

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 PB24-0679		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 1901 Collins Avenue, Miami Beach, Florida 33139			
FOLIO NUMBER(S) 02-3226-001-0020			
Property Owner Information			
PROPERTY OWNER NAME Shore Club Land Trust, Trustee: Shore Club Trustee LLC c/o The Witkoff Group LLC			
ADDRESS 233 Broadway, Suite 2305		CITY New York	STATE NY
BUSINESS PHONE 718-757-8614		CELL PHONE	ZIPCODE 10279
EMAIL ADDRESS gottlieba@WITKOFF.COM			
Applicant Information (if different than owner)			
APPLICANT NAME same as above			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	ZIPCODE
EMAIL ADDRESS			
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Conditional Use Permit for mechanical parking.			

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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 Kobi Karp Architecture & Interior Design Inc.		☒ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other _____	
ADDRESS 571 NW 28 Street		CITY Miami	STATE Florida
ZIP CODE 33127			
BUSINESS PHONE 305-573-1818	CELL PHONE	EMAIL ADDRESS kobikarp@kobikarp.com	
Authorized Representative(s) Information (if applicable)			
NAME Nicholas Rodriguez		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS 200 South Biscayne Blvd., Suite 300		CITY Miami	STATE Florida
ZIP CODE 33131			
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS nrodriguez@brzoninglaw.com	
NAME Michael W. Larkin		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS 200 South Biscayne Blvd., Suite 300		CITY Miami	STATE Florida
ZIP CODE 33131			
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME		☐ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS		CITY	STATE
ZIP CODE			
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

DocuSigned by:

James F. Stomber, Jr.

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SIGNATURE

James Stomber

PRINT NAME

6/20/2024

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

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

I, James Stomber, being first duly sworn, depose and certify as follows: (1) I am the manager (print title) of Shore Club Trustee TRS c/o The Witkoff Group LLC Shore Club Land TR (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.

DocuSigned by:

James F. Stomber, Jr.

85E6814CC9D54E8...

SIGNATURE

Sworn to and subscribed before me this _____ day of 06/20/2024, 20____. The foregoing instrument was acknowledged before me by J. Stomber, who has _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: _____

**NOTARY PUBLIC**

Diana Ramos

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida
COUNTY OF Miami-Dade

I, James Stomber, 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 M. Larkin/N. Rodriguez/K. Karp 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.

DocuSigned by:

James F. Stomber, Jr.

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SIGNATURE

PRINT NAME (and Title, if applicable)

Sworn to and subscribed before me this 06/20/2024, 2024. The foregoing instrument was acknowledged before me by J. Stomber, who has produced identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: _____


Signed on 2024/06/20 14:00:26 -8:00

NOTARY PUBLIC

Diana Ramos

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.

N/A

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.

N/A

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

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.

Shore Club Land Trust, Trustee: Shore Club Trustee LLC c/o The Witkoff Group LLC

TRUST NAME	
NAME AND ADDRESS	% INTEREST
Please see Exhibit B	

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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
Nicholas Rodriguez	200 South Biscayne Blvd., Suite 300, Miami, FL 33131	305-374-5300
Michael W. Larkin	200 South Biscayne Blvd., Suite 300, Miami, FL 33131	305-374-5300
Kobi Karp	571 NW 28 Street, Miami, FL 33127	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

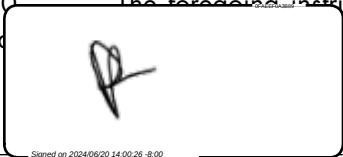
STATE OF Florida
COUNTY OF Miami-Dade

I, James Stomber, 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.

Signed by:
James F. Stomber, J
85E6814CC9D54E8...
SIGNATURE

Sworn to and subscribed before me this _____ day of 06/20/2024, 20____, The foregoing instrument was acknowledged before me by J. Stomber, who had _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP


Signed on 2024/06/20 14:00:26 -8:00
NOTARY PUBLIC

My Commission Expires: _____

Diana Ramos
PRINT NAME



EXHIBIT A**LEGAL DESCRIPTION OF PROPERTY**

ALL LOT 1 AND A PORTION OF LOTS 2 AND 3, BLOCK "B", OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND ALL OF LOTS 5, 6, 8, 9 AND 10 AND A PORTION OF LOTS 4 AND 7, BLOCK 1, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND A PORTION OF LAND LYING EAST OF AND CONTIGUOUS TO THE EAST LINE OF SAID BLOCKS B AND 1 (ONE) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK B, THENCE RUN SOUTH 70° 04'39" EAST, ALONG THE NORTH LINE OF SAID BLOCK B AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF 20TH STREET, FOR A DISTANCE OF 190.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE, SOUTH 70° 04'39" EAST, ALONG SAID NORTH LINE AND ALONG SAID RIGHT-OF-WAY LINE, FOR A DISTANCE OF 450.09 FEET TO THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 105, AT PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 09° 26'43" WEST, ALONG SAID EROSION CONTROL LINE, FOR A DISTANCE OF 114.40 FEET TO A POINT ON A LINE 10.14 FEET SOUTHERLY, AS MEASURED ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF SAID LOT 4 BLOCK 1, OF THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 4, BLOCK 1; THENCE RUN SOUTH 87° 58'58" WEST, ALONG SAID LINE PARALLEL WITH SAID NORTH LINE OF LOT 4, FOR A DISTANCE OF 324.39 FEET; THENCE RUN NORTH 07° 36'11" EAST, PARALLEL WITH THE EAST LINE OF SAID LOTS 4 AND 5, BLOCK 1, FOR A DISTANCE OF 10.14 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 5; THENCE RUN SOUTH 87° 58'58" WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 5 AND 10, BLOCK 1, FOR A DISTANCE OF 325.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COLLINS AVENUE; THENCE RUN NORTH 07° 36'11" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 200.00 FEET; THENCE RUN SOUTH 70° 08'36" EAST FOR A DISTANCE OF 19.36 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOTS 2 AND 3, BLOCK B; THENCE RUN NORTH 87° 59'00" EAST, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 101.32 FEET TO A POINT ON A LINE 112.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 20TH STREET; THENCE RUN SOUTH 70° 04'39" EAST, PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 56.16 FEET; THENCE RUN NORTH 19° 55'21" EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 2.00 FEET; THENCE RUN SOUTH 70° 04'39" EAST, ALONG A LINE 110.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE AND AT RIGHT ANGLES TO THE PREVIOUS AND NEXT COURSES, FOR A DISTANCE OF 7.00 FEET; THENCE RUN NORTH 19° 55'21" EAST FOR A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

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TOGETHER WITH ANY/OR ALL RIPARIAN RIGHTS THAT MAY BE APPURTENANT TO SAID LANDS THAT MAY BE VESTED IN THE OWNER OF THE FEE TITLE TOGETHER WITH EASEMENT IN COMMON WITH PERSONS FOR THE LIKE RIGHT TO USE AS SET FORTH IN DEED RECORDED IN DEED BOOK 2482, PAGE 526, OF THE PUBLIC RECORDS OF MIAMI- DADE COUNTY, FLORIDA, IN AND OVER THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT A POINT LOCATED ON THE NORTHERLY LINE OF LOT 2, BLOCK B OF THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID POINT BEING 190.50 FEET DISTANT FROM THE NORTHWEST CORNER OF LOT 3, BLOCK B, OF SAID PLAT; THENCE SOUTHERLY AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LOT 2, BLOCK B A DISTANCE OF 110.00 FEET TO A POINT; THENCE WESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2, BLOCK B A DISTANCE OF 7.00 FEET TO A POINT; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST MENTIONED COURSE, A DISTANCE OF 2.00 FEET TO A POINT THENCE WESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2, BLOCK B A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTHERLY AT RIGHT ANGLE TO THE LAST MENTIONED COURSE A DISTANCE OF 112.00 FEET TO A POINT LOCATED ON THE NORTHERLY LINE OF SAID LOT 2, BLOCK B; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK B, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

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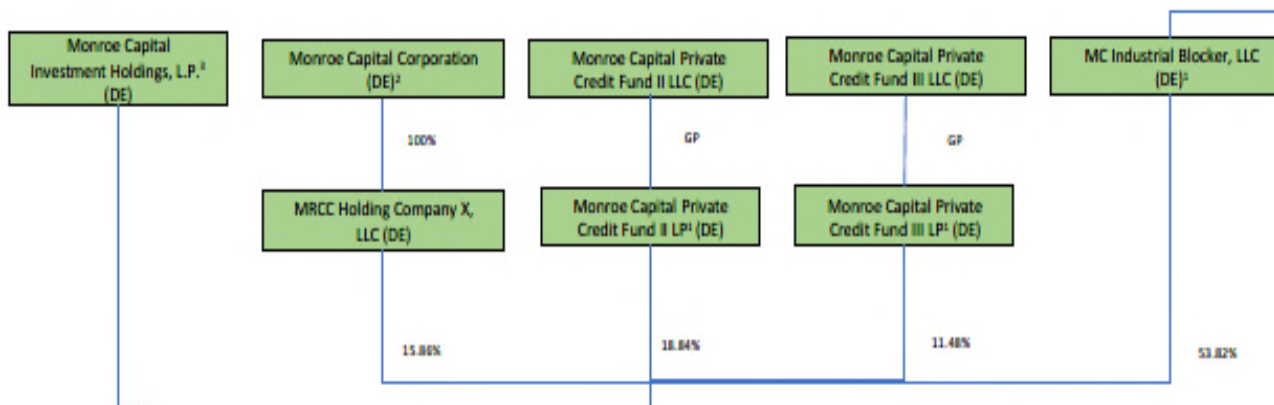


The Shore Club - Miami Beach, Florida

Ownership Structure Chart

(Ownership Structure Upon Implementation of Land Trust)

Monroe Capital Private Credit Fund II (Unleveraged), LP	5.576%
Monroe Capital Private Credit Fund III (Unleveraged), LP	6.908%
Monroe Capital Private Credit Fund II-O (Unleveraged Offshore) LP	5.096%
Monroe Capital Fund SV S.a.r.l. - Fund III (Unleveraged) Compartment	7.139%
Monroe Capital Private Credit Fund III (Lux) Financing Holdco LP	7.958%
Monroe Capital Opportunistic Private Credit Master Fund SCSp	7.770%
Corbin Private Credit Opportunity Fund II, L.P.	24.932%
CEOF Holdings LP	26.848%
Corsun LLC	7.773%



Note: Other than the Persons depicted on this ownership structure chart, no Person owns (directly or indirectly) greater than 10% of Shore Club Property Owner LLC