-7453
_____	_____	_____
_____	_____	_____

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

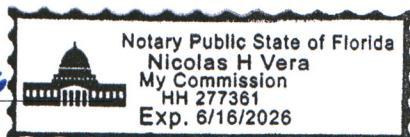
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Pampa Sunbelt 16 LLC, a Florida limited liability company
By: Brajay Corp., a Delaware Corp, its Manager

[Signature]
SIGNATURE

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NOTARY SEAL OR STAMP



My Commission Expires: 6/16/2026

[Signature]
NOTARY PUBLIC
Nicolas Vera
PRINT NAME

COMPENSATED LOBBYIST

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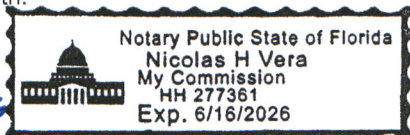
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NOTARY SEAL OR STAMP



My Commission Expires: 06/16/26

NOTARY PUBLIC
Nicolas Vera
PRINT NAME

EXHIBIT A

LEGAL DESCRIPTION

LOT 1, BLOCK 79B, A RESUBDIVISION OF BLOCKS 67 AND 79 OF ALTON BEACH REALTY COS. BAY FRONT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 1, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND

LOT 2, BLOCK 79B, A RESUBDIVISION OF BLOCKS 67 AND 79 OF ALTON BEACH REALTY COS. BAY FRONT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 1, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/10/2023

Property Information	
Folio:	02-3233-016-0310
Property Address:	1435 BAY RD Miami Beach, FL 33139-3741
Owner	B & B CAPITAL MANAGEMENT LLC
Mailing Address	1133 102 ST 803 BAY HARBOR ISLAND, FL 33154 USA
PA Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 2 / 0
Floors	1
Living Units	1
Actual Area	1,879 Sq.Ft
Living Area	1,554 Sq.Ft
Adjusted Area	1,716 Sq.Ft
Lot Size	6,000 Sq.Ft
Year Built	1947



Assessment Information			
Year	2023	2022	2021
Land Value	\$1,710,000	\$1,020,000	\$1,020,000
Building Value	\$166,023	\$166,023	\$10,000
XF Value	\$1,065	\$1,082	\$1,099
Market Value	\$1,877,088	\$1,187,105	\$1,031,099
Assessed Value	\$1,305,815	\$1,187,105	\$1,031,099

Benefits Information				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$571,273		

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

Short Legal Description
ALTON BEACH BAY FRONT RE-SUB PB 16-1 LOT 1 BLK 79 B LOT SIZE 60.000 X 100 COC 24482-0111 04 2006 5

Taxable Value Information			
	2023	2022	2021
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,305,815	\$1,187,105	\$1,031,099
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,877,088	\$1,187,105	\$1,031,099
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,305,815	\$1,187,105	\$1,031,099
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,305,815	\$1,187,105	\$1,031,099

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/10/2021	\$2,900,000	32922-0589	Qual on DOS, multi-parcel sale
04/28/2015	\$1,525,000	29601-0788	Qual by exam of deed
05/15/2013	\$750,000	28636-4751	Qual by exam of deed
04/01/2006	\$0	24482-0111	Sales which are disqualified as a result of examination of the deed

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:

Prepared by:

Alina F. Nuñez, Esq.
Attorney at Law
Nuñez Estate Law & Title, P.A.
7700 North Kendall Drive Suite 607
Miami, FL 33156
305-962-5929

File Number: 23-500.029

Return to:

Gary Silberman, P.A.
2665 South Bayshore Drive, Ste. 725
Miami, FL. 33133
305-285-0377

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26 day of **May, 2023** between **B & B Capital Management LLC, a Florida limited liability company** whose post office address is **1133 102nd Street, Unit 803, Bay Harbor Islands, FL 33154**, grantor, and **Pampa Sunbelt 16 LLC, a Florida limited liability company** whose post office address is **2125 Biscayne Blvd., Ste. 206, Miami, FL 33137**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

Lot 1, Block 79B, A Resubdivision of Blocks 67 and 79 of Alton Beach Realty Cos. Bay Front Subdivision, according to the plat thereof, as recorded in Plat Book 16, Page(s) 1, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 02-3233-016-0310

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2022**.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Michelle Arce
Witness Name: Jacqueline Vazquez


B & B Capital Management LLC, a Florida limited liability company
By: Blanca Beaumont, Manager

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of May, 2023 by Blanca Beaumont, Manager of B & B Capital Management LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Michelle Arce
Notary Public
Printed Name: Michelle Arce
My Commission Expires: _____

 **Michelle Arce**
Notary Public
State of Florida
Comm# HH129421
Expires 5/12/2025



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/10/2023

Property Information	
Folio:	02-3233-016-0320
Property Address:	1340 FLAMINGO WAY Miami Beach, FL 33139-3718
Owner	B & B CAPITAL MANAGEMENT LLC
Mailing Address	1133 102 ST 803 BAY HARBOR ISLAND, FL 33154 USA
PA Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 2 / 0
Floors	1
Living Units	1
Actual Area	1,736 Sq.Ft
Living Area	1,230 Sq.Ft
Adjusted Area	1,461 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1947



Assessment Information			
Year	2023	2022	2021
Land Value	\$997,500	\$595,000	\$595,000
Building Value	\$188,469	\$188,469	\$135,873
XF Value	\$0	\$0	\$0
Market Value	\$1,185,969	\$783,469	\$730,873
Assessed Value	\$861,815	\$783,469	\$730,873

Benefits Information				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$324,154		

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

Short Legal Description
ALTON BEACH BAY FRONT RE-SUB PB 16-1 LOT 2 BLK 79 B LOT SIZE 50.000 X 100 OR 19305-1045 09 2000 1

Taxable Value Information			
	2023	2022	2021
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$861,815	\$783,469	\$730,873
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,185,969	\$783,469	\$730,873
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$861,815	\$783,469	\$730,873
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$861,815	\$783,469	\$730,873

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/10/2021	\$2,900,000	32922-0589	Qual on DOS, multi-parcel sale
04/27/2017	\$100	30518-3616	Corrective, tax or QCD; min consideration
04/28/2015	\$1,175,000	29601-0784	Qual by exam of deed
06/20/2013	\$533,400	28722-4687	Financial inst or "In Lieu of Forclosure" stated

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:

Prepared by:

Alina F. Nuñez, Esq.
Attorney at Law
Nuñez Estate Law & Title, P.A.
7700 North Kendall Drive Suite 607
Miami, FL 33156
305-962-5929

File Number: 23-500.029

Return to:

Gary Silberman, P.A.
2665 South Bayshore Drive, Ste. 725
Miami, FL. 33133
305-285-0377

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26 day of **May, 2023** between **B & B Capital Management LLC, a Florida limited liability company** whose post office address is **1133 102nd Street, Unit 803, Bay Harbor Islands, FL 33154**, grantor, and **Pampa Sunbelt 16 LLC, a Florida limited liability company** whose post office address is **2125 Biscayne Blvd., Ste. 206, Miami, FL 33137**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

Parcel 2:

Lot 2, Block 79B, A Resubdivision of Blocks 67 and 79 of Alton Beach Realty Cos. Bay Front Subdivision, according to the plat thereof, as recorded in Plat Book 16, Page(s) 1, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 02-32-33-016-0320

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2022**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Michelle Arce
[Signature]
Witness Name: Jacqueline Vasquez

[Signature]
B & B Capital Management LLC, a Florida limited liability company
By: [Signature]
Blanca Beaumont, Manager

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of May, 2023 by Blanca Beaumont, Manager of B & B Capital Management LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: Michelle Arce
My Commission Expires: _____

