

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 PB26-8013		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		Design Review Board ☐ Design review approval ☐ Variance ☐ Petition for Rehearing	
Planning Board ☐ Conditional use permit ☐ Lot split approval ☒ Amendment to the Land Development Regulations or zoning map ☐ Amendment to the Comprehensive Plan or future land use map		Historic Preservation Board ☐ Certificate of Appropriateness for design ☐ Certificate of Appropriateness for demolition ☐ Historic district/site designation ☐ Variance ☐ Petition for Rehearing	
☐ Other:			
Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1656-1680 Alton Road, Miami Beach FL 33139			
FOLIO NUMBER(S) 02-3234-017-0160; 02-3234-017-0170; 02-3234-017-0180; 02-3234-017-0190			
Property Owner Information			
PROPERTY OWNER NAME Alton Ventures Development LLC			
ADDRESS 43 West 24th Street, 10th Floor		CITY New York	STATE NY
ZIP CODE 10010			
BUSINESS PHONE 212-795-9595	CELL PHONE	EMAIL ADDRESS db@infinitycollective.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same as Owner			
ADDRESS		CITY	STATE
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Alton City Center Overlay (LDR and Comprehensive Plan Amendments)			

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. 7.2.2.4?		☐ 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 n/a		☐ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Authorized Representative(s) Information (if applicable)			
NAME Neisen Kasdin, Esq.		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS 98 SE 7th Street, Suite 1100		CITY Miami	STATE ZIPCODE FL 33131
BUSINESS PHONE 305-982-5629	CELL PHONE	EMAIL ADDRESS neisen.kasdin@akerman.com	
NAME Cecilia Torres-Toledo, Esq.		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS 98 SE 7th Street, Suite 1100		CITY Miami	STATE ZIPCODE FL 33131
BUSINESS PHONE 305-982-5547	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).

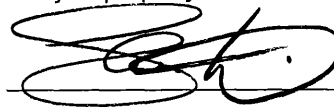
Please read the following and acknowledge below:

- 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". Online payments are also accepted. Please select the Citizen Self Service icon in the city's webpage at www.miamibeachfl.gov.
- 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 2.1.1.1 – 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 services rendered or to be rendered. The disclosure shall: a. be in writing, b. indicate to whom the consideration has been provided or committed, c. generally describe the nature of the consideration, and d. 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 the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and no application from 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

*Manager for Alton Ventures Development LLC



SIGNATURE

Steven Kassin*

PRINT NAME

12/23/25

DATE SIGNED

The undersigned applicant confirms that the mail notice packet submitted with this application is compliant with section 2.2.4.1 of the land development regulations.

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

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization. Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of _____, _____ (year) by _____.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF New YorkCOUNTY OF Manhattan

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

SIGNATURE

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization. Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 23 day of 12, 2025 (year) by Steven Kassir.

NOTARY SEAL OR STAMP

NOTARY PUBLICMy Commission Expires: 07/10/27_____
PRINT NAME

RENEE BONNELL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BO0010821
Qualified in King County
Commission Expires 07/10/2027

RENEE BONNELL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BO0010821

POWER OF ATTORNEY AFFIDAVIT

STATE OF

New York

**Neisen Kasdin Esq. & Cecilia Torres-Toledo, Esq.

COUNTY OF

Manhattan

I, Steven Kassin, Manager, 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 Akerman, LLP** 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.

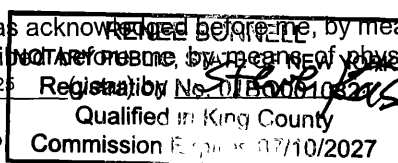
Steven Kassin, Manager

PRINT NAME (and Title, if applicable)

SIGNATURE

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization. Sworn to (or affirmed) and subscribed before me, by means of physical presence or online notarization, this 23 day of 12, 2023. Registered by No. 01800610622.

NOTARY SEAL OR STAMP



My Commission Expires:

07/10/27

NOTARY PUBLIC

PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

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 is 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.

See Exhibit B

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.

N/A

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
<u>Neisen Kasdin, Esq.</u>	<u>98 SE 7th Street, Suite 1100, Miami FL 33131</u>	<u>305-982-5629</u>
<u>Cecilia Torres-Toledo, Esq.</u>	<u>98 SE 7th Street, Suite 1100, Miami FL 33131</u>	<u>305-982-5547</u>
<u>Cory Dorman</u>	<u>2 Alhambra Plaza, Suite 100, Coral Gables 33134</u>	<u>305-673-2025</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 New York
COUNTY OF Manhattan

I, Steven Kassin, Manager, 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

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization. Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 23 day of 12, 2025 (year) by Steven Kassin.

NOTARY SEAL OR STAMP

My Commission Expires: 07/10/27

Renee Bonnell
NOTARY PUBLIC
Renee Bonnell
PRINT NAME

RENEE BONNELL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BO0010821
Qualified in King County
Commission Expires 07/10/2027

Exhibit A: Legal Description of Applicant Property

FOLIO: 02-3234-017-0160

LOTS 2 AND 3, BLOCK 40, OF FIRST ADDITION TO COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

FOLIO: 02-3234-017-0170

LOTS 4 AND 5, BLOCK 40, OF FIRST ADDITION TO COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

FOLIO: 02-3234-017-0180

LOT 6, BLOCK 40, OF FIRST ADDITION TO COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

FOLIO: 02-3234-017-0190

LOTS 7 AND 8, BLOCK 40, OF FIRST ADDITION TO COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND,

Exhibit B: Disclosure of Interest

Property Owned by:

Alton Ventures Development LLC	100%
43 West 24 th Steet, 10 th Floor	
New York, New York 10010	

Alton Ventures Development LLC Owned by:

Alton Ventures Mezz LLC	100%
43 West 24 th Steet, 10 th Floor	
New York, New York 10010	

Alton Ventures Mezz LLC Owned by:

Prive Alton LLC**	15.42%
16690 Collins Ave., Suite 1104]	
Sunny Isles Beach, FL 331360	

Alton Road JV, LLC	19.17%
19501 Biscayne Blvd. Suite 400,	
Aventura, FL 33180	

IRE Alton Ventures, LLC	50%
43 West 24 th Steet, 10 th Floor	
New York, New York 10010	

Adar Alton LLC	15.42%
16690 Collins Avenue, Suite 1004	
Sunny Isles Beach, FL 33160	

Alton Road JV, LLC Owned by:

Abigail Soffer, as Trustee of the Rock Soffer 2024 TAMCO Trust	80.43%
19501 Biscayne Blvd. Suite 400,	
Aventura, FL 33180	

Rosnki Capital LLC	19.56%**
6810 Lyons Technology Circle, Suite 100	
Coconut Creek, FL 33073	

IRE Alton Ventures, LLC Owned by:

Steven's Article Four Trust	15.42%
43 West 24 th Steet, 10 th Floor	
New York, New York 10010	

Trustees: Albert Kassin and Steven Kassin

Albert's Article Four Trust	15.42%
43 West 24 th Steet, 10 th Floor	
New York, New York 10010	
Trustees: Albert Kassin and Steven Kassin	

Isaac's Article Four Trust	15.42%
43 West 24 th Steet, 10 th Floor	
New York, New York 10010	
Trustees: Albert Kassin and Steven Kassin	

Blue Star U.S. Real Estate Inc.	50%
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Blue Star U.S. Real Estate Inc. Owned by:

Estee Natkin	33%
2219 East 4 th Street	
Brooklyn, NY 11223	

Nathalie Sutton	33%
2259 East 4 th Street	
Brooklyn, NY 11223	

Raquel Mosseri	33%
22 Stuyvesant Place	
Long Branch, NJ 07740	

Adar Alton LLC Owned by:

Jagil Properties LLC	40%
3323 NE 163rd St., Suite 600	
Miami, FL 33160	

SKAA ELC LLC	40%
3323 NE 163rd St., Suite 600	
Miami, FL 33160	

Caprikan LLC	20%
3323 NE 163rd St., Suite 600	
Miami, FL 33160	

Jagil Properties LLC Owned by:

Jack Azout	100%
3323 NE 163rd St., Suite 600	
Miami, FL 33160	

SKAA ELC LLC Owned by:

Shlomo Khoudari

100%

3323 NE 163rd St., Suite 600

Miami, FL 33160

Caprikan LLC Owned by:

Sylvain Argy

100%

3323 NE 163rd St., Suite 600

Miami, FL 33160

****No natural persons owner more than 5% stake**