

# 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.

<b>Application Information</b>			
FILE NUMBER		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
<b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input checked="" type="checkbox"/> Modification of existing Board Order		<b>Design Review Board</b> <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Modification of existing Board Order	
<b>Planning Board</b> <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		<b>Historic Preservation Board</b> <input checked="" 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:			
<b>Property Information - Please attach Legal Description as "Exhibit A"</b>			
ADDRESS OF PROPERTY 701 ALTON ROAD			
FOLIO NUMBER(S) 62-4203-009-8600 / 02-4203-009-8620 02-4203-009-8630			
<b>Property Owner Information</b>			
PROPERTY OWNER NAME ALTON ROAD DEVELOPMENT LLC			
ADDRESS 2200 BISCAYNE BLVD		CITY MIAMI	STATE FL
ZIP CODE 33137			
BUSINESS PHONE 305-374-5700	CELL PHONE	EMAIL ADDRESS MCMURTE@CREWCHINA-FL.COM	
<b>Applicant Information (if different than owner)</b>			
APPLICANT NAME Brooke Walker / Joshua Agriesti			
ADDRESS 8830 N. 28th Terr.		CITY Hollywood	STATE FL
ZIP CODE 33030			
BUSINESS PHONE 954-920-0905	CELL PHONE 954-744-9609	EMAIL ADDRESS brooke.w@graphplex.com	
<b>Summary of Request</b>			
PROVIDE A BRIEF SCOPE OF REQUEST install exterior illuminated signs on the north & west elev. Revised existing sign on lower west elev.			

<b>Project Information</b>			
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" 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.	
<b>Party responsible for project design</b>			
NAME GraphPlex Signs		<input type="checkbox"/> Architect <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 2830 N. 28 <sup>th</sup> Terr		CITY Hollywood	STATE FL
		ZIPCODE 33020	
BUSINESS PHONE 954-920-0905	CELL PHONE	EMAIL ADDRESS brooke.w@graphplex.com	
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME GraphPlex Signs / Brooke Walker		<input type="checkbox"/> Attorney <input checked="" type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 2830 N. 28 <sup>th</sup> Terr		CITY Hollywood	STATE FL
		ZIPCODE 33020	
BUSINESS PHONE 954-920-0905	CELL PHONE	EMAIL ADDRESS brooke.w@graphplex.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	
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:**

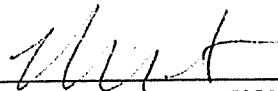
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the 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

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

 \_\_\_\_\_  
 MARIANA GARBUZ, P  
**PRINT NAME**

 \_\_\_\_\_  
 2/11/20  
**DATE SIGNED**

**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

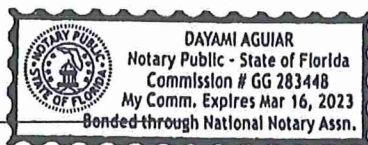
STATE OF Florida  
 COUNTY OF Miami-Dade

I, MARIA GABRIEL, 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]  
 SIGNATURE

Sworn to and subscribed before me this 4 day of FEBRUARY, 2020. The foregoing instrument was acknowledged before me by Maria Gabriel, 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: \_\_\_\_\_

Dayami Aguiar  
 NOTARY PUBLIC  
Dayami Aguiar  
 PRINT NAME

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

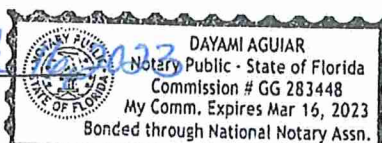
STATE OF Florida  
 COUNTY OF Miami-Dade

I, Maria Gabriel (print title) of Alton Road Development, 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]  
 SIGNATURE

Sworn to and subscribed before me this 12 day of October, 2020. The foregoing instrument was acknowledged before me by Maria Gabriel, 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: March 16, 2023

Dayami Aguiar  
 NOTARY PUBLIC  
Dayami Aguiar  
 PRINT NAME



**POWER OF ATTORNEY AFFIDAVIT**STATE OF FloridaCOUNTY OF Miami-Dade

I, Marisa Galbet, 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 Brooke Walker to be my representative before the \_\_\_\_\_ 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.

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 12 day of October, 2020. The foregoing instrument was acknowledged before me by Marisa Galbet, 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: March 2023

NOTARY PUBLIC

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

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

\_\_\_\_\_  
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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.

NAME OF CORPORATE ENTITY

**% OF OWNERSHIP**

NAME OF CORPORATE ENTITY

% OF OWNERSHIP

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

**DISCLOSURE OF INTEREST**  
**TRUSTEE**

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

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

PHONE

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



**SUPPLEMENTARY DISCLOSURE OF INTEREST**

**Interests in Alton Road Development, LLC**

	Percentage of Interest
Alton Road Holdings, LLC 2200 Biscayne Blvd. Miami FL 33137	100%

**Interests in Alton Road Holdings, LLC**

	Percentage of Interest
South Beach Heights II, LLC 2200 Biscayne Blvd. Miami FL 33137	50%
KGM Equities, LLC 2200 Biscayne Blvd. Miami FL 33137	50%

**Interests in South Beach Heights II, LLC**

	Percentage of Interest
SBH Holdings II, LLC 2200 Biscayne Blvd. Miami FL 33137	99%
SBH Management Company, LLC 2200 Biscayne Blvd. Miami FL 33137	1%

**Interests in SBH Holdings II, LLC**

	Percentage of Interest
CH Investment Holdings, LLC 2200 Biscayne Blvd.	89.89%

Miami FL 33137

David Galbut and Gita Galbut 2200 Biscayne Blvd. Miami FL 33137	10.11%
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**Interests in SBH Management Company, LLC**

Percentage of Interest

CH Investment Holdings, LLC 2200 Biscayne Blvd. Miami FL 33137	100%
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**Interests in CH Investment Holdings, LLC**

Percentage of Interest

S Kahn CH Investments, LLLP 2200 Biscayne Blvd. Miami FL 33137	18.685%
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S Kahn CH Holdings, LLLP 2200 Biscayne Blvd. Miami FL 33137	18.351%
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Galbut CH Investments, LLLP 2200 Biscayne Blvd. Miami FL 33137	18.685%
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Galbut CH Holdings, LLLP 2200 Biscayne Blvd. Miami FL 33137	18.351%
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Menin CH-BT Co, LLLP 2200 Biscayne Blvd. Miami FL 33137	19.56%
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Menin CH Holdings, LLLP 2200 Biscayne Blvd. Miami FL 33137	6.435%
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**Interests in S Kahn CH Investments, LLLP**

	Percentage of Interest
S Kahn CH Investments 1, LLC 2200 Biscayne Blvd. Miami FL 33137	1%
SK Business Trust 2200 Biscayne Blvd. Miami FL 33137	99%

**Interests in S Kahn CH Investments 1, LLC**

	Percentage of Interest
SK Business Trust 2200 Biscayne Blvd. Miami FL 33137	100%

**Interests in SK Business Trust**

	Percentage of Interest
Sonny Kahn 2200 Biscayne Blvd. Miami FL 33137	100%

**Interests in S Kahn CH Holdings, LLLP**

	Percentage of Interest
S Kahn CH Management, LLC 2200 Biscayne Blvd. Miami FL 33137	1%
Kahn 2009 Investments Irrevocable Trust 2200 Biscayne Blvd. Miami FL 33137	99%

Interests in S Kahn Management, LLC

	Percentage of Interest
Kahn Management Trust 2200 Biscayne Blvd. Miami FL 33137	100%

**Interests in Kahn Management Trust**

	Percentage of Interest
Sonny Kahn 2200 Biscayne Blvd. Miami FL 33137	100%

**Interests in Kahn 2009 Investments Irrevocable Trust**

	Percentage of Interest
Sonny Kahn 2200 Biscayne Blvd. Miami FL 33137	100%

**Interests in Galbut CH Investments, LLLP**

	Percentage of Interest
Galbut CH Investments 1, LLC 2200 Biscayne Blvd. Miami FL 33137	1%
RF Business Trust 2200 Biscayne Blvd. Miami FL 33137	99%

**Interests in Galbut CH Investments 1, LLC**

	Percentage of Interest
RF Business Trust 2200 Biscayne Blvd. Miami FL 33137	100%

**Interests in RF Business Trust**



	Percentage of Interest
Russell W. Galbut 2200 Biscayne Blvd. Miami FL 33137	100%

**Interests in Galbut CH Holdings, LLLP**

	Percentage of Interest
Galbut CH Management, LLC 2200 Biscayne Blvd. Miami FL 33137	1%
Galbut 2009 Investments Irrevocable Trust 2200 Biscayne Blvd. Miami FL 33137	99%

**Interests in Galbut CH Management, LLC**

	Percentage of Interest
Galbut Management Trust 2200 Biscayne Blvd. Miami FL 33137	100%

**Interests in Galbut Management Trust**

	Percentage of Interest
Russell W. Galbut 2200 Biscayne Blvd. Miami FL 33137	100%

**Interests in Galbut 2009 Investments Irrevocable Trust**

	Percentage of Interest
Russell W. Galbut 2200 Biscayne Blvd. Miami FL 33137	100%

**Interests in Menin CH-BT Co., LLLP**

	Percentage of Interest
Menin CH-BT Co., LLC 2200 Biscayne Blvd. Miami FL 33137	1%
Menin 1998 Business Trust 2200 Biscayne Blvd. Miami FL 33137	99%

**Interests in Menin CH-BT Co., LLC**

	Percentage of Interest
Menin 1998 Business Trust 2200 Biscayne Blvd. Miami FL 33137	100%

**Interests in Menin 1998 Business Trust**

	Percentage of Interest
Bruce Menin 2200 Biscayne Blvd. Miami FL 33137	100%

**Interests in Menin CH Holdings, LLLP**

	Percentage of Interest
Menin CH Management, LLC 2200 Biscayne Blvd. Miami FL 33137	1%
Menin CH Holdings, LLC 2200 Biscayne Blvd. Miami FL 33137	99%

Interests in Menin CH Management, LLC

	Percentage of Interest
Menin Management Trust 2200 Biscayne Blvd. Miami FL 33137	100%

**Interests in Menin Management Trust**

	Percentage of Interest
Bruce Menin 2200 Biscayne Blvd. Miami FL 33137	100%

**Interests in Menin CH Holdings, LLC**

	Percentage of Interest
Menin 2009 Investments Irrevocable Trust 2200 Biscayne Blvd. Miami FL 33137	100%

**Interests in Menin 2009 Investments Irrevocable Trust**

	Percentage of Interest
Bruce Menin 2200 Biscayne Blvd. Miami FL 33137	100%

**Interests in KGM Equities, LLC**

	Percentage of Interest
Sonny Kahn 2004 Irrevocable Trust 2200 Biscayne Blvd. Miami FL 33137	37%
Russell W. Galbut 2004 Irrevocable Trust 2200 Biscayne Blvd. Miami FL 33137	37%
Bruce A. Menin 2004 Irrevocable Trust 2200 Biscayne Blvd. Miami FL 33137	26%

**Beneficiaries of Sonny Kahn 2004 Irrevocable Trust**

	Percentage of Interest
Elliott Kahn 2200 Biscayne Blvd. Miami FL 33137	20%
Joshua Kahn 2200 Biscayne Blvd. Miami FL 33137	20%
Naomi Kahn 2200 Biscayne Blvd. Miami FL 33137	20%
Rachel Kahn 2200 Biscayne Blvd. Miami FL 33137	20%
Avigail Kahn 2200 Biscayne Blvd. Miami FL 33137	20%

**Beneficiaries of Russell W. Galbut 2004 Irrevocable Trust**

	Percentage of Interest
Marisa Galbut 2200 Biscayne Blvd. Miami FL 33137	50%
Jenna Galbut 2200 Biscayne Blvd. Miami FL 33137	50%

**Beneficiaries of Bruce A. Menin 2004 Irrevocable Trust**

Percentage of Interest



Maxwell Menin  
2200 Biscayne Blvd.  
Miami FL 33137

33.33%

Mason Menin  
2200 Biscayne Blvd.  
Miami FL 33137

33.33%

Lucas Menin  
2200 Biscayne Blvd.  
Miami FL 33137

33.33%