

# 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 HPB23-0588		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 type="checkbox"/> Modification of existing Board Order		<b>Design Review Board</b> <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input 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"/> <b>Other:</b>			
Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1601 Washington Ave			
FOLIO NUMBER(S) 02-3234-019-0840; 02-3234-019-0842			
Property Owner Information			
PROPERTY OWNER NAME City of Miami Beach/Washington JAL Inc.			
ADDRESS 1700 Convention Center Dr		CITY Miami Beach	STATE FL
BUSINESS PHONE		CELL PHONE	ZIPCODE 33139
EMAIL ADDRESS			
Applicant Information (if different than owner)			
APPLICANT NAME NG 1601 WASHINGTON AVE LLC/JBL 1601 Washington LLC/ Review Avenue Miami LLC			
ADDRESS 1430 BROADWAY, 7th Floor		CITY New York	STATE NY
BUSINESS PHONE		CELL PHONE	ZIPCODE 10018
EMAIL ADDRESS			
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST COA for facade upgrades			

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Project Information			
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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		0	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		0	SQ. FT.
Party responsible for project design			
NAME <b>Kobi Karp</b>		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS <b>571 NW 28 ST</b>		CITY <b>Miami</b>	STATE <b>FL</b> ZIPCODE <b>33127</b>
BUSINESS PHONE <b>305 573 1818</b>	CELL PHONE	EMAIL ADDRESS <b>kobikarp@kobikarp.com</b>	
Authorized Representative(s) Information (if applicable)			
NAME <b>Michael Larkin</b>		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS <b>200 S Biscayne Boulevard. Suite 300</b>		CITY <b>Miami</b>	STATE <b>FL</b> ZIPCODE <b>33131</b>
BUSINESS PHONE <b>305 374 5300</b>	CELL PHONE	EMAIL ADDRESS <b>mlarkin@brzoninglaw.com</b>	
NAME <b>Nicholas Rodriguez-Caballero</b>		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS <b>200 S Biscayne Boulevard. Suite 300</b>		CITY <b>Miami</b>	STATE <b>FL</b> ZIPCODE <b>33131</b>
BUSINESS PHONE <b>305 374 5300</b>	CELL PHONE	EMAIL ADDRESS <b>nrodriguez@brzoninglaw.com</b>	
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 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.
- 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.

NG 1601 Washington Ave LLC

The aforementioned is acknowledged by:

Owner of the subject property     Authorized representative

DocuSigned by:

*Elie Schwartz*

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**SIGNATURE**

Elie Schwartz, Manager

**PRINT NAME**

09/11/2023

**DATE SIGNED**

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**Review Avenue Miami LLC**

The aforementioned is acknowledged by:

Owner of the subject property     Authorized representative

DocuSigned by:

*EA*

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**SIGNATURE**

Elie Schwartz, Manager

**PRINT NAME**

09/11/2023

**DATE SIGNED**

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JBL 1601 Washington LLC

The aforementioned is acknowledged by:

Owner of the subject property     Authorized representative

DocuSigned by:  
*EA*  
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**SIGNATURE**

Elie Schwartz, Manager

**PRINT NAME**

09/11/2023

**DATE SIGNED**

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The aforementioned is acknowledged by:

Owner of the subject property     Authorized representative

DocuSigned by:

*James Resnick*

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**SIGNATURE**

James Resnick, President

**PRINT NAME**

8/9/2023

**DATE SIGNED**

\* Washington JAL Inc. (owner of 1627 Washington)

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**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 DADE

I, Elie Schwartz, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of NG 1601 Washington Ave 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.

DocuSigned by:

EA

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

Sworn to and subscribed before me this 11 day of SEPTEMBER, 2023. The foregoing instrument was acknowledged before me by ELIE SCHWARTZ, MANAGER, 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**

Diana Ramos

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
**PRINT NAME**

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**SIGNATURE**

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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 DADE

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DocuSigned by:

*Elie Schwartz*

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

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NOTARY SEAL OR STAMP

\_\_\_\_\_  
**NOTARY PUBLIC**

Diana Ramos

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
**PRINT NAME**



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**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
**PRINT NAME**

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STATE OF FLORIDA

COUNTY OF DADE

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DocuSigned by:

Elie Schwartz

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

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NOTARY SEAL OR STAMP

\_\_\_\_\_  
**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

Diana Ramos

\_\_\_\_\_  
**PRINT NAME**



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**SIGNATURE**

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NOTARY SEAL OR STAMP

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My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
**PRINT NAME**

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

STATE OF FLORIDA

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I, James Resnick, being first duly sworn, depose and certify as follows: (1) I am the President (print title) of Washington JAL 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.

DocuSigned by:

James Resnick

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

Sworn to and subscribed before me this 10 day of August, 2023. The foregoing instrument was acknowledged before me by James Resnick, President, 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: \_\_\_\_\_

Yeidy Montesino Perez

\_\_\_\_\_  
**NOTARY PUBLIC**

Yeidy Montesino Perez

\_\_\_\_\_  
**PRINT NAME**

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**POWER OF ATTORNEY AFFIDAVIT**

STATE OF FLORIDA

NG 1601 Washington Ave LLC

COUNTY OF DADE

I, **Elie Schwartz**

, 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 \*Bercow Radell Fernandez Larkin + Tapanes PLLC to be my representative before the Historic Preservation 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.

Elie Schwartz, Manager

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

DocuSigned by:

*EA*

FB17797B4D47418...

**SIGNATURE**

Sworn to and subscribed before me this 11 day of SEPTEMBER, 2023. The foregoing instrument was acknowledged before me by ELIE SCHWARTZ, MANAGER, 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 2023/09/11 06:21:58 -8:00

**NOTARY PUBLIC**

Diana Ramos

**PRINT NAME**

\*Michael Larkin and Nicholas Rodriguez

**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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**POWER OF ATTORNEY AFFIDAVIT**

JBL 1601 Washington LLC

STATE OF FLORIDA

COUNTY OF DADE

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ELIE SCHWARTZ, MANAGER

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

DocuSigned by:

*Elie Schwartz*

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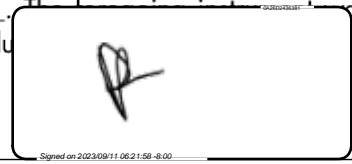
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NAME, ADDRESS AND OFFICE

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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.



**POWER OF ATTORNEY AFFIDAVIT**

STATE OF FLORIDA

COUNTY OF DADE

I, James Resnick, 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 \*Bercow Radell Fernandez Larkin + Tapanes PLLC to be my representative before the Historic Preservation 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.

James Resnick, President

DocuSigned by:  
James Resnick  
44888B8E7B3845E...

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

**SIGNATURE**

Sworn to and subscribed before me this 10 day of August, 2023. The foregoing instrument was acknowledged before me by James Resnick, President, who has produced identification and/or is personally known to me and who did/did not take an oath.

[Signature]  
Signed on 2023/08/10 12:40:09 -0500

NOTARY SEAL OR STAMP

**Yeidy Montesino Perez**  
**Commission # HH 084273**  
Notary Public - State of Florida  
My Commission Expires Jan 24, 2025

**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

Yeidy Montesino Perez

**PRINT NAME**

**\*Michael Larkin & Nicholas Rodriguez**

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**NAME**

**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

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**POWER OF ATTORNEY AFFIDAVIT**

STATE OF FLORIDA

Washington JAL, Inc.

COUNTY OF DADE

I, James Resnick

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DocuSigned by:  
James Resnick  
44888B8E7B3845E...

James Resnick, President  
**PRINT NAME (and Title, if applicable)**

**SIGNATURE**

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Signed on 2023/09/18 12:54:40 -8:00

NOTARY SEAL OR STAMP



**NOTARY PUBLIC**

Diana Ramos

**PRINT NAME**

My Commission Expires: \_\_\_\_\_

**\*Michael Larkin & Nicholas Rodriguez**

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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.



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**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.

NG 1601 Washington Ave LLC/JBL 1601 Washington LLC/Review Avenue LLC

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B, attached.


**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.

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**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>

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## 9-11-23 Application - 1601.pdf

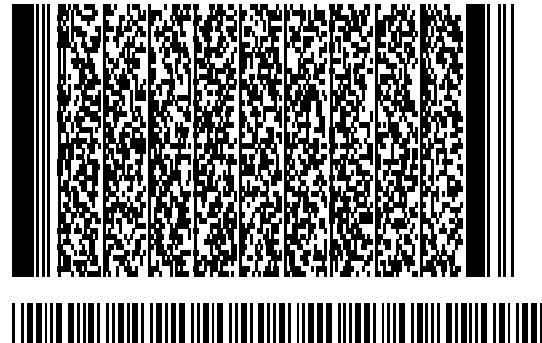
DocVerify ID: F0F8BFDF-C8A3-4F48-BD41-4CF8483AE4E8  
Created: September 18, 2023 12:51:16 -8:00  
Pages: 26  
Electronic Notary: Yes / State: FL

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Go to [www.docverify.com](http://www.docverify.com) at any time to verify or validate the authenticity and integrity of this or any other DocVerify VeriVaulted document.

### E-Signature Summary

**E-Signature Notary: Diana Ramos (dra)**  
September 18, 2023 12:54:40 -8:00 [61BFE513C94D] [74.220.90.117]  
dramos@brzoninglaw.com



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**Washington JAL Inc.**

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS	% OF OWNERSHIP
Sara Resnick, 1228 Alton Road, Miami Beach, FL	30
Fern Resnick, 1228 Alton Road, Miami Beach, FL	30
James Resnick, 1228 Alton Road, Miami Beach, FL	40

**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.

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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
<u>Michael Larkin</u>	<u>200 S Biscayne Boulevard. Suite 300</u>	<u>305 374 5300</u>
<u>Nicholas Rodriguez-Caballero</u>	<u>200 S Biscayne Boulevard. Suite 300</u>	<u>305 374 5300</u>
<u> </u>	<u> </u>	<u> </u>

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

NG 1601 Washington Ave LLC

COUNTY OF DADE

I, Elie Schwartz, 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: Elie Schwartz  
FB17797B4D47418...  
**SIGNATURE**

Sworn to and subscribed before me this 11 day of SEPTEMBER, 2023. The foregoing instrument was acknowledged before me by ELIE SCHWARTZ, MANAGER, who has produced identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Diana Ramos  
Signed on 2023/09/11 06:21:58 -0000  
**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

Diana Ramos

**PRINT NAME**

Diana Ramos  
Commission # HH 386927  
Notary Public - State of Florida  
My Commission Expires Apr 16, 2027  
Notary Stamp 2023/09/11 06:21:58 PST

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Review Avenue Miami LLC

**APPLICANT AFFIDAVIT**

STATE OF FLORIDA

COUNTY OF DADE

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JBL 1601 Washington LLC

**APPLICANT AFFIDAVIT**

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Diana Ramos  
Signed on 2023/09/11 06:21:58 -0000  
**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

Diana Ramos

**PRINT NAME**



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## Exhibit A – Legal Description

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Miami Beach, County of Miami-Dade, State of Florida.

### Tract 1 - Leasehold:

Lots 19 and 20; less the Western 94 feet thereof and all of Lots 21 and 22, Block 54 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, recorded in Plat Book 2 Page 77, of the Public Records of Miami-Dade County, Florida,

### Tract 1A - Easement:

Together with the right of ingress and egress to and from Collins Avenue and the rear lot of Lot 19 herein above described over and across that certain 20 feet alleyway running from the East side of said Lot 19 to Collins Avenue and more particularly described as the South 20 feet of the North 1/2 of Lot 4, Block 54 aforesaid.

### Tract 2 - Leasehold:

The Westerly portions of Lots 19 and 20, Block 54 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, recorded in Plat Book 2 Page 77, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commencing at the point where the North lot line of Lot 19 meets the West lot line of Lot 19, then proceed along the Westerly lot lines of Lots 19 and 20 for a distance of 100 feet; thence East, paralleling the North lot line of Lot 21, a distance of 94 feet; thence North, paralleling the Westerly lot lines of Lots 19 and 20, a distance of 100 feet to the North line of Lot 19; thence West along the North lot line of Lot 19 to the Point of Beginning.

### Tract 3 - Leasehold:

All of Lots 17 and 18 less the East 60 feet thereof and including the 20 feet of alley now closed lying North of Lot 17 less the East 60 feet thereof, Block 54 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, recorded in Plat Book 2 Page 77, of the Public Records of Miami-Dade County, Florida.

### Less and Except:

A portion of Lots 17, 18 and a vacated 20 feet alley, Block 54 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, recorded in Plat Book 2 Page 77, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 16 of said Block 54; thence South 00° 00' 00" West, along the East right of way line of Washington Avenue for 116.79 feet; thence North 89° 57' 01" East, along the South line of an existing two story building for 85.20 feet to the Southeast corner of said building; thence North 00° 00' 23" West, along the Easterly line of said building and its Northerly extension thereof for 116.70 feet to a point on the North line of said vacated alley; thence North 89° 59' 29" West, along the said North line also being the South line of Lots 15 and 16 of said Block 54 for 85.19 feet to the point of beginning.

### Tract 4-Easement-(Air Rights):

A portion of Lots 17, 18 and a vacated 20 feet alley, Block 54 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, recorded in Plat Book 2 Page 77 and Air Rights Agreement recorded in Book 19236 Page 4499 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of Lot 16 of said Block 54; thence South 00° 00' 00" West, along the East right of way line of Washington Avenue for 116.79 feet; thence North 89° 57' 01" East, along the South line of an existing two story building for 85.20 feet to the Southeast corner of said building; thence North 00° 00' 23" West, along the Easterly line of said building and its Northerly extension thereof for 116.70 feet to a point on the North line of said vacated alley; thence North 89° 59' 29" West, along the said North line also being the South line of Lots 15 and 16 of said Block 54 for 85.19 feet to the point of beginning.

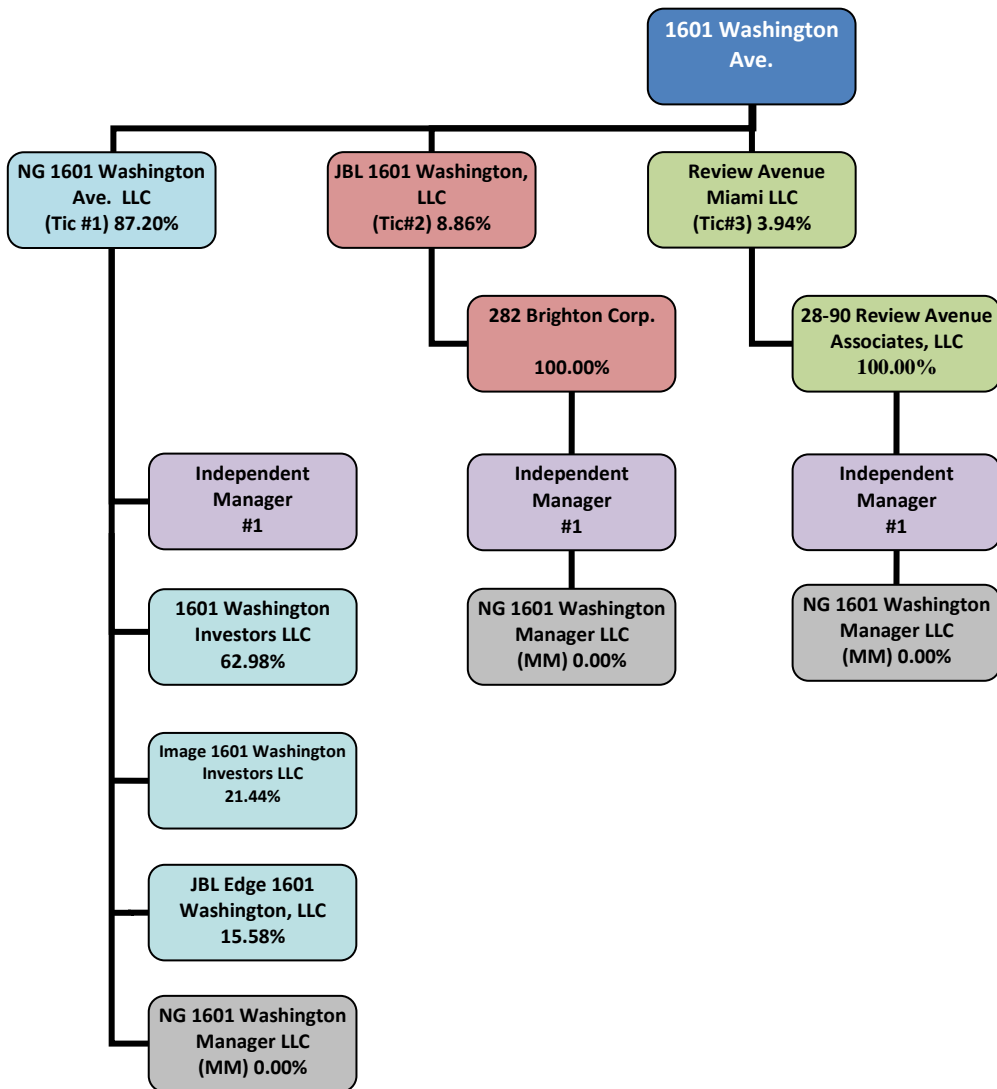
The above-described parametrical boundary at elevation +29.00 feet and above, relative to National Geodetic Vertical Datum of 1929.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. MTAFL-110136, DATED MARCH 17, 2016.

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1601 Washington Ave.



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<u>LLC Name</u>	<u>State</u>	<u>EIN</u>	<u>Members</u>	<u>% of LLC Owned</u>	<u>% of Deal</u>
NG 1601 Washington Ave LLC (Tic#1)	DE	32-0508750			
			1601 Washington Investors LLC	62.98%	54.92%
			Image 1601 Washington Investors LLC	21.44%	18.70%
			JBL Edge 1601 Washington, LLC	15.58%	13.58%
			NG 1601 Washington Manager LLC (MM)	0.00%	0.00%
			Independent Manager #1	0.00%	0.00%
			<b>Total</b>	<b>100.00%</b>	<b>87.20%</b>
1601 Washington Investors LLC	DE	32-0508804			
			Jonathan Roshanzamir & Family	11.83%	6.50%
			Martin Wayne	5.38%	2.95%
			Robert Zuritsky	3.58%	1.97%
			The Nightingale Group LLC	79.21%	43.50%
			<b>Total</b>	<b>100.00%</b>	<b>54.92%</b>
Image 1601 Washington Investors LLC	DE	81-4005488			
			Asher Koenig & Family	100.00%	18.70%
			<b>Total</b>	<b>100.00%</b>	<b>18.70%</b>
JBL Edge 1601 Washington, LLC	DE	TBD			
			Jacob Khotoveli	50.00%	6.79%
			Eric Gleit	50.00%	6.79%
			<b>Total</b>	<b>100.00%</b>	<b>13.58%</b>
NG 1601 Washington Manager LLC (MM)	DE	TBD			
			The Nightingale Group, LLC	100.00%	0.00%
			<b>Total</b>	<b>100.00%</b>	<b>0.00%</b>
JBL 1601 Washington, LLC (Tic#2)	DE	TBD			
			282 Brighton Corp.	100.00%	8.86%
			Independent Manager #1	0.00%	0.00%
			NG 1601 Washington Manager LLC (MM)	0.00%	0.00%
			<b>Total</b>	<b>100.00%</b>	<b>8.86%</b>
282 Brighton Corp.	FL	13-3685595			
			Jacob Khotoveli	50.00%	4.43%
			Michael Khotoveli	50.00%	4.43%
			<b>Total</b>	<b>100.00%</b>	<b>8.86%</b>
Review Avenue Miami LLC (Tic#3)	DE	TBD			
			28-90 Review Avenue Associates, LLC	100.00%	3.94%
			Independent Manager #1	0.00%	0.00%
			NG 1601 Washington Manager LLC (MM)	0.00%	0.00%
			<b>Total</b>	<b>100.00%</b>	<b>3.94%</b>

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28-90 Review Avenue Associates, LLC	DE	TBD			
			Eric Roberts	100.00%	3.94%
			<b>Total</b>	<b>100.00%</b>	<b>3.94%</b>
The Nightingale Group, LLC	NY	20-3457370			
			Elie Schwartz	50.00%	21.75%
			Simon Singer	50.00%	21.75%
			<b>Total</b>	<b>100.00%</b>	

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