

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 DRB23-0946		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 1425 Bay Road			
FOLIO NUMBER(S) 02-3233-016-0420			
Property Owner Information			
PROPERTY OWNER NAME 1425 BAY SPE LLC			
ADDRESS 3549 East Hampton Circle		CITY Alva	STATE FL
ZIP CODE 33920			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Applicant Information (if different than owner)			
APPLICANT NAME Pampa Sunbelt 18, LLC			
ADDRESS 2125 BISCAYNE BLVD - STE 206		CITY Miami	STATE FL
ZIP CODE 33137			
BUSINESS PHONE 305-468-4614	CELL PHONE	EMAIL ADDRESS esteban@ofarrellusa.com	
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 type="checkbox"/> Yes	<input checked="" 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 , Esq. Attorney for Pampa Sunbelt 18, LLC		<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 checked="" type="checkbox"/> Other Contract Purchaser	
ADDRESS 2125 Biscayne Blvd. Suite 206		CITY Miami	STATE FL
		ZIPCODE 33137	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS esteban@ofarrellusa.com	
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 foregoing 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

1425 BAY SPE, LLC
By: Eldertree Capital LLC, as Manager

SIGNATURE

Brendan Fucci

PRINT NAME

07/17/2023

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 FloridaCOUNTY OF Lee County

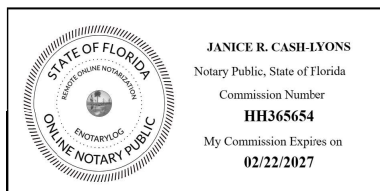
I, Brendan Fucci, being first duly sworn, depose and certify as follows: (1) I am the Insert text here (print title) of 1425 BAY SPE LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support 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.

1425 BAY SPE, LLC
By: Eldertree Capital LLC, as Manager

SIGNATURE

Sworn to and subscribed before me this 17th day of July, 2023. The foregoing instrument was acknowledged before me by Brendan Fucci, who has produced New Jersey Drivers License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLICMy Commission Expires: 05/02/2024Janice Cash-Lyons**PRINT NAME**

This Notarization was conducted using audio/video technology provided by eNotaryLog, LLC

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

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 means of _____ physical presence or _____ online notarization 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 Lee County

I, Brendan Fucci, being first duly sworn, depose and certify as follows: (1) I am the Partner (print title) of 1425 BAY SPE 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.

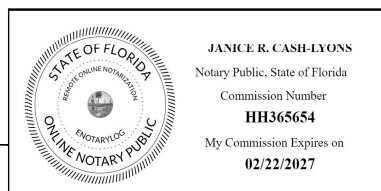
1425 BAY SPE, LLC
By: Eldertee Capital LLC, as Manager

SIGNATURE

Sworn to and subscribed before me this 17th day of July, 2023. The foregoing instrument was acknowledged before me by means of _____ physical presence or ☒ online notarization by Brendan Fucci, who has produced New Jersey Drivers License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 05/02/2024



Janice Cash-Lyons

NOTARY PUBLIC

Janice Cash-Lyons

PRINT NAME

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

Document ID: ea13f110-8399-4e01-91ad-90fb9a9a31e5

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Lee County

I, Brendan Fucci, the Partner of Eldertree Capital LLC, Manager of 1425 Bay SPE, LLC, 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 Esteban O'Farrell as Director of Brajay Crop, the Manager of Pampa Sunbelt 18, LLC 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.

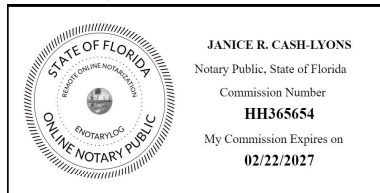
1425 BAY SPE, LLC
By: Eldertree Capital LLC, as Manager

Brendan Fucci
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 17th day of July, 2023. The foregoing instrument was acknowledged before me by Brendan Fucci, who has produced New Jersey Drivers License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 05/02/2024

[Signature]
NOTARY PUBLIC

Janice Cash-Lyons
PRINT NAME

This Notarization was conducted using audio/video technology provided by eNotaryLog, LLC

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.

Pampa Sunbelt 18, LLC**NAME**2/1/2023**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 _____

COUNTY OF _____

I, _____, 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 Esteban O'Farrell, Director on behalf of Pampa Sunbelt 18 LLC.
By: Brajay Corp., a Delaware Corp. its Manager 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.

1425 BAY SPE, LLC
By: Eldertree Capital LLC, as Manager

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

Pampa Sunbelt 18, LLC _____**2/1/2023** _____**NAME****DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE	% OF STOCK
↓ Pampa Sunbelt Global 2 LLC - 1201 North Market Street Suite 111, Wilmington DE 19801	100%
↓ Mazaflo 2 CORP - 1201 North Market Street Suite 111, Wilmington DE 19801	100%
↓ Pampa Sunbelt US Real Estate Fund - BV Lisandro Rosental	100%
↓ Gonzalo Colucci	50%
Federico Colucci	25%
Carlos Protasi	12.5%
	12.5 %

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.

1425 BAY SPE LLC

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
Eldertree Capital- 1019 East Ave, Mantoloking NJ 08738	100 %
Brendan Fucci	50%
Steve D'Addone	50%

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.

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.

<hr/>	
TRUST NAME	
NAME AND ADDRESS	% INTEREST
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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

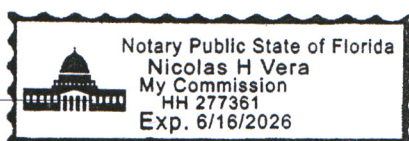
I, Esteban O'Farrell, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

Pampa Sunbelt 18 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'Parrell, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

My Commission Expires: 6/16/2026



NOTARY PUBLIC

Nicolas Vera

PRINT NAME _____

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.

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APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami Dade

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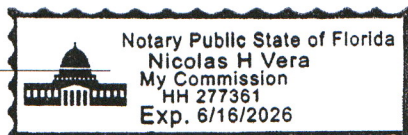
Pampa Sunbelt 18 LLC, a Florida limited liability company
By: Brajay Corp., a Delaware Corp, its Manager

[Signature]
SIGNATURE

Sworn to and subscribed before me this 17 day of JULY, 20 23. The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization 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

My Commission Expires: 6/16/26



Nicolas Vera
NOTARY PUBLIC
PRINT NAME

EXHIBIT A

LEGAL DESCRIPTION

LOT 12. BLOCK 79B, OF THE RESUBDIVISION OF BLOCKS 67 AND 79 OF THE ALTON BEACH REALTY CO'S BAY FRONT SUBDIVISION. ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 16. PAGE I OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/10/2023

Property Information	
Folio:	02-3233-016-0420
Property Address:	1425 BAY RD Miami Beach, FL 33139-3741
Owner	1425 BAY SPE LLC
Mailing Address	1019 EAST AVE MANTOLOKING, NJ 08738 USA
PA Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	1066 VACANT LAND - COMMERCIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2023	2022	2021
Land Value	\$1,710,000	\$1,020,000	\$1,020,000
Building Value	\$0	\$0	\$0
XF Value	\$12,800	\$12,960	\$13,120
Market Value	\$1,722,800	\$1,032,960	\$1,033,120
Assessed Value	\$1,722,800	\$1,032,960	\$1,033,120

Benefits Information				
Benefit	Type	2023	2022	2021
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 12 BLK 79B LOT SIZE 60.000 X 100 OR 17963-2238 0198 4	

Taxable Value Information			
	2023	2022	2021
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,722,800	\$1,032,960	\$1,033,120
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,722,800	\$1,032,960	\$1,033,120
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,722,800	\$1,032,960	\$1,033,120
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,722,800	\$1,032,960	\$1,033,120

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/13/2022	\$100	33538-1832	Corrective, tax or QCD; min consideration
05/13/2022	\$2,150,000	33238-2054	Qual by exam of deed
04/09/2018	\$1,300,000	30935-4696	Qual by exam of deed
11/21/2016	\$1,074,600	30328-1439	Trustees in bankruptcy, executors or guardians

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: