



PB_Application_-1620_Drexel_Avenue_4-4-2024_Rev.pdf

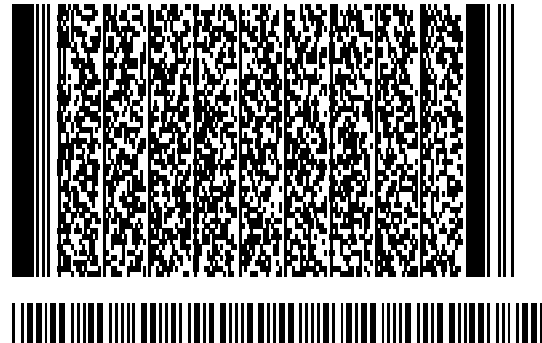
DocVerify ID: 25BA9D32-20CA-4DA1-B6BF-448FB267D7D9
Created: April 05, 2024 13:44:38 -8:00
Pages: 13
Electronic Notary: Yes / State: FL

This document is a DocVerify VeriVaulted protected version of the document named above. It was created by a notary or on the behalf of a notary, and it is also a DocVerify E-Sign document, which means this document was created for the purposes of Electronic Signatures and/or Electronic Notary. Tampered or altered documents can be easily verified and validated with the DocVerify veriCheck system.

Go to 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: Yeidy Montesino (ymp)
April 05, 2024 13:46:57 -8:00 [330B663BFD6C] [74.220.90.117]
ymontesino@brzoninglaw.com



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 PB24-0660			
<input type="radio"/> Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<input type="radio"/> Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<input checked="" type="radio"/> Planning Board <input checked="" type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <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="radio"/> Historic Preservation Board <input 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"/> Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY 1620 Drexel Avenue			
FOLIO NUMBER(S) 02-3234-003-0070 and 02-3234-003-0075			
Property Owner Information			
PROPERTY OWNER NAME 500 Lincoln Road Inc			
ADDRESS 1620 Drexel Avenue	CITY Miami Beach	STATE FL	ZIPCODE 33139
BUSINESS PHONE (305) 538-4511	CELL PHONE	EMAIL ADDRESS nhamann@urbanatlanticgroup.com	
Applicant Information (if different than owner)			
APPLICANT NAME Maizon Miami LLC			
ADDRESS 6402 S Troy Cir, Suite 320	CITY Centennial	STATE CO	ZIPCODE 80111
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS cherie@noble33.com	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST See letter of intent for additional details.			



Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input 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.			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 Todd Tragash		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Engineer	<input type="checkbox"/> Contractor <input type="checkbox"/> Tenant
		<input type="checkbox"/> Landscape Architect	<input type="checkbox"/> Other _____
ADDRESS 3526 North Miami Avenue		CITY Miami	STATE FL
		ZIPCODE 33127	
BUSINESS PHONE (305) 571-1811	CELL PHONE	EMAIL ADDRESS Todd@staarchitecturalgroup.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael W. Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Agent	<input type="checkbox"/> Contact <input type="checkbox"/> Other _____
ADDRESS 200 South Biscayne Boulevard, Suite 300		CITY Miami Beach	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Emily K. Balter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Agent	<input type="checkbox"/> Contact <input type="checkbox"/> Other _____
ADDRESS 200 South Biscayne Boulevard, Suite 300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Agent	<input type="checkbox"/> Contact <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).



25BA9D32-20CA-4DA1-B6BF-448FB267D7D9 --- 2024/04/05 13:44:38 -8:00

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".
- 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.

The aforementioned is acknowledged by:

Owner of the subject property Authorized representative

DocuSigned by:

 F9DD10EE15584BC... **SIGNATURE**

Mahdiar Karamooz, Chief Financial Officer
 Maizon Miami LLC **PRINT NAME**

4/5/2024

DATE SIGNED

25BA9D32-20CA-4DA1-B6BF-448FB267D7D9 --- 2024/04/05 13:44:38 -8:00



OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF Florida

COUNTY OF Miami-Dade

I, Mahdiar Karamooz, being first duly sworn, depose and certify as follows: (1) I am the Chief Financial Officer (print title) of Maizon Miami 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:

Mahdiar Karamooz


Maizon Miami LLC

SIGNATURE

Sworn to and subscribed before me this 5 day of April, 2024. The foregoing instrument was acknowledged before me by Mahdiar Karamooz, who has produced _____ identification and/or is personally known to me and who did/did not take an oath.

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

25BA9D32-20CA-4DA1-B6BF-448FB267D7D9 --- 2024/04/05 13:44:38 -8:00



POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Mahdiar Karamooz, 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, E. Balter, T. Tragash 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.

Mahdiar Karamooz, Chief Financial Officer
PRINT NAME (and Title, if applicable)

DocuSigned by:
Mahdiar Karamooz
F9DD10EE15584BC...
Maizon Miami LLC **SIGNATURE**

Sworn to and subscribed before me this 5 day of April, 2024. The foregoing instrument was acknowledged before me by Mahdiar Karamooz, Chief Financial Officer, who has produced identification and/or is personally known^x to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Signature]
Signed on 2/24/2024 05:13:46:57 -0500

NOTARY PUBLIC

My Commission Expires: _____

Yeidy Montesino Perez

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.



25BA9D32-20CA-4DA1-B6BF-448FB267D7D9 --- 2024/04/05 13:44:38 -8:00

**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.

500 Lincoln Road, Inc.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

The Miami Beach Community Church, Inc.

100%

1620 Drexel Avenue

Miami Beach, FL 33139

The Miami Beach Community Church, Inc.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B, Not for Profit Current List of Directors.

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.

25BA9D32-20CA-4DA1-B6BF-448FB267D7D9 --- 2024/04/05 13:44:38 -8:00



**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.

Maizon Miami LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Tosh Berman

45.264%

6402 S Troy Cir. Suite 320

Centennial, CO 80111

Michael Tanha

45.264%

6402 S Troy Cir. Suite 320

Centennial, CO 80111

No other individual or entity has more than a 5% interest.

N/A

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.

25BA9D32-20CA-4DA1-B6BF-448FB267D7D9 --- 2024/04/05 13:44:38 -8:00



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.

N/A

TRUST NAME

NAME AND ADDRESS

% INTEREST

25BA9D32-20CA-4DA1-B6BF-448FB267D7D9 --- 2024/04/05 13:44:38 -8:00



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 W. Larkin</u>	<u>200 South Biscayne Boulevard, Suite 300</u>	<u>(305) 374-5300</u>
<u>Emily K. Balter</u>	<u>200 South Biscayne Boulevard, Suite 300</u>	<u>(305) 374-5300</u>
<u>Todd Tragash</u>	<u>3526 North Miami Avenue</u>	<u>(305) 571-1811</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

COUNTY OF Miami-Dade

I, Mahdiar Karamooz, Chief Financial Officer, 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.

DocuSigned by:
Mahdiar Karamooz
Maizon Miami LLC **SIGNATURE**

Sworn to and subscribed before me this 5 day of April, 2024. The foregoing instrument was acknowledged before me by Mahdiar Karamooz, Chief Financial Officer, who has produced identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

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

My Commission Expires: _____

[Signature]
Signed on 2024/04/05 13:46:57 -8:00

NOTARY PUBLIC

Yeidy Montesino Perez

PRINT NAME

25BA9D32-20CA-4DA1-B6BF-448FB267D7D9 --- 2024/04/05 13:44:38 -8:00



Exhibit A "Legal Description"
1620 Drexel Avenue

ALTON BEACH REALTY CO 2 COMM SUB PB 6-33 LOT 1 BLK 52 LESS BEG 82.93FTE OF NW COR OF LOT 1 TH
E62.08FT SELY AD 23.56FT S95.61FT W77.07FT N110.64FT TO POB LOT SIZE 29923 SQ FT M/L

Parcel Identification Number: 02-3234-003-0070

25BA9D32-20CA-4DA1-B6BF-448FB267D7D9 --- 2024/04/05 13:44:38 -8:00



Exhibit B "Disclosure of Interest"
The Miami Beach Community Church, Inc.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
THE MIAMI BEACH COMMUNITY CHURCH, INC.

Filing Information

Document Number	N47868
FEI/EIN Number	59-1941684
Date Filed	03/12/1992
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/07/1994
Event Effective Date	NONE

Principal Address

1620 DREXEL AVE.
MIAMI BEACH, FL 33139

Mailing Address

1620 DREXEL AVE.
MIAMI BEACH, FL 33139

Registered Agent Name & Address

Trantina, Theresa
1620 DREXEL AVE.
MIAMI BEACH, FL 33139

Name Changed: 02/01/2019

Officer/Director Detail

Name & Address

Title VC

Chevalier, Peter
189 NW 102nd Street
Miami Shores, FL 33150

Title Treasurer

25BA9D32-20CA-4DA1-B6BF-448FB267D7D9 --- 2024/04/05 13:44:38 -8:00



Avecillas, Alison
910 Michigan Ave #406
Miami Beach, FL 33139

Title Director

Rhodes, John
1051 Meridian Avenue
Apt. 1-F
Miami Beach, FL 33139

Title Chairman

Trantina, Aaron
400 South Pointe Drive
Apt 1202
Miami Beach, FL 33139

Title Pastor

Lee, Cynthia M
2165 SW 119th Ave
Miramar, FL 33125

Title Assistant Secretary

Trantina, Theresa
1620 DREXEL AVE.
MIAMI BEACH, FL 33139

Title Director

Lisa , Riddle
934 Michigan Ave
Miami Beach, FL 33139

Title Secretary

Frazer-Jameson, Ellen
9 Island Ave
Apt # 502
Miami Beach, FL 33139

Annual Reports

Report Year	Filed Date
2022	02/04/2022
2023	01/26/2023
2024	01/30/2024

Document Images

25BA9D32-20CA-4DA1-B6BF-448FB267D7D9 --- 2024/04/05 13:44:38 -8:00



01/30/2024 -- ANNUAL REPORT	View image in PDF format
01/26/2023 -- ANNUAL REPORT	View image in PDF format
02/04/2022 -- ANNUAL REPORT	View image in PDF format
01/12/2021 -- ANNUAL REPORT	View image in PDF format
01/30/2020 -- ANNUAL REPORT	View image in PDF format
02/01/2019 -- ANNUAL REPORT	View image in PDF format
01/31/2018 -- ANNUAL REPORT	View image in PDF format
03/14/2017 -- ANNUAL REPORT	View image in PDF format
06/12/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/30/2016 -- ANNUAL REPORT	View image in PDF format
04/20/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
03/16/2015 -- ANNUAL REPORT	View image in PDF format
02/05/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
01/30/2012 -- ANNUAL REPORT	View image in PDF format
02/17/2011 -- ANNUAL REPORT	View image in PDF format
02/17/2010 -- ANNUAL REPORT	View image in PDF format
06/05/2009 -- ANNUAL REPORT	View image in PDF format
01/28/2008 -- ANNUAL REPORT	View image in PDF format
02/05/2007 -- ANNUAL REPORT	View image in PDF format
01/26/2006 -- ANNUAL REPORT	View image in PDF format
01/25/2005 -- ANNUAL REPORT	View image in PDF format
03/17/2004 -- ANNUAL REPORT	View image in PDF format
02/07/2003 -- ANNUAL REPORT	View image in PDF format
02/24/2002 -- ANNUAL REPORT	View image in PDF format
02/06/2001 -- ANNUAL REPORT	View image in PDF format
02/16/2000 -- ANNUAL REPORT	View image in PDF format
03/01/1999 -- ANNUAL REPORT	View image in PDF format
02/04/1998 -- ANNUAL REPORT	View image in PDF format
02/05/1997 -- ANNUAL REPORT	View image in PDF format
02/05/1996 -- ANNUAL REPORT	View image in PDF format
02/07/1995 -- ANNUAL REPORT	View image in PDF format

