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
PB23-0629 (formerly approved under PB22-0503)

○ **Board of Adjustment**	○ **Design Review Board**
☐ Variance from a provision of the Land Development Regulations	☐ Design review approval
☐ Appeal of an administrative decision	☐ Variance
◉ **Planning Board**	○ **Historic Preservation Board**
■ Conditional use permit (Modification)	☐ Certificate of Appropriateness for design
☐ Lot split approval	☐ Certificate of Appropriateness for demolition
☐ Amendment to the Land Development Regulations or zoning map	☐ Historic district/site designation
☐ Amendment to the Comprehensive Plan or future land use map	☐ Variance

☐ **Other:**

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

ADDRESS OF PROPERTY
1665, 1667 and 1671 Washington Avenue; 1666-1670 James Avenue

FOLIO NUMBER(S)
02-3234-019-0770, 02-3234-019-0760, 02-3234-019-0750, 02-3234-019-0691; 02-3234-019-0690

Property Owner Information

PROPERTY OWNER NAME KK 1665 WASHINGTON LLC; BSD RALEIGH TRUSTEE LLC, as trustee of the Raleigh Land Trust CREST HOTEL GROUP LLC; 1671 GREEN LINCOLN LLC; GREENVIEW ARO LLC; SKYE LUDLOW LLC;1001 SE 5TH ST LLC

ADDRESS	CITY	STATE	ZIPCODE
745 5th Avenue	New York	NY	10151

BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS
305-560-6800		sgodiwala@shvo.com

Applicant Information (if different than owner)

APPLICANT NAME
KK 1665 WASHINGTON LLC

ADDRESS	CITY	STATE	ZIPCODE
745 5th Avenue	New York	NY	10151

BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS
305-560-6800		sgodiwala@shvo.com

Summary of Request

PROVIDE A BRIEF SCOPE OF REQUEST
Modification of Conditional Use Permit issued under File No. PB22-0503

Project Information				
Is there an existing building(s) on the site?		■ Yes	☐ No	
Does the project include interior or exterior demolition?		■ Yes	☐ No	
Provide the total floor area of the new construction.			50,957	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 KOBI KARP ARCHITECTURE		■ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other_____		
ADDRESS 2915 Biscayne Boulevard, Suite 200		CITY Miami	STATE FL	ZIPCODE 33137
BUSINESS PHONE 305-573-1818	CELL PHONE	EMAIL ADDRESS		
Authorized Representative(s) Information (if applicable)				
NAME Alfredo J. Gonzalez		■ Attorney ☐ Contact ☐ Agent ☐ Other_____		
ADDRESS 333 SE 2nd 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		■ Attorney ☐ Contact ☐ Agent ☐ Other_____		
ADDRESS 333 SE 2nd Avenue, 44th Floor		CITY Miami	STATE FL	ZIPCODE 33131
BUSINESS PHONE 305-579-0827	CELL PHONE 305-297-8750	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:

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- 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.

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The aforementioned is acknowledged by:

☐ Owner of the subject property ■ Authorized representative
on behalf of BSD RALEIGH TRUSTEE LLC, a Delaware Limited Liabiility Company, as trustee of the Raleigh Land Trust

Kevin Neuner

SIGNATURE

Kevin Neuner (Authorized Signatory)

PRINT NAME

9/21/23

DATE SIGNED

Please read the following and acknowledge below:

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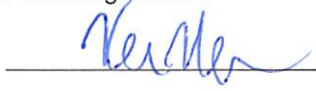
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The aforementioned is acknowledged by: ☐ Owner of the subject property ■ Authorized representative on behalf of KK 1665 Washington LLC



SIGNATURE

Kevin Neuner (Authorized Signatory)

PRINT NAME

9/21/23

DATE SIGNED

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

CREST HOTEL GROUP LLC

Roberto Camilo Matarraz

SIGNATURE

Roberto Camilo Matarraz

PRINT NAME

09/25/2023 09:38 AM EDT

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

1671 GREEN LINCOLN LLC



SIGNATURE

Steven Ovel

PRINT NAME

10/18/23

DATE SIGNED

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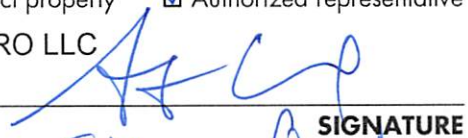
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The aforementioned is acknowledged by:

☐ Owner of the subject property ☑ Authorized representative

GREENVIEW ARO LLC



SIGNATURE

Steven Ored

PRINT NAME

10/18/23

DATE SIGNED

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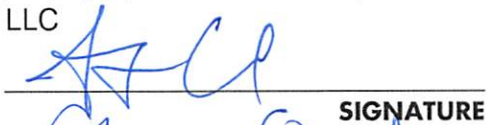
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The aforementioned is acknowledged by: ☐ Owner of the subject property ☑ Authorized representative

SKYE LUDLOW LLC



SIGNATURE

Steven Ored

PRINT NAME

10/18/23

DATE SIGNED

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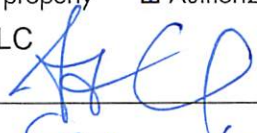
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The aforementioned is acknowledged by: ☐ Owner of the subject property ☑ Authorized representative

1001 SE 5TH ST LLC



SIGNATURE

Steven Ored

PRINT NAME

10/18/23

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, Kevin Neuner, being first duly sworn, depose and certify as follows: (1) I am the Authorized Signatory (print title) of BSD RALEIGH TRUSTEE LLC, as trustee of the Raleigh Land Trust (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 21 day of September , 20 23 . 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

MAUREEN MANCILLA
Notary Public - State of Florida
Commission # HH 287253
My Comm. Expires Jul 13, 2026
Bonded through National Notary Assn.

_____

NOTARY PUBLIC

My Commission Expires: 07/13/26

Maureen Mancilla

PRINT NAME

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.

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_____

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, Kevin Neuner, being first duly sworn, depose and certify as follows: (1) I am the Authorized Signatory (print title) of KK 1665 Washington 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.

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NOTARY SEAL OR STAMP

MAUREEN MANCILLA
Notary Public - State of Florida
Commission # HH 287253
My Comm. Expires Jul 13, 2026
Bonded through National Notary Assn.

_____

NOTARY PUBLIC

My Commission Expires: 07/13/26

Maureen Mancilla

PRINT NAME

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 BROWARD

I, Roberto Camilo Matarraz , being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of CREST HOTEL GROUP 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.

09/25/2023 09:38 AM EDT

Roberto Camilo Matarraz

SIGNATURE

Sworn to and subscribed before me this 25th day of SEPTEMBER , 20 23 . The foregoing instrument was acknowledged before me by Roberto Camilo Matarraz , who has produced FL DL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Samuel Rubert 09/25/2023 09:42 AM EDT

NOTARY PUBLIC

My Commission Expires: APRIL 21, 2026

SAMUEL A. RUBERT

PRINT NAME

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

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 NEW YORK

COUNTY OF QUEENS

I, Steven Ored, being first duly sworn, depose and certify as follows: (1) I am the Authorized Signatory (print title) of 1671 GREEN LINCOLN 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 18th day of October , 2023 . The foregoing instrument was acknowledged before me by Steven Ored , who has produced DL#647045335 as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

David Ellel
Notary Public - State of New York
No. 01EL6443566
Qualified in Queens County
My Commission Expires November 07, 2026

My Commission Expires: November 07, 2026

David Ellel

NOTARY PUBLIC

David Ellel

PRINT NAME

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 NEW YORK

COUNTY OF QUEENS

I, Steven Oved, being first duly sworn, depose and certify as follows: (1) I am the Authorized Signatory (print title) of GREENVIEW ARO 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 18th day of October , 2023. The foregoing instrument was acknowledged before me by Steven Oved , who has produced DL#647 045 335 as identification and/or is ~~personally known to me and who did/~~did not take an oath.

NOTARY SEAL OR STAMP

David Ellel
Notary Public - State of New York
No. 01EL6443566
Qualified in Queens County
My Commission Expires November 07, 2026

David Ellel
NOTARY PUBLIC

My Commission Expires: November 07, 2026

David Ellel
PRINT NAME

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 NEW YORK

COUNTY OF QUEENS

I, Steven Ored, being first duly sworn, depose and certify as follows: (1) I am the Authorized Signatory (print title) of SKYE LUDLOW 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 18th day of October , 2023. The foregoing instrument was acknowledged before me by Steven Ored , who has produced DL# 647045 335 as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

David Ellel
Notary Public - State of New York
No. 01EL6443566
Qualified in Queens County
My Commission Expires November 07, 2026

My Commission Expires: November 07, 2026

David Ellel

NOTARY PUBLIC

David Ellel

PRINT NAME

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 NEW YORK

COUNTY OF QUEENS

I, Steven Oved, being first duly sworn, depose and certify as follows: (1) I am the Authorized Signatory (print title) of 1001 SE 5TH ST 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 18th day of October , 2023. The foregoing instrument was acknowledged before me by Steven Oved , who has produced DL#647045335 as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

David Ellel
Notary Public - State of New York
No. 01EL6443566
Qualified in Queens County
My Commission Expires November 07, 2026

David Ellel
NOTARY PUBLIC

My Commission Expires: November 07, 2026

David Ellel
PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF New York

COUNTY OF Westchester

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 to be my representative before the Planning 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 Signatory)/BSD RALEIGH TRUSTEE LLC, a Delaware limited liability company as trustee of the Raleigh Land Trust

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

Sworn to and subscribed before me this 21 day of September, 2023. 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

MAUREEN MANCILLA
Notary Public - State of Florida
Commission # HH 287253
My Comm. Expires Jul 13, 2026
Bonded through National Notary Assn.

NOTARY PUBLIC

My Commission Expires: 07/13/26

Maureen Mancilla

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 New York

COUNTY OF Westchester

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 to be my representative before the Planning 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.

Kevi Neuner (Authorized Signatory)/KK 1665 Washington LLC

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 21 day of September, 2023. 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

MAUREEN MANCILLA
Notary Public - State of Florida
Commission # HH 287253
My Comm. Expires Jul 13, 2026
Bonded through National Notary Assn.

My Commission Expires: 07/13/26

NOTARY PUBLIC

Maureen Mancilla

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 BROWARD

I, Roberto Camilo Matarraz, 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 to be my representative before the Planning 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.

CREST HOTEL GROUP LLC — 09/25/2023 09:39 AM EDT — Roberto Camilo Matarraz

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

Sworn to and subscribed before me this 25th day of September, 20 23. The foregoing instrument was acknowledged before me by Roberto Camilo Matarraz, who has produced FL DL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP — Samuel Rubert 09/25/2023 09:42 AM EDT

NOTARY PUBLIC

My Commission Expires: April 21, 2026 — Samuel A. Rubert

PRINT NAME

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

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 NEW YORK

COUNTY OF QUEENS

I, Steven Oved, 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 to be my representative before the Planning 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.

1671GREEN LINCOLN LLC

Steven Oved — **PRINT NAME (and Title, if applicable)**

SIGNATURE

Sworn to and subscribed before me this 18th day of October, 2023. The foregoing instrument was acknowledged before me by Steven Oved, who has produced DL# 647045335 as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

David Ellel
Notary Public - State of New York
No. 01EL6443566
Qualified in Queens County
My Commission Expires November 07, 2026

David Ellel — **NOTARY PUBLIC**

My Commission Expires: November 07, 2026

David Ellel — **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 NEW YORK

COUNTY OF QUEENS

I, Steven Ovedi, 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 to be my representative before the Planning 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.

GREENVIEW ARO LLC
Steven Ovedi
PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 18th day of October, 2023. The foregoing instrument was acknowledged before me by Steven Ovedi, who has produced DL#647045335 as identification and/or is personally ~~known to me and who did/did~~ not take an oath.

NOTARY SEAL OR STAMP:

David Ellel
Notary Public - State of New York
No. 01EL6443566
Qualified in Queens County
My Commission Expires November 07, 2026

David Ellel
NOTARY PUBLIC

My Commission Expires: November 07, 2026

David Ellel
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 NEW YORK

COUNTY OF QUEENS

I, Steven Ovied, 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 to be my representative before the Planning 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.

SKYE LUDLOW LLC

Steven Ovied

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 18th day of October, 2023. The foregoing instrument was acknowledged before me by Steven Ovied, who has produced DL#647 #5335 as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

David Ellel
Notary Public - State of New York
No. 01EL6443566
Qualified in Queens County
My Commission Expires November 07, 2026

NOTARY PUBLIC

My Commission Expires: November 07, 2026

David Ellel

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 NEW YORK

COUNTY OF QUEENS

I, Steven Ovel, 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 to be my representative before the Planning 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.

1001 SE 5TH ST LLC

Steven Ovel — **PRINT NAME (and Title, if applicable)**

SIGNATURE

Sworn to and subscribed before me this 18th day of October, 2023. The foregoing instrument was acknowledged before me by Steven Ovel, who has produced DL#647045335 as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

David Ellel
Notary Public - State of New York
No. 01EL6443566
Qualified in Queens County
My Commission Expires November 07, 2026

David Ellel — **NOTARY PUBLIC**

My Commission Expires: November 07, 2026

David Ellel — **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.

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.

KK 1665 WASHINGTON LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Michael Shvo - 745 5th Avenue, New York, NY	100%

1671 GREEN LINCOLN LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Steven Oved *	65%
Samantha Gladstein*	35%
* 138 East 31st Street , Suite # C1 New York , NY 10016	

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.

CREST HOTEL GROUP LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
See attached Exhibit "C"	

1001 SE 5TH ST LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Abraham Oved *	50%
Steven Oved *	33%
Samantha Gladstein *	16%
*138 East 31st Street , Suite # C1 New York , NY 10016	

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.

SKY LUDLOW LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Abraham Oved *	50%
Steven Oved *	33%
Samantha Gladstein *	16%
* 138 East 31st Street , Suite # C1 New York , NY 10016	

GREENVIEW ARO LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Abraham Oved *	50%
Steven Oved *	33%
Samantha Gladstein *	16%
*138 East 31st Street , Suite # C1 New York , NY 10016	

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.

BSD RALEIGH TRUSTEE LLC as Trustee of the Raleigh Land

TRUST NAME

NAME AND ADDRESS	% INTEREST
See Attached Exhibit "B"	

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	333 SE 2nd Ave., 44th Floor, Miami, FL 33131	305-579-0588
Devon Vickers	333 SE 2nd Ave., 44th Floor, Miami, FL 33131	305-579-0827
Kobi Karp	2915 Biscayne Blvd. Suite 200, Miami FL 33137	305-573-1818

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 Westchester

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

SIGNATURE

Sworn to and subscribed before me this 21 day of September, 2023. 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

MAUREEN MANCILLA
Notary Public - State of Florida
Commission # HH 287253
My Comm. Expires Jul 13, 2026
Bonded through National Notary Assn.

My Commission Expires: 07/13/26

Maureen Mancilla

NOTARY PUBLIC

Maureen Mancilla

PRINT NAME

EXHIBIT "A"
Legal Description

LEGAL DESCRIPTION:

LOT 7 AND THE SOUTH 20 FEET OF LOT 8, BLOCK 31, OF FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA; AND,

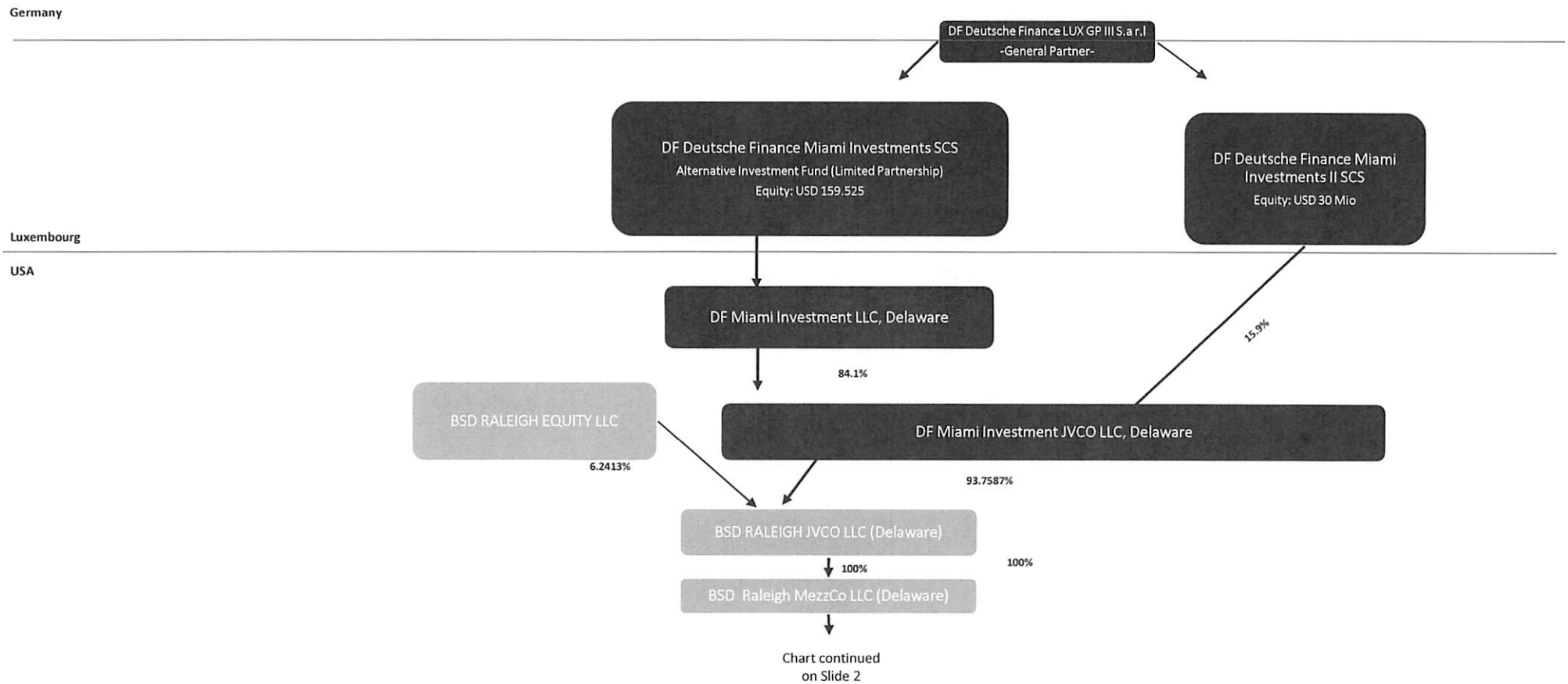
THE NORTH 30 FEET OF LOT 8 AND THE SOUTH 20 FEET OF LOT 9, BLOCK 31, OF FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA; AND,

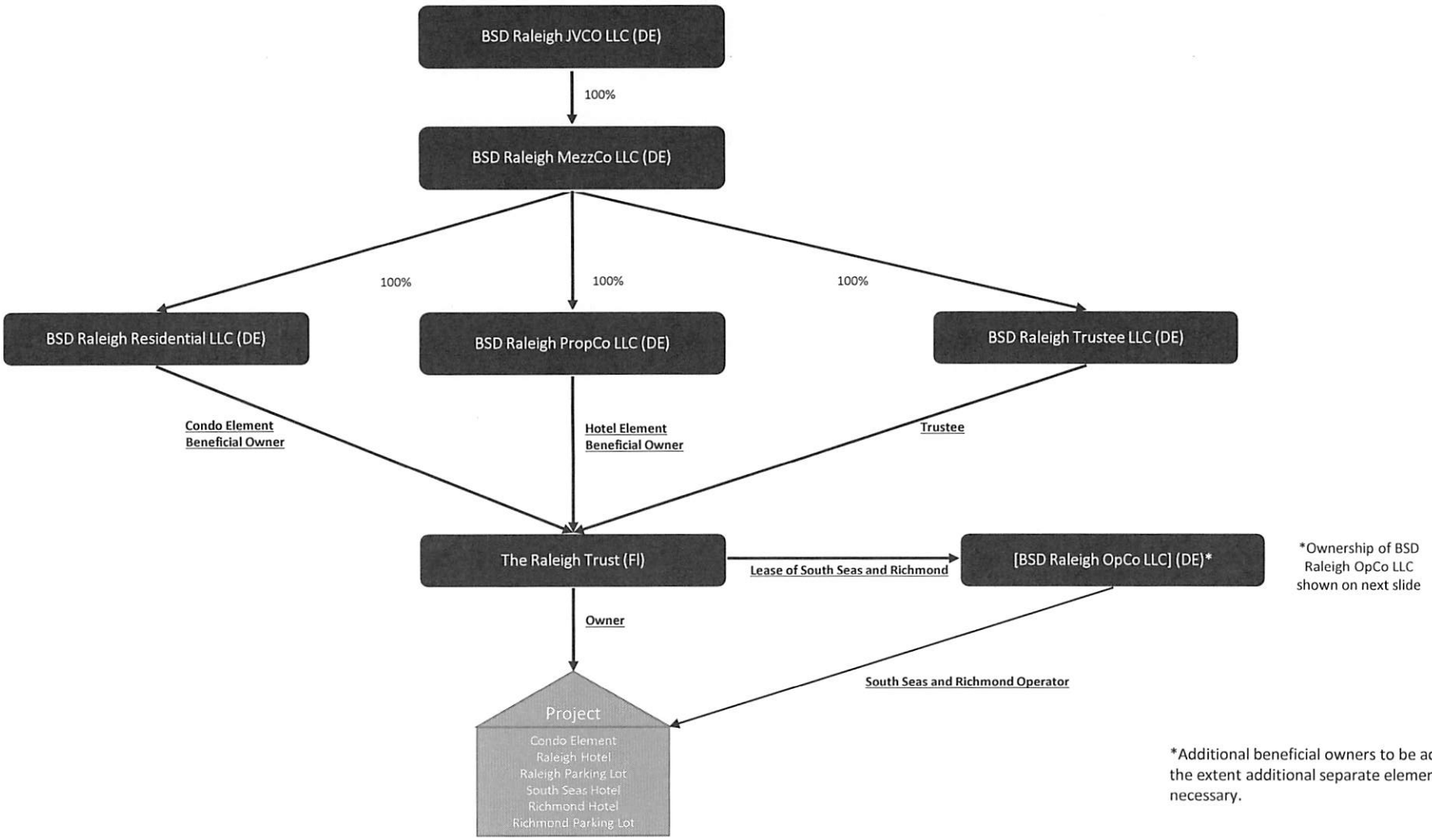
LOTS 19 AND 20, BLOCK 31, OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA; AND,

LOT 18, BLOCK 31, OF FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

The Raleigh Hotel
WM (8/2/19)

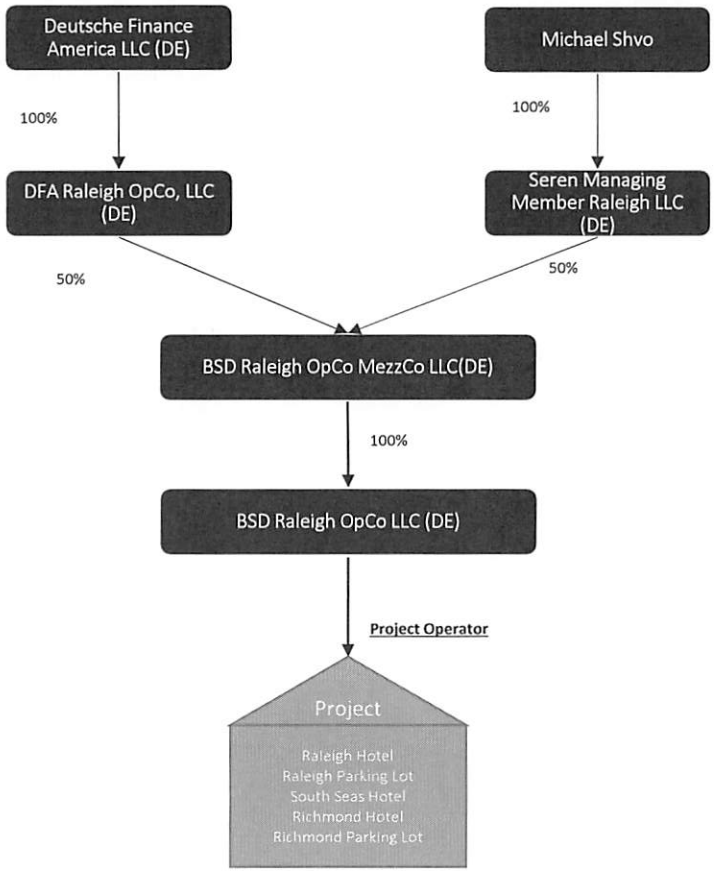
Exhibit "B"





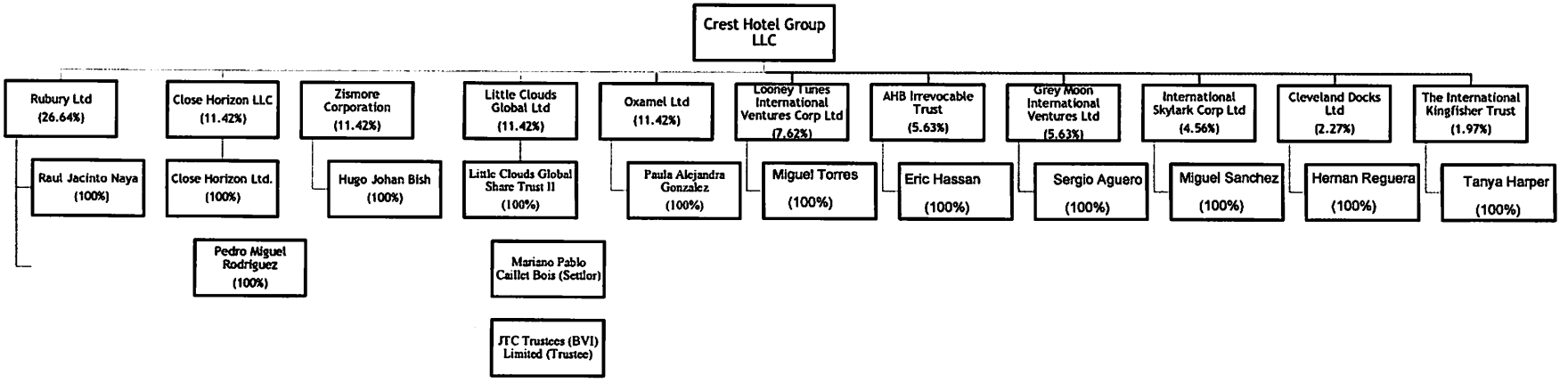
*Ownership of BSD Raleigh OpCo LLC shown on next slide

*Additional beneficial owners to be added to the extent additional separate elements is necessary.



All entities owning over 5% are disclosed above

Exhibit C


Crest Hotel Group LLC
Rubury Ltd (26.64%)
Raul Jacinto Naya (100%)
Close Horizon LLC (11.42%)
Close Horizon Ltd. (100%)
Pedro Miguel Rodriguez (100%)
Zismore Corporation (11.42%)
Hugo Johan Bish (100%)
Little Clouds Global Ltd (11.42%)
Little Clouds Global Share Trust II (100%)
Mariano Pablo Caillet Bois (Settlor)
JTC Trustees (BVI) Limited (Trustee)
Oxamel Ltd (11.42%)
Paula Alejandra Gonzalez (100%)
Looney Tunes International Ventures Corp Ltd (7.62%)
Miguel Torres (100%)
AHB Irrevocable Trust (5.63%)
Eric Hassan (100%)
Grey Moon International Ventures Ltd (5.63%)
Sergio Aguero (100%)
International Skylark Corp Ltd (4.56%)
Miguel Sanchez (100%)
Cleveland Docks Ltd (2.27%)
Hernan Reguera (100%)
The International Kingfisher Trust (1.97%)
Tanya Harper (100%)