

MIAMI BEACH

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 DRB23-0913		Is the property the primary residence & homestead of the applicant/property owner? ☐ Yes ☒ No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment ☐ Variance from a provision of the Land Development Regulations ☐ Appeal of an administrative decision ☐ Modification of existing Board Order		Design Review Board ☒ Design review approval ☐ Variance ☐ Modification of existing Board Order	
Planning Board ☐ Conditional Use Permit ☐ Lot Split ☐ Amendment to the Land Development Regulations or Zoning Map ☐ Amendment to the Comprehensive Plan or Future Land Use Map ☐ Modification of existing Board Order		Historic Preservation Board ☐ Certificate of Appropriateness for design ☐ Certificate of Appropriateness for demolition ☐ Historic District/Site Designation ☐ Variance ☐ Modification of existing Board Order	
☐ Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 415 Arthur Godfrey Road			
FOLIO NUMBER(S) 02-3222-001-0530			
Property Owner Information			
PROPERTY OWNER NAME THE BALOGH COMPANY INC			
ADDRESS 1391 Sawgrass Corporate Prkwy		CITY Sunrise	STATE FL
ZIP CODE 33323			
BUSINESS PHONE 3055324355	CELL PHONE N/A	EMAIL ADDRESS CCampbell@TheBaloghCompany.com	
Applicant Information (if different than owner)			
APPLICANT NAME ORLI TEITELBAUM			
ADDRESS 1391 SAWGRASS CORPORATE PARKWAY		CITY SUNRISE	STATE FL
ZIP CODE 33323			
BUSINESS PHONE 305-532-4355	CELL PHONE	EMAIL ADDRESS CCAMPBELL@THEBALOGHCOMPANY.COM	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Renovation to structurally damaged building, including new facades			

Project Information			
Is there an existing building(s) on the site?		☒ Yes	☐ No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		☐ Yes	☒ No
Does the project include interior or exterior demolition?		☒ Yes	☐ No
Provide the total floor area of the new construction.			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 N25 Architecture Co.		☒ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other _____	
ADDRESS 6262 Bird Road, Suite 2G		CITY Miami	STATE FL ZIPCODE 33155
BUSINESS PHONE 305 666 5151	CELL PHONE 305 297 2812	EMAIL ADDRESS n@n25.cc	
Authorized Representative(s) Information (if applicable)			
NAME N/A		☐ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		☐ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
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).

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: _____

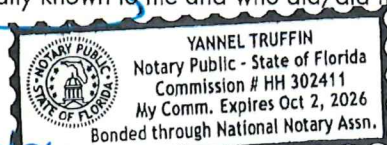
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Dade

I, Orli Teitelbaum, being first duly sworn, depose and certify as follows: (1) I am the COO (print title) of The Balogh Company, INC. (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 23 day of January, 2023. The foregoing instrument was acknowledged before me by Orli Teitelbaum, 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: 10/2/26**PRINT NAME**

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 _____ 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 _____ 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.

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.

THE BALOGH COMPANY INC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Balogh Family Holdings LTD

47.591 %

Robert Balogh

52.409 %

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.

TRUST NAME	
NAME AND ADDRESS	% INTEREST

COMPENSATED LOBBYIST

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

NAME	ADDRESS	PHONE
_____	_____	_____
_____	_____	_____
_____	_____	_____

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 Broward

I, Orli Teitelbaum, 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.

[Signature]

SIGNATURE

Sworn to and subscribed before me this 2 day of November, 2023. The foregoing instrument was acknowledged before me by Orli Teitelbaum, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

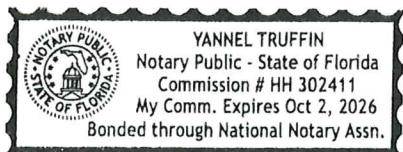
[Signature]

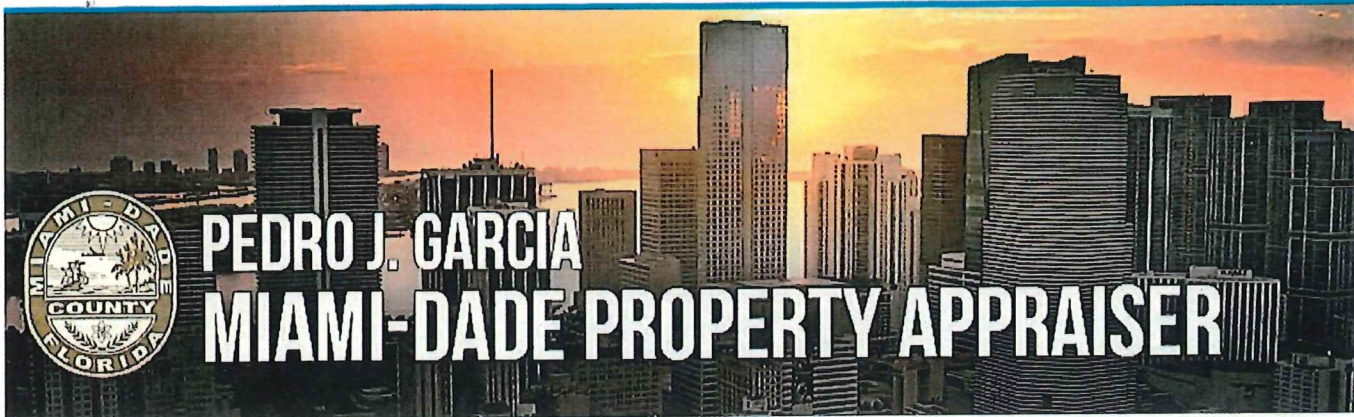
NOTARY PUBLIC

My Commission Expires: 10/2/26

Yannel Truffin

PRINT NAME





Address Owner Name Folio

SEARCH:

415 arthur godfrey road

Suite



[Back to Search Results](#)

PROPERTY INFORMATION

Folio: 02-3222-001-0530

Sub-Division:
ORCHARD SUB NO 4

Property Address
415 W 41 ST

Owner
THE BALOGH COMPANY INC

Mailing Address
1391 SAWGRASS CORPORATE PARKWAY
SUNRISE, FL 33323

PA Primary Zone
6600 COMMERCIAL - LIBERAL

Primary Land Use
1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING

Beds / Baths / Half 0 / 0 / 0

Floors 2

Living Units 0

Actual Area

Living Area

Adjusted Area 4,354 Sq.Ft

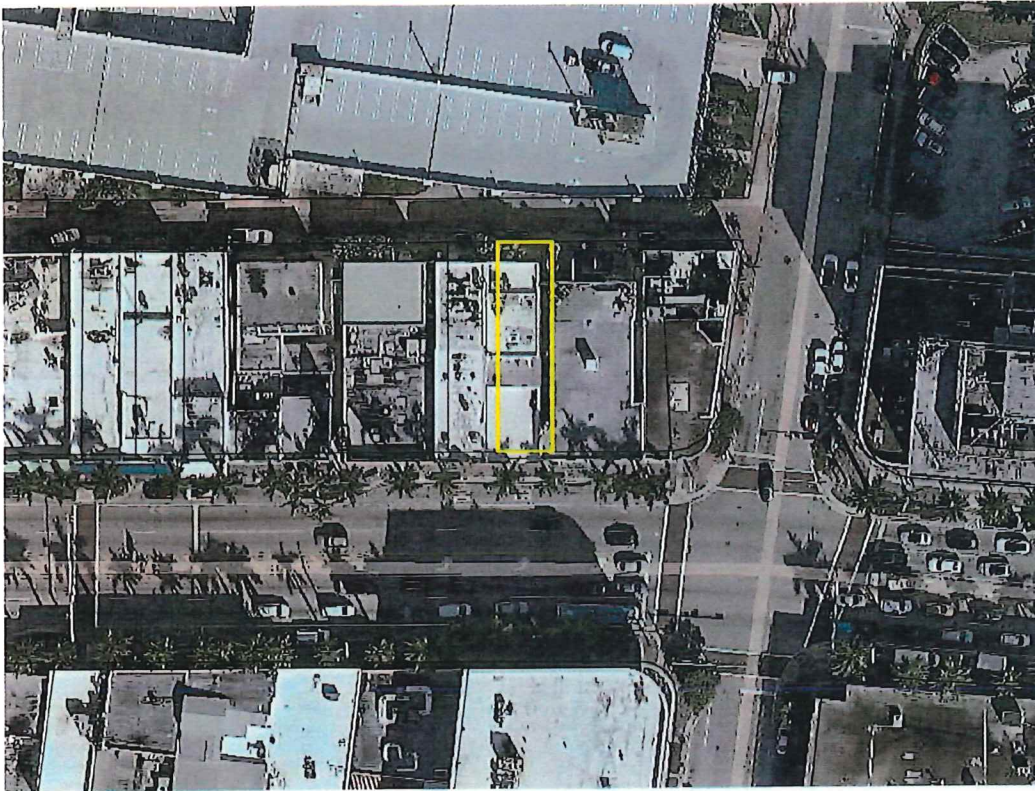
Lot Size 2,500 Sq.Ft

Year Built 1935



Map View ▾

Layers ▾



2022 Aerial Photography 60ft

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ASSESSMENT INFORMATION

Year	2022	2021	2020
Land Value	\$1,187,500	\$1,187,500	\$1,181,250
Building Value	\$10,000	\$10,000	\$10,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$1,197,500	\$1,197,500	\$1,191,250
Assessed Value	\$1,197,500	\$1,165,956	\$1,059,960

TAXABLE VALUE INFORMATION

	2022	2021	2020
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,197,500	\$1,165,956	\$1,059,960
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,197,500	\$1,197,500	\$1,191,250

CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,197,500	\$1,165,956	\$1,059,960
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,197,500	\$1,165,956	\$1,059,960

BENEFITS INFORMATION

Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction		\$31,544	\$131,290

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

FULL LEGAL DESCRIPTION

ORCHARD SUB NO 4 PB 25-30

LOT 15 BLK 4

73R-36200 THRU 73R-36205

LOT SIZE 25.000 X 100

OR 11128-1284 0681 4

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1	Previous Owner 2
11/03/1991	\$0	11128-0606	Sales which are disqualified as a result of examination of the deed	DAVID R BALOGH	SALLIE BALOGH
02/01/1973	\$75,000	00000-00000	Sales which are qualified		

For more information about the Department of Revenue's Sales Qualification Codes.

2022 2021 2020

LAND INFORMATION

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Land Use	Munt Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CD-3	6600 - COMMERCIAL - LIBERAL	Square Ft.	2,500.00	

BUILDING INFORMATION

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1935			2,352	
1	2	1935			2,002	

EXTRA FEATURES

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Description	Year Built	Units	Calc Value
Cent A/C - Comm (Aprox 300 sqft/Ton)	1982	6	

Cent A/C - Comm (Aprox 300 sqft/Ton)

1974

5

ADDITIONAL INFORMATION

* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

LAND USE AND RESTRICTIONS

Community Development District: NONE
 Community Redevelopment Area: NONE
 Empowerment Zone: NONE
 Enterprise Zone: NONE
 Urban Development: INSIDE URBAN DEVELOPMENT BOUNDARY
 Zoning Code: CD-3 -
 Existing Land Use: 113 - OFFICE BUILDING.

Government Agencies and Community Services

OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives
 Childrens Trust
 City of Miami Beach
 Environmental Considerations
 Florida Inland Navigation District
 PA Bulletin Board
 Special Taxing District and Other Non-Ad valorem Assessment
 School Board
 South Florida Water Mgmt District
 Tax Collector

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>

For inquiries and suggestions email us at <http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

Version: 2.0.3

EXEMPTIONS & BENEFITS

Deployed Military
 Disability Exemptions
 Homestead
 Institutional
 Senior Citizens

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REAL ESTATE



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Detail by Entity Name

Florida Profit Corporation

THE BALOGH COMPANY, INC.

Filing Information

Document Number 676135
FEI/EIN Number 59-2021666
Date Filed 06/26/1980
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 04/24/2013
Event Effective Date NONE

Principal Address

1391 Sawgrass Corporate Parkway
Sunrise, FL 33323

Changed: 01/15/2019

Mailing Address

1391 Sawgrass Corporate Parkway
Sunrise, FL 33323

Changed: 01/15/2019

Registered Agent Name & Address

BALOGH, ROBERT B.
1391 Sawgrass Corporate Parkway
Sunrise, FL 33323

Address Changed: 01/15/2019

Officer/Director Detail

Name & Address

Title PD

Balogh, Robert B
1391 Sawgrass Corporate Parkway
Sunrise, FL 33323

Title COO

TEITELBAUM, ORLI

1391 Sawgrass Corporate Parkway

Sunrise, FL 33323

Title SEC

ELLINGSWORTH, LAURA L

1391 Sawgrass Corporate Parkway

Sunrise, FL 33323

Title D

BALOGH, CARA H

1391 Sawgrass Corporate Parkway

Sunrise, FL 33323

Annual Reports

Report Year	Filed Date
2020	01/20/2020
2021	02/03/2021
2022	01/11/2022

Document Images

01/11/2022 – ANNUAL REPORT	View image in PDF format
02/03/2021 – ANNUAL REPORT	View image in PDF format
01/20/2020 – ANNUAL REPORT	View image in PDF format
01/15/2019 – ANNUAL REPORT	View image in PDF format
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01/22/2016 – ANNUAL REPORT	View image in PDF format
01/08/2015 – ANNUAL REPORT	View image in PDF format
01/08/2014 – ANNUAL REPORT	View image in PDF format
04/24/2013 – Amendment	View image in PDF format
01/14/2013 – ANNUAL REPORT	View image in PDF format
01/04/2012 – ANNUAL REPORT	View image in PDF format
01/05/2011 – ANNUAL REPORT	View image in PDF format
04/05/2010 – ANNUAL REPORT	View image in PDF format
01/04/2010 – ANNUAL REPORT	View image in PDF format
01/14/2009 – ANNUAL REPORT	View image in PDF format
01/23/2008 – ANNUAL REPORT	View image in PDF format
02/19/2007 – ANNUAL REPORT	View image in PDF format
01/17/2006 – ANNUAL REPORT	View image in PDF format
02/07/2005 – ANNUAL REPORT	View image in PDF format
02/13/2004 – ANNUAL REPORT	View image in PDF format
03/17/2003 – ANNUAL REPORT	View image in PDF format