

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address: 550 WASHINGTON AVE Board: PLANNING B Date: 2/10/2020
BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CSS to obtain a plan case number and for board staff review of all submittals, and review by the Development Review Committee, as needed.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five(5) business days prior to CSS First submittal.

Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CSS to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CSS (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CSS First submittal deadline.

Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL (VIA CSS) **, To be uploaded online (CSS) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CSS system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	X
2	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	
3	Copy of signed and dated check list issued at Pre-Application meeting or Design Review Committee meeting.	X
4	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
5	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 44, 45 & 46).	X
6	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	X
7	Copies of all current or previously active Business Tax Receipts if applicable.	X
8	Copies of previous recorded final Orders if applicable. - NOTE ANY + ALL TEXT CHANGED TO THE ORDER!	X
9	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
10	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations. - VERIFY THE EASEMENT (SOUTH SIDE) FOR CONSTRUCTION	X
11	Architectural Plans and Exhibits (must be 11"x 17")	X
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date.	X
b	Copy of the original survey included in plan package. See No. 10 above for survey requirements	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	X
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	X
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	X
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	X
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	X

* 30 day lead time from first submittal for projects requiring traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.

Indicate N/A If Not Applicable

Initials: AG

Property address: 550 WASHINGTON AVE

h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	X
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	X
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	X
m	Demolition Plans (Floor Plans & Elevations with dimensions)	X
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	X
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X
p	Proposed Section Drawings	X
q	Color Renderings (elevations and three dimensional perspective drawings).	
12	Landscape Plans and Exhibits (must be 11"x 17")	
a	Tree Survey	
b	Tree Disposition Plan	
c	Landscape Plan- private property and right-of-way areas. Proposed landscaping with landscape legend form, hardscape areas, ground floor equipment, overhead and underground utilities information.	
d	Hardscape Plan, i.e. paving materials, pattern, etc.	
e	Landscape lighting	
13	Copy of <u>original Building Permit Card</u> & Microfilm, if available.	X
14	Copy of previously approved building permits. (provide building permit number). - <u>LAST FOR THE RENOVATION</u>	X
15	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data.	
16	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	
17	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	
18	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
19	Line of Sight studies.	
20	Structural Analysis of existing building including methodology for shoring and bracing.	
21	Proposed exterior and interior lighting plan, including photometric calculations.	
22	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
23	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
24	Required yards open space calculations and shaded diagrams.	
25	Required yards section drawings.	
26	Variance and/or Waiver Diagram.	
27	Schematic signage program	
28	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
29	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
30	Daytime and nighttime renderings for illuminated signs.	
31	Floor Plan Indicating area where alcoholic beverages will be displayed.	
32	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
33	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	

Indicate N/A If Not Applicable

Initials: Ab

Property address: _____

34	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
35	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
36	Survey with spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the dune within the property. Erosion control line and Bulkhead line shall be indicated if present.	
37	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
38	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable). <i>- Include prior operations plan + NOTE ALL DIFFERENCES!</i>	X
39	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
40	Traffic Study, Site plan(s) - Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	X
41	Sound Study report (Hard copy) with 1 CD. <i>- INCLUDE ANY PREVIOUS STUDIES</i>	X
42	Site Plan (Identify streets and alleys)	X
a	Identify: setbacks <u>X</u> Height <u>X</u> Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces <u>X</u>	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions <u>X</u>	
f	Delivery route <u>X</u> Sanitation operation <u>X</u> Valet drop-off & pick-up <u>X</u> Valet route in and out <u>X</u>	
g	Valet route to and from <u>X</u> auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	X
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan <u>✓</u>	X
43	Floor Plan (dimensioned) <i>Prior seating + occupancy load to proposed is critical! (Identify all changes)</i>	X
a	Total floor area	X
b	Identify # seats indoors <u>X</u> outdoors <u>X</u> seating in public right of way <u>X</u> Total <u>X</u> <i>(Existing + Proposed)</i>	X
c	Occupancy load indoors and outdoors per venue <u>X</u> Total when applicable <u>X</u>	X
44	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	X
45	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-353 (d) of the City Code for each Variance.	
46	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	X
b	CU - NIE and or outdoor Entertainment Establishments - Section 142-1362 (a)(1)-(9)	X
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (5)(a)-(k) & (6)(a)-(g)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see Item # 47	
47	Lot Splits	
a	Conceptual massing study to show the ability to comply with all single family zoning requirements for the maximum size home proposed.	
b	A survey showing the existing lot configuration and individual surveys per each proposed lot.	
c	Conceptual Site Plan for each lot showing compliance with zoning regulations.	
d	Submit opinion of title	

Indicate N/A If Not Applicable

Initials: X6

Property Address: 550 WASHINGTON AVE

Notes: The applicant is responsible for checking above referenced sections of the Code.

ITEM #	FINAL SUBMITTAL (via CSS & PAPER) Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Upload documents online (via CSS) before NOON on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.	Required
48	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CSS).	
	PAPER FINAL SUBMITTAL:	
49	Original application with all signed and notarized applicable affidavits and disclosures.	X
50	Original of all applicable items.	X
51	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	X
52	14 collated copies of all required documents	X
53	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	X
54	Traffic Study (Hard copy)	
55	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	X

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. ** Other information/documentation required for First submittal will be identified during Pre-Application meeting and Development Review Committee Meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CSS, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'.
- D. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- E. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- F. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)

Applicant's or designee's Name

Applicant's or designee's signature

Date

Indicate N/A If Not Applicable

Initials 26

MIAMI BEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER PB20-0339		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)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
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		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 550 Washington Avenue			
FOLIO NUMBER(S) 02-4203-009-1900			
Property Owner Information			
PROPERTY OWNER NAME Big Time Productions, Inc.			
ADDRESS 59 NW 14 Street		CITY Miami	STATE FL
		ZIP CODE 33136	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Applicant Information (if different than owner)			
APPLICANT NAME 550 Landlord, LLC			
ADDRESS 999 Brickell Avenue, Suite 3600		CITY Miami	STATE FL
		ZIP CODE 33131	
BUSINESS PHONE 305-510-0142	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Modification of CUP for PB File No. 1947			

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 type="checkbox"/> Yes	<input checked="" 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		<input 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		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Authorized Representative(s) Information (if applicable)			
NAME Mickey Marrero, Esq.		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami Beach	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS mmarrero@brzoninglaw.com	
NAME Greg Fontela, Esq.		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-74-5300	CELL PHONE	EMAIL ADDRESS gfontela@brzoninglaw.com	
NAME Michael W. Larkin, Esq.		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami Beach	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	

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


SIGNATURE
Eugene Rodriguez

PRINT NAME

2/3/2020

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: _____

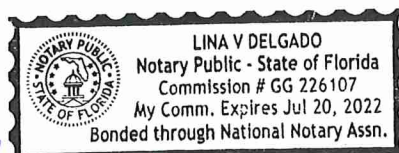
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

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

SIGNATURE

Sworn to and subscribed before me this 3rd day of February, 2020. The foregoing instrument was acknowledged before me by Eugene Rodriguez, who has produced FL Driver License 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: 7/20/22Lina V. Delgado

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida
COUNTY OF Miami-Dade
I, Eugene Rodriguez

, 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 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.

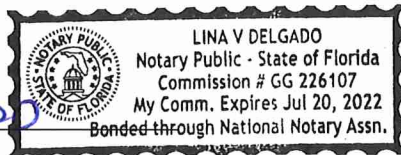
Eugene Rodriguez

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 30th day of February, 20 20. The foregoing instrument was acknowledged before me by Eugene Rodriguez, who has produced FL driver license as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: 7/20/22

NOTARY PUBLIC

Lina V. Delgado

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.

550 Landlord, LLC

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

See Exhibit B

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.

Big Time Productions, Inc.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

See Exhibit C

% 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.

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
Michael W. Larkin, Esq.	200 S. Biscayne Blvd., Suite 850	305-374-5300
Mickey Marrero, Esq.	200 S. Biscayne Blvd., Suite 850	305-374-5300
Greg Fontela, Esq.	200 S. Biscayne Blvd., Suite 850	305-374-5300

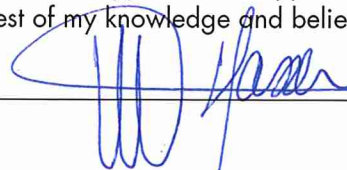
Additional names can be placed on a separate page attached to this application.

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

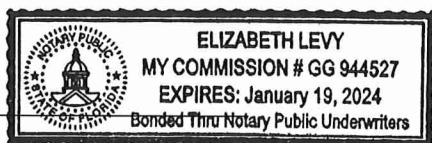
STATE OF Florida
 COUNTY OF Miami-Dade
 I, Mathieu Massa

, 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.

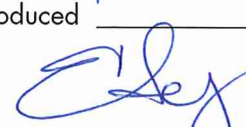

SIGNATURE

Sworn to and subscribed before me this 31 day of January, 2020. The foregoing instrument was acknowledged before me by Mathieu Massa, who has produced _____ 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

PRINT NAME

EXHIBIT A

LEGAL DESCRIPTION

OCEAN BEACH ADDN NO 3 PB 2-81 LOT 2 LESS BEG NE COR SWLY ALG E/L 31.22FTW PARL TO N/L 21.01FTS AT R/A 0.2FTW PARL TO N/L 86.75FTN 23.68FTW PARL TO N/L 5.0FTN PARL TO W/L 7.0FTE ALG N/L 119.66FT TO POB & W135FT OF LOT 3 & E9FT OF W144FT OF N8FT OF LOT 3 BLK 48 LOT SIZE IRREGULAR OR 15739-1789 1192 1

EXHIBIT B

550 Landlord, LLC

- Massa Investment Group, LLC (100%)
 - Mathieu Massa (100%)

EXHIBIT C

Big Time Productions, Inc.

- Eugene Rodriguez (100%)

DIRECT LINE: (305) 377-6233
E-Mail: GFontela@BRZoningLaw.com

VIA ELECTRONIC & HAND-DELIVERY

April 27, 2020

**Thomas Mooney, Planning Director
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139**

**Re: PB20-0339 - Modification of Conditional Use Permit PB File No. 1947 for 550
Washington Avenue, Miami Beach, Florida**

Dear Tom:

This firm represents 550 Landlord, LLC (“Applicant”), the contract purchaser of the building and property located at 550 Washington Avenue (“Property”). This letter serves as the required letter of intent in connection with a request to modify the Conditional Use Permit obtained in December 2014 for a Neighborhood Impact Establishment.

Description of the Property. The Property is located on the west side of Washington Avenue just south of 6th Street. The Property is located in the CPS-2, Commercial Performance Standard District, and is a contributing structure within the Ocean Beach Historic District. The existing structure on the Property was built in 1945. There are multiple uses in the surrounding area, including commercial to the north and east and residential to the south and west.

Venue Operations. With the recent re-emergence of Washington Avenue as a desired location for exciting new developments in Miami Beach, the Applicant hopes to reintroduce the historic Paris Theater with a new unique operation and design upgrade. The concept for this venue is for an upscale restaurant and entertainment establishment. The Applicant has retained a stellar team to create a unique décor and create a first-rate menu that will reveal unforgettable saviors. The patrons will be immersed in a magical atmosphere that changes as the evening goes on. The operation hours will include dining from 6:00 pm to 12:00 am and entertainment from 12:00 am to 5:00 am. The venue will provide background music until 11:00 pm and provide lounge music from 11:00 pm to

5:00 am. The operation will include valet service that will operate during the hours that the venue is open. The full breakdown of the operations can be found in the Operations Plan attached. See Exhibit A, Operations Plan.

Changes to Existing Conditional Use Permit: The following represent the proposed changes from the existing Conditional Use Permit last approved and modified on December 15, 2014:

2. This Conditional Use Permit is issued to Variety Paris LLC 550 Washington LLC, as operator of the theater/~~lounge~~ restaurant/lounge. Any change of operator shall require review and approval in advance by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board, in advance, to affirm their understanding of the conditions listed herein.

* * *

4. As proposed, the applicant ~~will initially start with evening shows and once a following is created, the hours may be extended to matinee and possibly daytime children shows.~~ The hours of operation as proposed are from 9:00 6:00 p.m. to 5:00 a.m. Monday through Wednesday, and Thursday through Sunday ~~from 11:00 a.m. to 4:00 p.m. and again from 6:00 p.m. to 5:00 a.m.~~ From time to time the operators may hold private events and provide catered meals.

* * *

8. Queuing shall take place within the premises, as proposed by applicant, and contained by Variety Paris, LLC 550 Washington, LLC, security personnel so that there is no spillover that could conflict with pedestrian flow in front of the subject establishment. In the event that queuing of people is necessary, standchions shall be placed to control crowds and allow for the free-flow of pedestrians on public sidewalks. The placement of the stanchions shall be shown on a site plan that shall be submitted to staff for review and approval.
9. The Euclid Avenue entrance shall only be used as emergency egress. Access by ~~theater performers~~ staff and security personnel shall be permitted.

10. ~~A dance floor or dedicated dance area for patrons shall be strictly prohibited.~~
11. The facility shall be cleaned regularly and after each performance and the garbage shall be removed each time. No garbage dumps with perishables shall be stores outside the property.

Satisfaction of Conditional Use Permit Review Criteria. The Applicant's request satisfies the two different sets of review criteria and guidelines as follows:

Conditional Use Standards in Section 118-192(a) of the Code of the City of Miami Beach (the "Code").

(1) The use is consistent with the comprehensive plan or neighborhood plan if one exists for the area in which the property is located.

CONSISTENT – Restaurants and entertainment establishments are consistent with the comprehensive plan and the CPS-2 zoning district permits neighborhood impact establishments through the conditional use process.

(2) The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the comprehensive plan.

CONSISTENT – The proposed use will replace the existing Paris Theater, both of which are dinner restaurants with evening entertainment and dancing. As such, the proposal only modifies the character and details of the same uses.

(3) Structures and uses associated with the request are consistent with these land development regulations.

CONSISTENT – The structures and uses associated with the Applicant's request for a conditional use permit for a NIE with entertainment and dancing are consistent with the City's land development regulations (LDRs). The Property has already been approved for a CUP for a NIE. The subject application reflects a change of owner/operator and modifications to the operations to reflect the same.

(4)The public health, safety, morals, and general welfare will not be adversely affected.

CONSISTENT – The Applicant proposes an elegant dinner restaurant and evening entertainment establishment that capitalizes on the vast experience of its operators. The property is fully enclosed and is not expected to negatively impact surrounding areas.

(5) Adequate off-street parking facilities will be provided.

CONSISTENT – The venue will not have any on-site parking and will utilize the independent valet parking services. There are also numerous other nearby parking lots and garages, and metered self-parking on surrounding streets. The Applicant further anticipates that many patrons will arrive by foot, ride-share services, or taxi.

(6) Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

CONSISTENT – The Applicant will carefully control and monitor the music at the establishment, ensuring that the music is contained within the building. The Applicant's staff will maintain patron areas and adjacent rights of way to protect the surrounding area. Security personnel will also ensure a safe nighttime operation.

(7) The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.

CONSISTENT – As this proposed use will replace Paris Theater with the same uses, the concentration of similar types of uses will not increase; therefore, there will not be any negative impact of the surrounding uses.

Neighborhood Impact Establishment Review Guidelines in Section 142-1362(a) of the Code – supplemental review guidelines.

(1) An operational/business plan which addresses hours of operation, number of employees, menu items, goals of business, and other operational characteristics pertinent to the application.

CONSISTENT – The Applicant has provided a business operations plan with the application that details the dinner restaurant and evening entertainment and dancing establishment.

(2) A parking plan which fully describes where and how the parking is to be provided and utilized, e.g., valet, selfpark, shared parking, after-hour metered spaces and the manner in which it is to be managed.

CONSISTENT – The restaurant will not have any on-site parking and will utilize the independent valet parking services. There are also numerous other nearby parking lots and garages, and metered self-parking on surrounding streets. The Applicant further anticipates that many patrons will arrive by foot, ride-share services, or taxi.

(3)An indoor/outdoor crowd control plan which addresses how large groups of people waiting to gain entry into the establishment, or already on the premises will be controlled.

CONSISTENT – All patrons arriving to the restaurant will enter through the enclosed corridor located at the east side of the building on Washington Avenue. The corridor will then lead to the hostess desk towards the center of the property. Guests will either be directed to their tables or to the bar or the lounge area while their table is being prepared. Two other doorways on the Euclid Avenue frontage are for emergency exit only. Security cameras will be pointed at the entrance and exits of the property.

(4)A security plan for the establishment and any parking facility, including enforcement of patron age restrictions.

CONSISTENT – Security personnel will maintain a constant presence during the hours of operation and numerous security cameras will be located at the entrance and exits. Reception staff at the entrance and all food and beverage wait staff will prevent underage alcohol consumption by checking for identification to verify the age of patrons requesting alcohol. All staff, including security staff, will be trained to ensure that all guests leaving the Property do so showing due consideration to the neighbors.

(5) A traffic circulation analysis and plan which details the impact of projected traffic on the immediate neighborhood and how this impact is to be mitigated.

CONSISTENT – The proposed restaurant venue will replace the existing Paris Theater, both of which are dinner restaurants with evening entertainment and dancing. As such, the proposal only modifies the character and details of the same uses.

(6) A sanitation plan which addresses on-site facilities as well as off-premises issues resulting from the operation of the establishment.

CONSISTENT – Sanitation guidelines are included in the Operational Breakdown – Deliveries and Collections.

(7) A noise attenuation plan which addresses how noise will be controlled to meet the requirements of the noise ordinance.

CONSISTENT – A noise study was not required with this application as all noise will be contained indoors with sufficient separation from the street.

(8) Proximity of proposed establishment to residential uses.

CONSISTENT – The Property is adjacent to a variety of uses, including commercial and residential, which is inherent in the character of the CPS-2 District.

(9) Cumulative effect of proposed establishment and adjacent pre-existing uses.

CONSISTENT – As this proposed restaurant will replace the existing approved Paris Theater uses, the concentration of similar types of uses will not increase; therefore, there will not be any negative impact of the surrounding uses.

Sea Level Rise and Resiliency Criteria. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

(1) A recycling or salvage plan for partial or total demolition shall be provided.

The Applicant will provide a recycling or salvage plan during permitting where feasible and appropriate.

(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

The Applicant proposes hurricane impact windows where feasible and appropriate.

(3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

Operable windows will be provided where feasible and appropriate.

(4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

The Applicant will preserve the existing contributing structure.

- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.**

The nature of the building that will be preserved. The Applicant will look into ways to protect the ground floor during potential flooding events.

- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.**

The nature of the building that will be preserved. The Applicant will look into ways to protect the ground floor during potential flooding events.

- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.**

Proper precautions will be taken to ensure the critical mechanical and electrical systems are located above base flood elevation where feasible and appropriate.

- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.**

The Applicant is preserving the facades of the Property. It is not feasible to elevate them.

- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.**

Proper precautions will be taken to protect the Property from potential floods.

- (10) Where feasible and appropriate, water retention systems shall be provided.**

Given the nature of the proposed development, providing a water retention system is not feasible.

Conclusion. The proposed location of this exclusive restaurant venue at 550 Washington Avenue is perfectly situated for such a use and has already operated in a similar capacity. The Applicant has taken great care to ensure that the evening entertainment is properly controlled so the restaurant may coexist peacefully with its neighbors and operate successfully at this location. We respectfully request your

Thomas Mooney, Planning Director

April 27, 2020

Page 8

recommendation of approval of the Applicant's request for this modified NIE. If you have any questions or comments with regard to the application, please call me at 305-374-5300.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Fontela', with a stylized, cursive script.

Greg Fontela

Attachments

EXHIBIT A

Paris Theater

550 Washington Avenue

OPERATIONAL BREAKDOWN

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IMPRESSIONS

OPERATIONAL BREAKDOWN

CONCEPT

Our concept for this venue is an upscale restaurant and entertainment establishment.

Our company is hiring the best team to create a unique décor and create a unique menu that will reveal unforgettable saviors.

Our clients will be immersed in a magical atmosphere that changes as the evening goes on.

Operating hours

Dinning Hours 6.00 pm – 12.00 am
Entertainment 12.00 am – 5.00 am

Capacity

Restaurant _____ seats

Access

General public
Enter from 550 Washington Avenue
Entrance from Euclid Avenue shall only be used as emergency egress

Music

6.00 pm to 5.00 am
Background music: 6.00 pm to 11.00 pm
Lounge music: 11.00 pm to 5.00 am

OPERATIONAL BREAKDOWN

MR. HOSPITALITY GROUP

Mr. Hospitality is a fully integrated hospitality management group that conceptualizes, owns and operates restaurants and nightlife destinations.

In 2008 Mr. Hospitality founder, Mathieu Massa has imported the European culinary and entertainment culture to the United States.

With 20 years of combined experience in the food and beverage industry, Mr. Hospitality has brought dining, art, fashion and entertainment to a new level of sophistication by fully understanding the U.S market.

Mr. Hospitality is responsible for the creation and operations of bâoli, Marion, and el tucán.

MR | HOSPITALITY
MIAMI

Marion
RESTAURANT & LOUNGE
1111 SW 1st Ave
Miami, FL 33130
marionmiami.com
786.717.7512

bâoli
— MIAMI —
1906 Collins Ave
Miami Beach, FL 33139
baolimiami.com
305.674.8822

el tucán
RESTAURANT • LOUNGE
1111 SW 1st Ave
Miami, FL 33130
eltucanmiami.com
305.535.0065

WEEKLY LADIES' NIGHT PARTIES

MY BOYFRIEND IS OUT OF TOWN!
by bâoli
Every Wednesday

Marion
— THURSDAY —
SOIRÉE
Every Thursday

PASSIONATA
BY EL TUCÁN
Every Wednesday

OPERATIONAL BREAKDOWN

VALET PARKING

550 Landlord LLC is planning to use a local valet Parking company to operate its valet parking service. Previously approved operation plan did not provide for valet services.

Our valet service would operate from 6pm to closing time.

OPERATIONAL BREAKDOWN

STAFFING LEVELS

According to the hours of operation applied for under the condition use permit, we expect to have the below staffing levels:

	<u>Low Season</u>	<u>High Season</u>
Server	8	15
Bar Tender	2	4
Busser	8	15
Food Runner	3	5
Dishwasher	2	5
Hostess	3	5
Kitchen	6	10
Station	1	2
TOTAL	33	61

OPERATIONAL BREAKDOWN

PRIVATE EVENTS

There are two ways to enjoy a private evening at our venue

100% privacy or partial privacy, individual clients and professional organizers can structure dinners and evenings around a whole range of

options to suit their requirements:

- Seated dinner
- Buffet meal
- Dinner cocktail
- Cocktail party
- Different type of open bar
- Fashion show
- Concert
- Premier party
- After party
- And other types of events

100% privacy implies free run of the entire establishment

Partial privacy ensures clients occupy a private area with the opportunity of accessing those same services.

OPERATIONAL BREAKDOWN

ACCESS & SECURITY

Our location is located at 550 Washington Avenue, Miami Beach, FL, 33139.

All customers arriving at our restaurant will enter through the enclosed corridor located at the east side of the building on Washington Avenue. The corridor will then lead to the hostess desk towards the center of the property. Guests will either be directed to their tables or to the bar or the lounge area while their table is being prepared.

Two other doorways on the Euclid Avenue frontage are for emergency exit only.

Security cameras will be pointed at the entrance and exits of the property.

OPERATIONAL BREAKDOWN

DELIVERIES & COLLECTIONS

The following procedures will be implemented to ensure minimal impact on local residents.

The operator intends to make the proper arrangements so that deliveries of all food produce, beverage and sundries will be received at the west side of the property on Euclid Avenue.

Deliveries will only be accepted between the hours of 8am to 12pm.

Refuse collection will take place between 8am and 9am from the same location.

Refuse will be collected 6 days a week. All refuse will be walked from the refuse room, located at the west corner of the property.

Two goods receivers will be employed during these hours to keep noise or disturbances to a minimum.

OPERATIONAL BREAKDOWN

MENU

CHEF’S RECOMMENDATION	
“OMAKASE” MENU	
(Available for whole table only)	
Allow our Executive Chef to choose from daily market’s ingredients to create a whole experience of new flavors and decadent presentation.	
SIGNATURE	78
PREMIUM	98
ULTIMATE	135

SMALL PLATES & SALADS

SWEET AND SPICY EDAMAME (V)	9.5
Smoky Chili, Ito Togarashi	
GRILLED SHISHITO PEPPERS (V)	13
Paprika Aioli, Parmesan	
POPCORN ROCK SHRIMP	16
Spicy Aioli, Butter Lettuce, Radish	
CHICKEN WINGS LOLLIPOPS	17
Sesame, Sweet and Sour	
SATAY OF CHILEAN SEABASS (2PCS)	25
Ginger Miso Glaze, Peanuts	
IMPERIAL WAGYU BEEF SLIDERS (2PCS)	19
Caramelized Onions, Aged Manchego Cheese, Quail Egg	
PORK BELLY BAO BUNS (2PCS)	17
Cucumber Pickles, Shiso Leafs	
AVOCADO SALAD (V)	14
Spinach, Arugula, Thai Basil Aioli	
KALE GOBO SALAD (V)	12
Baby Kale Salad, Kaffir Lime Dressing	
BLACK TRUFFLE PIZZETTA (V)	26
Ricotta, Fontina, Mozzarella Cheese, Shaved Black Truffle	
ADD JAMON IBERICO, PATA NEGRA, SLICED HAM 2oz +39	
COAL ROASTED OCTOPUS	21
Korean BBQ, Agrumato Lemon	
BURRATA CHEESE AND BURNT TOMATOES (V)	18
Kosho Vinaigrette, Citrus Yuzu Confiture	
SALT N’ PEPPER CALAMARI	16.5
Lime, Wasabi Tartar Sauce	

CRUDOS & RAW BAR *

CRISPY RICE SPICY TUNA	17
Sesame, Micro Cilantro	
SPICY SALMON TACOS	17.5
Mango, Avocado, Lemon Kimchi	
TUNA PIZZETTA	23
Truffle Aioli	
ADD SHAVED BLACK TRUFFLES +25	
YELLOWTAIL CRUNCHY TACOS	17.5
Micro Cilantro, Guacamole	
WAGYU BEEF CARPACCIO	18
Australian Wagyu, Truffle Aioli, Crispy Filo, Arugula Salad	
FLORIDA WAHOO CEVICHE	19
Leche de Tigre, Avocado, Red Onions, Grilled Corn, Cilantro	

PARIS THEATRE

SUSHI & SASHIMI PLATTER*	
(Please allow 20mn to prepare)	
Chef’s inspired selection of the freshest seasonal Sashimi, Nigiri & Maki Rolls	
SMALL :	95
LARGE :	155

SIGNATURE ROLLS *

TWO-TIMING TUNA	18
Spicy Tuna, Tuna Sashimi, Avocado, Cucumber	
MANGO TANGO	18.5
Shrimp Tempura, Hamachi, Asparagus, Cucumber, Avocado, Mango Sauce	
TORO-TORO	25
Fatty Tuna, Scallions, Smoked Soy	
HAMACHI JALAPEÑO	18
Soy Paper, Chopped Hamachi, Jalapeño, Cilantro	
Wasabi Mayo, Cucumber, Avocado	
ROCK & ROLL	17.5
Spicy Tuna, Rock Shrimp, Mango, Avocado	
KOBE ROLL	39
Torched at the table, Shrimp Tempura, Asparagus Tempura	
A5 Wagu Beef, Truffle Sauce	
CRISPY CRAB	19
Soy Paper, Avocado, Crunchy Tempura Flakes, Ranch Miso Sauce	

NEW STYLE SUSHI & SASHIMI*	
TUNA TATAKI SASHIMI (6PCS)	16
Smoked Ponzu, Avocado, Gooseberry	
HOTATE TRUFFLE SUSHI (2PCS)	23
Hokkaido Scallops, White Truffle Butter, Lime Zest	
TORO SUSHI (2PCS)	23
Chu Toro Tuna, Smoke Soy	

SUSHI & SASHIMI *

(1PC)

BLUEFIN TUNA 5.5 KING SALMON 7
TORO TUNA 12.5 YELLOWTAIL 4.5 OCTOPUS 4
(V) VEGETARIAN

*There is risk associated with consuming raw food. If you have chronic illness of the liver, stomach or blood or have immune disorders you are at greater risk of serious illness from raw food. If unsure of your risk, consult a physician.

PARIS THEATRE

ROBATA GRILL & KITCHEN

PINEAPPLE TERIYAKI SALMON	29
Ginger Rice, Cucumber Tonkatsu	
THAI MISO GINGER CHICKEN	25.5
Robata Grill Free Range Chicken, Wild Mushrooms	
SPICY GINGER FILET MIGNON (8OZ)	42
Red Amaranth, Micro Cilantro	
TEPPANYAKI BONE MARROW RIBEYE (12OZ)	49
Truffle Sauce, Spring Onions	
RISOTTO HOT POT (V)	35
Acquerello Rice, Shimeshi, Shiitake Mushrooms, Porcini Broth, Cremini, Enoki	
ADD SHAVED BLACK TRUFFLES +25	
WOOD GRILLED BRANZINO (1LB)	39
Mediterranean Sea Bass, Yuzu Butter	
PRIME SKIRT STEAK	32
Wasabi Chimichurri	
FIRE ROASTED LAMB CHOPS	39
Wasabi Cucumber, Yakiniku Sauce	
CHARCOALED BABY BACK RIBS	29
Sesame, Green Onions, Korean BBQ	

MIYAZAKI A5 WAGYU BEEF (3OZ MIN)	
35/OZ	
(Cooked Tableside on our Signature Hot Stone)	
Garlic Wafu, Truffle Aioli, Maldon Sea Salt	

LARGE PLATES

WOOD-FIRE WAGYU BEEF TOMAHAWK (32 OZ)	160
Grilled Shishito Peppers, Garlic Wafu, Ponzu, Truffle Aioli	

SIDE DISHES

TRUFFLE MAC AND CHEESE (V)	21
Shaved Black Truffle	
MISO ROASTED CAULIFLOWER (V)	11
Garlic Miso, Tempura Flakes	
CRISPY BRUSSELS SPROUTS MISO & BACON	13
Smoked Bacon, White Miso, Crispy Shallot	
TRUFFLE FRENCH FRIES (V)	12
Parmesan Cheese, Shaved Black Truffle	
GRILLED ASPARAGUS (V)	13
Onions, Wafu Sauce	
GINGER RICE (V)	9
Akita Short Rice	



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rdrmiami.com | diana@rdrmiami.com | 305.498.1614

February 3, 2020

City of Miami Beach
Planning Department
1700 Convention Center Dr.
Miami Beach, FL 33139

Re: Property owners within 375 feet of:

SUBJECT: 550 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-009-1900

LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 3 PB 2-81 LOT 2 LESS BEG NE COR SWLY ALG E/L 31.22FTW PARL TO N/L 21.01FTS AT R/A 0.2FTW PARL TO N/L 86.75FTN 23.68FTW PARL TO N/L 5.0FTN PARL TO W/L 7.0FTE ALG N/L 119.66FT TO POB & W135FT OF LOT 3 & E9FT OF W144FT OF N8FT OF LOT 3 BLK 48

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

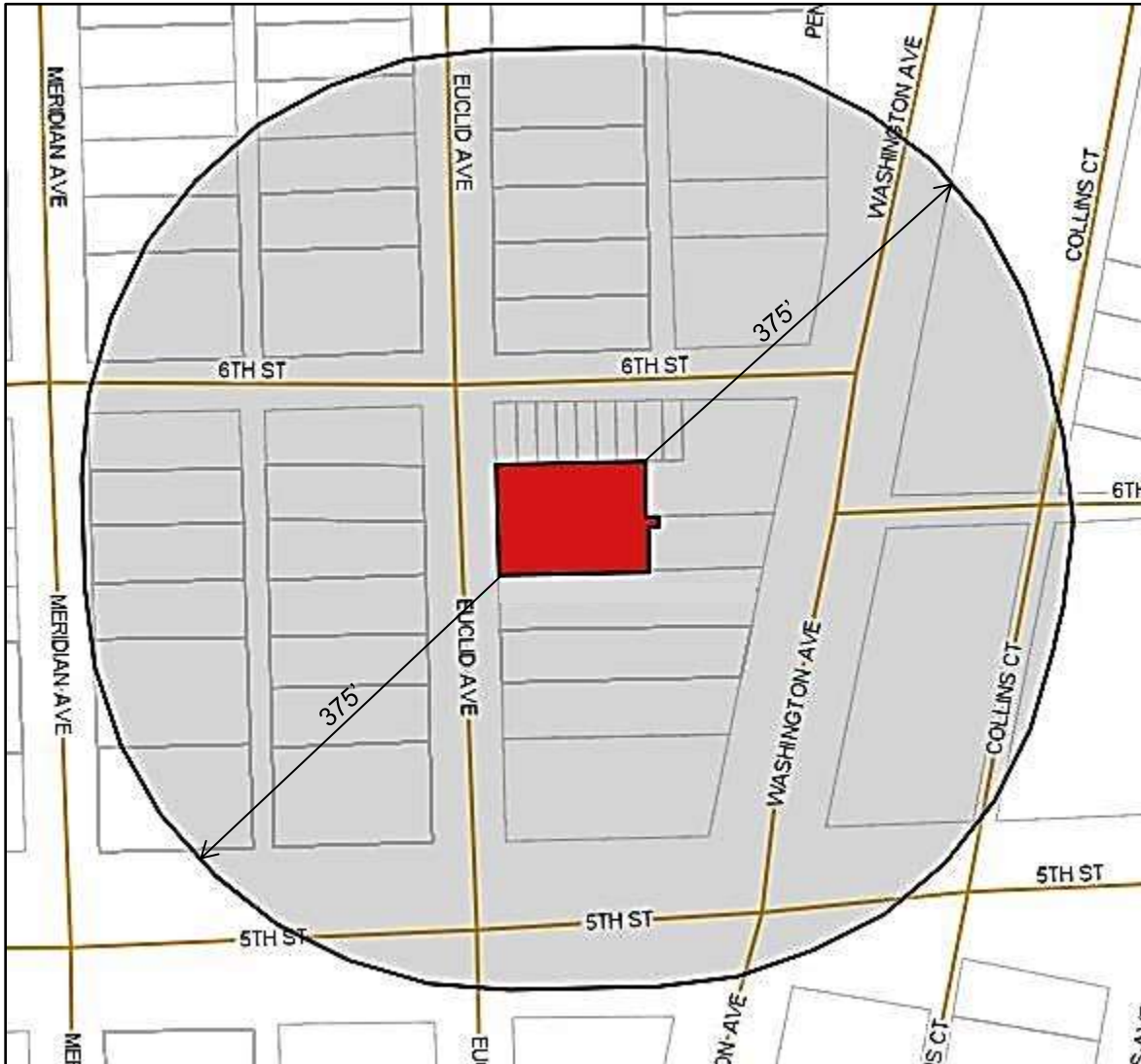
Total number of property owners without repetition: **295, including 5 international**



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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 550 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-009-1900

LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 3 PB 2-81 LOT 2 LESS BEG NE COR SWLY ALG E/L 31.22FTW PARL TO N/L 21.01FTS AT R/A 0.2FTW PARL TO N/L 86.75FTN 23.68FTW PARL TO N/L 5.0FTN PARL TO W/L 7.0FTE ALG N/L 119.66FT TO POB & W135FT OF LOT 3 & E9FT OF W144FT OF N8FT OF LOT 3 BLK 48

Name	Address	City	State	Zip	Country
CECILE SACCOIA ADAMS	67 ALLANBROOKE CRES	TORONTO ON M9A 3N7			CANADA
CLARK P SCHNEIDER &W BARBARA L SUMNER	TRETHURLECOTTAGE	TRETHURLE-KINGSBRIDGE TQ7-3NE			ENGLAND
DANIELE CAVALIERO	RIO CORGNOLETO	TRIESTE 34149			ITALY
JOSEPH & FRANK BONANNO	2390 DE LA GARENNE	TERREBONNIE QC J6X 4S4			CANADA
STEFANIE A KESTLER	SEEHOFSTR 46	97688 BAD KISSINGEN			GERMANY
131029 USA LLC	1612 JEFFERSON AVE	MIAMI BEACH	FL	33139	USA
1515 WEST LLC	1410 W 21 ST	MIAMI BEACH	FL	33140	USA
516 WASHINGTON AVE APARTMENTS INC	136 SE 1ST AVE	MIAMI	FL	33131	USA
518 EUCLID LLC	536 EUCLID AVE 3	MIAMI BEACH	FL	33139	USA
520 EUCLID 12 LLC C/O ALEXANDER R OLIVER	267 6TH ST #9F	BROOKLYN	NY	11215	USA
536 EUCLID CONDO LLC	536 EUCLID AVE #3	MIAMI BEACH	FL	33139	USA
536 WASHINGTON LLC	534 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
552 EUCLID LLC	1070 STILLWATER DR	MIAMI BEACH	FL	33141	USA
600 COLLINS LLC C/O FUNARO AND CO	846 LINCOLN RD 5TH FLOOR	MIAMI BEACH	FL	33139	USA
609 1 EUCLID LLC	536 EUCLID AVE 3	MIAMI BEACH	FL	33139	USA
609 2 EUCLID LLC	536 EUCLID AVE # 3	MIAMI BEACH	FL	33139	USA
609 3 EUCLID LLC	536 EUCLID AVE # 3	MIAMI BEACH	FL	33139	USA
609 4 EUCLID LLC	609 EUCLID AVE UNIT 4	MIAMI BEACH	FL	33139	USA
609 7 EUCLID LLC	609 EUCLID AVE # 7	MIAMI BEACH	FL	33139	USA
609 9 EUCLID LLC	609 EUCLID AVE 9	MIAMI BEACH	FL	33139	USA
609 EUCLID LLC	536 EUCLID AVE # 3	MIAMI BEACH	FL	33139	USA
615-5TH STREET CORP	1200 BRICKELL AVE #1470	MIAMI	FL	33131	USA
619 MERIDIAN AVE LLC	605 LINCOLN RD #450	MIAMI BEACH	FL	33139	USA
626 EUCLID AVENUE LLC	745 N SHORE DR	MIAMI BEACH	FL	33139	USA
6446MB LLC	644 6 ST	MIAMI BEACH	FL	33139	USA
AA AND C VILLAS LLC	12901 SW 42 ST	MIRAMAR	FL	33027	USA
ABU SHALEH CHOWDHURY TASLIMA AKTER	931 NE 116 ST	BISCAYNE PARK	FL	33161	USA
ABUELITA 1 LLC	345 OCEAN DR 1102	MIAMI BEACH	FL	33139	USA
ACLAMATA PROPERTIES LLC	8100 NORMAL DR	ST LOUIS	MO	63123	USA
ADAM J WECHSLER SCOTT HOWARD WECHSLER	524 WASHINGTON AVE #210	MIAMI BEACH	FL	33139	USA
ADILSON R VESPASIANO	543 MERIDIAN AVE 3	MIAMI BEACH	FL	33139	USA
ALESSIO LOLLI	524 WASHINGTON AVE # 307	MIAMI BEACH	FL	33139	USA
ALEX BOGNI	100 LINCOLN RD 1040	MIAMI BEACH	FL	33139	USA
ALEX RODRIGUEZ	525 MERIDIAN AVE #301	MIAMI BEACH	FL	33139	USA
AMERICA GOMEZ JTRS ESMERIDA GOMEZ JTRS	543 MERIDIAN AVE APT 11	MIAMI BEACH	FL	33139	USA
ANA T RIOS & MOHAMMED ALKHELAIFI	3560 N 37 ST	HOLLYWOOD	FL	33021	USA
ANDREAS OLESEN PATRICIA OLESEN	644 EUCLID AVE # 3	MIAMI BEACH	FL	33139	USA
ANDREAS OLESEN PATRICIA OLESEN	644 EUCLID AVENUE #2	MIAMI BEACH	FL	33139	USA
ANDRES KORDA TRS ANDRES KORDA TRUST	1515 NE 12 PL	MIAMI	FL	33139	USA

ANDRES M DE LA PORTILLA	250 MERIDIAN AVE APT#1	MIAMI BEACH	FL	33139	USA
ANDREW WHARTON	635 EUCLID AVE #104	MIAMI BEACH	FL	33139	USA
ANGLERS BOUTIQUE RESORT LLC KHP CAPITAL PARTNERS	101 CALIFORNIA ST STE 980	SAN FRANCISCO	CA	94111	USA
ANITA NESTROW & JOHN ROMASHKO JR JTRS	9 CHARLESTON CT	CORAM	NY	11727	USA
ANTONELLA BALDI C/ JETSET GROUP	635 EUCLID AVE #111	MIAMI BEACH	FL	33139	USA
APOLEO REALTY LLC C/O RICHARD MARK BERTOCCI ESQ	410 MERIDIAN AVE #101	MIAMI BEACH	FL	33139	USA
ARMAND J LE BEAU	1605 MERIDIAN AVE #301	MIAMI BEACH	FL	33139	USA
ARMANDO ALONSO	524 WASHINGTON AVE #212	MIAMI BEACH	FL	33139	USA
ARNALDO SANTIAGO & JOSEFINA DELGADO	525 MERIDIAN AVE # 303	MIAMI BEACH	FL	33139	USA
ATA BEACH CORP C/O CJELAW	1395 BRICKELL AVE # 800	MIAMI	FL	33131	USA
AVIATOR S BCH LTD	709 5 ST	MIAMI BEACH	FL	33139	USA
AVIATOR S BCH LTD	500 NE 185 ST	MIAMI BEACH	FL	33179	USA
AVIATOR SOUTH BEACH LTD	709 5 ST	MIAMI BEACH	FL	33139	USA
AVIATOR SOUTH BEACH LTD	711 5 ST APT 202	MIAMI BEACH	FL	33139	USA
B LESLIE SCHARFMAN B LESLIE SCHARFMAN REV TRUST	401 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
B LESLIE SCHARFMAN TRS B LESLIE SCHARFMAN REV TR	401 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
BENJAMIN RIVERA ELIAS COLORADO	731 6 ST #105-E	MIAMI BEACH	FL	33139	USA
BERACHA 72 LLC C/O ISAAC BENMERGUI P A	PO BOX 546964	SURFSIDE	FL	33154	USA
BERNABE SOSA	549 MERIDIAN AVE 4	MIAMI BEACH	FL	33139	USA
BERNARD JEAN ROBERT RUDLER TRS LEA AND MARTIN RUDLER LIVING TR	1900 MCKINNEY AVE #1910	DALLAS	TX	75201	USA
BIG TIME PRODUCTIONS INC	59 NW 14 ST	MIAMI	FL	33136	USA
BIRI US LLC	3901 NW 79 AVE # 104	MIAMI	FL	33166	USA
BLACKWELL CAP LLC	3509 SW 29 AVE	CAPE CORAL	FL	33914	USA
BORIS BLECIC	635 EUCLID AVE #226	MIAMI BEACH	FL	33139	USA
BRIAN CHOI	20 CONFUCIUS PLAZA APT 28G	NEW YORK	NY	10002	USA
CAMILA REDMOND	635 EUCLID AVE 107	MIAMI BEACH	FL	33139	USA
CANDIDA LANGSDALE LE REM GUY BARD LANGSDALE	619 EUCLID AVE 2D	MIAMI BEACH	FL	33139	USA
CARATO LLC	PO BOX 398976	MIAMI BEACH	FL	33239	USA
CARIDAD CORO LESLIE CORO SANTOYO	618 EUCLID AVE 201	MIAMI BEACH	FL	33139	USA
CARLO MARIA FERRARA	619 EUCLID AVE #1B	MIAMI BEACH	FL	33139	USA
CARLOS DOBAL	635 EUCLID AVE #110	MIAMI BEACH	FL	33139	USA
CARLOS E BETANCOURT JOANNE BETANCOURT	635 EUCLID AVE 227	MIAMI BEACH	FL	33139	USA
CARLOS GONZALEZ	1000 WEST AVE APT 803	MIAMI BEACH	FL	33139	USA
CARLOS H DOBAL	635 EUCLID AVE #229	MIAMI BEACH	FL	33139	USA
CARLOS H MATEU	605 EUCLID AVE #105	MIAMI BEACH	FL	33139	USA
CARMEN ACOSTA (LE) REM ROBERT Z ZUROWSKI	552 EUCLID AVE #12A	MIAMI BEACH	FL	33139	USA
CAYO MELGAREJO	644 EUCLID AVE #11	MIAMI BEACH	FL	33139	USA
CELIA SHERMAN JOANNE S ROBERTS	3342 AMSTERDAM AVE	COOPER CITY	FL	33026	USA
CELIA SHERMAN JOANNE S ROBERTS	903 SW 93 TER	PLANTATION	FL	33325	USA
CESAR A PEREZ LE REM JUAN DIEGO SILLER	471 NE 100 TER	MIAMI	FL	33161	USA

CHARLES FISCHER	635 EUCLID AVE # 223	MIAMI BEACH	FL	33139	USA
CLAUDE CEFALU &W GERALDINE DARREN CEFALU	635 EUCLID AVE #120	MIAMI BEACH	FL	33139	USA
CLAUDE CEFALU &W GERALDINE & DARREN CEFALU JTRS	635 EUCLID AVE #101	MIAMI BEACH	FL	33139	USA
CLLM MGMT LLC	564 SW 42 AVE 2FL	MIAMI	FL	33134	USA
CONRAD RITTER	619 EUCLID AVE #3D	MIAMI BEACH	FL	33139	USA
CONSUELO CORONADO	4747 COLLINS AVE STE 214	MIAMI BEACH	FL	33140	USA
COSMIN ADRIAN PAUN	4701 LINCOLN ST	HOLLYWOOD	FL	33021	USA
CRISTINA P SANSAC &H TED	533 MERIDIAN AVE #2	MIAMI BEACH	FL	33139	USA
CRYSTAL RIVERA	595 E 9 LN	HIALEAH	FL	33010	USA
CSM COLLINS EQUITIES LP % RABINA REALTY	670 WHITE PLAINS RD STE 305	SCARSDALE	NY	10583	USA
DADDY GIFT LLC	800 WEST AVE PH27	MIAMI BEACH	FL	33139	USA
DADDY GIFT LLC	420 LINCOLN RD 248	MIAMI BEACH	FL	33139	USA
DANIEL H ADDARIO &W GABRIELA L % MARCELO G ADDARIO/SOTHEBY'S RTY	8020 EAST DR UNIT 315	NORTH BAY VILLAGE	FL	33141	USA
DAVID DANIEL	576 SOUTH OCEAN AVENUE	EAST PATCHOGUE	NY	11772	USA
DAVID FERRUOLO &W MONIKA HARTMAN	741 6 ST #201-W	MIAMI BEACH	FL	33139	USA
DAVID J MAURRASSE	635 EUCLID AVE #105	MIAMI BEACH	FL	33139	USA
DEAL INVESTORS INC	1911 SW 33 CT	MIAMI	FL	33145	USA
DEAN CHURACK	2001 BISCAYNE BLVD APT 2602	MIAMI	FL	33137	USA
DENIS KELLY	524 WASHINGTON AVE UNIT 209	MIAMI BEACH	FL	33139	USA
DERK LLC	3111 N UNIVERSITY DR 105	CORAL SPRINGS	FL	33065	USA
DIANA ARANHA	731 6 ST #201-E	MIAMI BEACH	FL	33139	USA
DON SIVITZ PIRET KORK	1521 ALTON RD PMB #128	MIAMI BEACH	FL	33139	USA
DORON MAROM &W LIAT	6750 NE 4 CT	MIAMI	FL	33138	USA
DORON MAROM TRS DORON MAROM REVOCABLE TRUST	17121 COLLINS AVE #4601	SUNNY ISLES BEACH	FL	33160	USA
DOUGLAS TREBOSKE	1817 WALDEN LANE SW	ROCHESTER	MN	55902	USA
ECR 108 LLC	322 E DILIDO DR	MIAMI BEACH	FL	33139	USA
EDUARDO J ELIZONDO JTRS HILDA ELIZONDO JTRS	110 W SUNRISE AVE	CORAL GABLES	FL	33133	USA
EDWARD & JOSEPH CERVERIZZO	15834 102 ST	HOWARD BEACH	NY	11414	USA
EDWARD E DIPIERO & DAVID J DIPIERO & DEBORAH HUNKUS	900 RAVINE DR	YOUNGSTOWN	OH	44505	USA
EMANUELE ATTALA	659 WASHINGTON ST 4R	NEW YORK	NY	10014	USA
EMERY TURMEL & VIOLA ALDRICH	644 EUCLID AVE #4	MIAMI BEACH	FL	33139	USA
ENRIQUE & BIENBENIDA CRUZ	536 EUCLID AVE APT 4	MIAMI BEACH	FL	33139	USA
ENRIQUE CRUZ &W REYNA	552 EUCLID AVE #1	MIAMI BEACH	FL	33139	USA
ERIK JARNRYD SUSANNE JARNRYD	61 HUBBARD ST	CONCORD	MA	01742	USA
ETZEL RIVERA	536 EUCLID AVE #6	MIAMI BEACH	FL	33139	USA
EUGENE M HERRERA	2854 CONNECTICUT AVE NW 12	WASHINGTON	DC	20008	USA
EUGENIA GILMORE & ANTHONY P STANWYCK	695 LOS ANGELES AVE	SO LAKE TAHOE	CA	96150	USA
EVA L MORAGA TRUST	1403 SLOCUM ST #311	DALLAS	TX	75207	USA
EVARISTO JAVIER RIVERO	7520 COQUINA DR	NORTH BAY VILLAGE	FL	33141	USA
EVELIO NAZCO TRS NAZCO FAMILY REVOCABLE TRUST	647 FIRST AVE	ELIZABETH	NJ	07206	USA

FELISA MONTES DE OCA LE REM NURIA TORNES LEDDA	542 EUCLID AVE 5	MIAMI BEACH	FL	33139	USA
FILIBERTO GARBOT	14749 SW 58 ST	MIAMI	FL	33193	USA
FIRST ON LINCOLN 103 LLC	605 EUCLID AVE 103	MIAMI BEACH	FL	33139	USA
FLAMINGO BAYSIDE LLC	635 EUCID AVE #113	MIAMI BEACH	FL	33139	USA
FRANCIS RICHARD JAGODOWICZ ALINE BEN ZEKRI JAGODOWICZ	619 MERIDIAN AVE 2	MIAMI BEACH	FL	33139	USA
FRANGIPANI PROPERTIES INC	525 MERIDIAN AVE #407	MIAMI BEACH	FL	33139	USA
FRANK GARRETT	1916 4 ST	SANTA MONICA	CA	90405	USA
FTCF GROUP LLC	7650 SW 135 ST	MIAMI	FL	33156	USA
GABOR GYORGY	731 6 ST 101-E	MIAMI BEACH	FL	33139	USA
GABRIEL GARCIA PRIETO	1116 AVOCADO ISLE	FORT LAUDERDALE	FL	33315	USA
GAETANO BARRETTA	525 MERIDIAN AVE # 205	MIAMI BEACH	FL	33139	USA
GALAXY INVESTENTS LLC	201 SOUTH PHILLIPS AVE STE 200	SIOUX FALLS	SD	57104	USA
GARFIELD SMELLIE GEORGE BOLANOS	73 ELDERT ST 2	BROOKLYN	NY	11207	USA
GATINHOS2 LLC	618 EUCLID AVE 301	MIAMI BEACH	FL	33139	USA
GENNADY KONDRATYEV	1220 SE 9 TER	DEERFIELD BEACH	FL	33441	USA
GEORGE M JONES TRS GEORGE M JONES REVOCABLE TRUST	8017 JOHN GRAY DR	CICERO	NY	13039	USA
GHOR MANAGEMENT LLC	1508 BAY ROAD 1251	MIAMI BEACH	FL	33139	USA
GICELA A GUERRERO ALARCON	543 MERIDIAN AVE UNIT #1	MIAMI BEACH	FL	33139	USA
GIULIETTA RONCO	644 EUCLID AVE #10	MIAMI BEACH	FL	33139	USA
GLADYS HART	536 EUCLID AVE #1	MIAMI BEACH	FL	33139	USA
GLORIA TERESA S TEME DE BORDA	524 WASHINGTON AVE #313	MIAMI BEACH	FL	33139	USA
GO 555 WASHINGTON OWNER LLC C/O GREENOAK	285 MADISON AVE STE 1800	NEW YORK	NY	10017	USA
GPMIA LLC	619 EUCLID AVE # 3C	MIAMI BEACH	FL	33139	USA
GREG BROWN	635 EUCLID AVE #230	MIAMI BEACH	FL	33139	USA
GREGORY L PETRINO	600 EUCLID AVE #B4	MIAMI BEACH	FL	33139	USA
GREGORY L PETRINO	600 EUCLID AVE B1	MIAMI BEACH	FL	33139	USA
GUG & CO LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
GUZO REALTY INC	20520 NE 20 CT	NO MIAMI BEACH	FL	33179	USA
HARRY BORDERS TRS BORIS SHEHTMAN FAMILY REV TR	920 DUPONT RD	LOUISVILLE	KY	40207	USA
HELEN C DAVIS-HYATT	344 HANCOCK ST	BROOKLYN	NY	11216	USA
HENRY SUAREZ	525 MERIDIAN AVE #102	MIAMI BEACH	FL	33139	USA
HERVE SENEQUIER NICOLAS GREGOIRE	204 W 21 ST	NEW YORK	NY	10011	USA
HINALBEN G PATEL ABUZER YARDMINCI	525 MERIDIAN AVE # 402	MIAMI BEACH	FL	33139	USA
HORACIO PIJUAN	536 EUCLID AVE 3	MIAMI BEACH	FL	33139	USA
HOWARD & LINDA R GALE	525 MERIDIAN AVE # 201	MIAMI BEACH	FL	33139	USA
IMPERIAL PROPERTIES OF SO FLA INC C/O VERONICA SANMARTINO	3555 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
ISABEL CHANG KOENIG &H SPENCER KOENIG	117-01 PARK LANE SOUTH APT C2L	KEW GARDENS	NY	11418	USA
J & LPROPERTIES MANAGEMENT LLC	18459 PINES BLVD #203	PEMBROKE PINES	FL	33029	USA
JACK A TAYLOR	6044 N CHANTICLEER	MAUMEE	OH	43537	USA
JACK A TAYLOR TRS	6044 NO CHANTICLEER	MAUMEE	OH	43537	USA

JAIIME MONTOYA	525 MERIDIAN AVE UNIT 106	MIAMI BEACH	FL	33139	USA
JAMES GENEVER	635 EUCLID AVE #116	MIAMI BEACH	FL	33139	USA
JAMES M MORALES	600 EUCLID AVE #B6	MIAMI BEACH	FL	33139	USA
JAVID AMINI	579 RUTTER AVE	KINGSTON	PA	18704	USA
JD MIAMI INVESTMENTS INC	8301 NW 197 ST	MIAMI	FL	33015	USA
JEANE A CARPENTER	635 EUCLID AVE #224	MIAMI BEACH	FL	33139	USA
JEANETTE COHEN	7888 CUMMINGS LANE	BOCA RATON	FL	33433	USA
JEFFERSON INVESTMENT CORP	6355 ALLISON RD	MIAMI BEACH	FL	33141	USA
JM EUCLID LLC	605 EUCLID AVE # 106	MIAMI BEACH	FL	33139	USA
JOAQUIN GOMEZ JR	525 MERIDIAN AVE #104	MIAMI BEACH	FL	33139	USA
JOEL K BECKMAN PHILIPPA BECKMAN	335 S BISCAYNE BLVD APT 3503	MIAMI	FL	33131	USA
JOHN TORTORELLA HELEN TORTORELLA	635 EUCLID AVE APT 118	MIAMI BEACH	FL	33139	USA
JOHN W PATRICK CARLOS A CORTES	635 EUCLID AVE #112	MIAMI BEACH	FL	33139	USA
JORG NOWAK	635 EUCLID AVE #221	MIAMI BEACH	FL	33139	USA
JORGE M GORDON &W CLAUDIA A	549 MERIDIAN AVE #1	MIAMI BEACH	FL	33139	USA
JORGE MARCOS GORDON A/D	549 MERIDIAN AVE # 2	MIAMI BEACH	FL	33139	USA
JOSEPH A ARBAGEY	12007 NATIONAL BLVD	LOS ANGELES	CA	90064	USA
JOSEPH WILLIAMS CHRISTOPHER WILLIAMS	1436 W STREET NW #306	WASHINGTON	DC	20009	USA
JUAN H VECCO TRS JUAN H VECCO REVOCABLE TRUST	4516 SW 186 WEAY	MIRAMAR	FL	33029	USA
JUAN JOSE REBORA	536 EUCLID AVE #3	MIAMI BEACH	FL	33139	USA
JUAN M ORTEGA	11453 FARMERS BLVD # 2 RR	SAINT ALBANS	NY	11412	USA
JURGA DAGYS	741 6 ST # 104	MIAMI BEACH	FL	33139	USA
LAUDELINA RODRIGUEZ	19800 SW 180 AVE LOT 297	MIAMI	FL	33187	USA
LAWRENCE FERRARA	287 HARVARD ST #73	CAMBRIDGE	MA	02139	USA
LAZARO GARCIA &W MARIA TERESA	7800 SW 98 AVE	MIAMI	FL	33173	USA
LESTER BEGANYI	524 WASHINGTON AVE #205	MIAMI BEACH	FL	33139	USA
LESTER BEGANYI	524 WASHINGTON AVE #301	MIAMI BEACH	FL	33139	USA
LIMA INVESTMENTS OF MIAMI LLC	1955 W 54 ST	HIALEAH	FL	33012	USA
LINA MASCIO	826 INDIAN BEACH DR	SARASOTA	FL	34234	USA
LION 590 LLC	301 WEST 41 ST #406	MIAMI BEACH	FL	33140	USA
LLOYD WARMAN	100 SOUTH POINTE DR #506	MIAMI BEACH	FL	33139	USA
LOSKOS LLC	7901 HISPANOLA AVE # 1801	N BAY VILLAGE	FL	33141	USA
LUIBERANGE LLC	325 S BISCAYNE BLVD # 4219	MIAMI	FL	33131	USA
LUIS FERNANDEZ & ELIZABETH FERNANDEZ	14501 SW 114 TER	MIAMI	FL	33186	USA
M Y E INTER CORPORATION	1400 SW 27 AVE # 102	MIAMI	FL	33145	USA
MANUDELLA US LLC	44 WEST FLAGLER ST # 2300	MIAMI	FL	33130	USA
MANUEL L CRESPO TRS	PO BOX 192266	MIAMI BEACH	FL	33119	USA
MANUEL LOPEZ PRIETO	524 WASHINGTON AVE APT 207	MIAMI BEACH	FL	33139	USA
MARC ANTOINE DAMIDOT FRANCOIS GALLICE	635 EUCLID AVE # 109	MIAMI BEACH	FL	33139	USA
MARC EDWARD HIGGINS MARTHA BEATRIZ LOPEZ GARCIA	741 6 ST # 202 W	MIAMI BEACH	FL	33139	USA

MARCELO ADDARIO	8020 EAST DR	NORTH BAY VILLAGE	FL	33141	USA
MARGIT KLEIN	741 6TH ST APT 203	MIAMI BEACH	FL	33139	USA
MARIA ZAKHAROVA	1700 KENNEDY CAUSEWAY STE 130	NORTHBAY VILLAGE	FL	33141	USA
MARIA BARROS	619 EUCLID AVE APT 2C	MIAMI BEACH	FL	33139	USA
MARIA E LOPEZ HUGO M LOPEZ	549 MERIDIAN AVE 7	MIAMI BEACH	FL	33139	USA
MARIA E VANE	533 MERIDIAN AVE #10	MIAMI BEACH	FL	33139	USA
MARIA ESTHER BERENGHI	10925 SW 172 TER	MIAMI	FL	33157	USA
MARIA EVIDALIA MARTINEZ	533 MERIDIAN AVE #3	MIAMI BEACH	FL	33139	USA
MARIA HARCAVI LIZBETH MARTINEZ	518 EUCLID AVE 2	MIAMI BEACH	FL	33139	USA
MARIA I KUFORYANIS	542 EUCLID AVE #2	MIAMI BEACH	FL	33139	USA
MARIA L KRALJ (LE) REM SILVANNA KRALJ	618 EUCLID AVE UNIT 203	MIAMI BEACH	FL	33139	USA
MARIA LUZ MERINO VERITE TRS MARIA MERINO VERITE REVOCABLE TR	5825 COLLINS AVE 3G	MIAMI BEACH	FL	33140	USA
MARIA LUZ MERINO VERITE TRS MARIA MERINO VERITE	5825 COLLINS AVE #3G	MIAMI BEACH	FL	33140	USA
MARIANA AREU TRS MARIANA AREU REVOCABLE TRUST	904 CARRIAGE PATH	SMYRNA	GA	30082	USA
MARK LEWIS	10701 SW 67 CT	MIAMI	FL	33138	USA
MARLENE ALONSO	520 EUCLID AVE UNIT 7	MIAMI BEACH	FL	33139	USA
MARY I REAGAN TRS MARY I REAGAN REVOCABLE TRUST	2120 W CORTEZ ST	CHICAGO	IL	60622	USA
MAUD MARIE MICHEL JULIEN	536 EUCLID AVE 5	MIAMI BEACH	FL	33139	USA
MDHI FOUR LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
MERCEDES GONZALEZ	525 MERIDIAN AVE 203	MIAMI BEACH	FL	33139	USA
MICHAEL THOMPSON & JUAN CARLOS HERNANDEZ JTRS	525 MERIDIAN AVE #401	MIAMI BEACH	FL	33139	USA
MICHELE MERLO	100 SOUTH POINT DR #1609	MIAMI BEACH	FL	33139	USA
MILAGROSA D GUERRA LE REM BLANCA A GARCIA RODRIGUEZ	533 MERIDIAN AVE #7	MIAMI BEACH	FL	33139	USA
MIRELY CRUZ & H JORGE MARTINEZ	536 EUCLID AVE #9	MIAMI BEACH	FL	33139	USA
MIRONA LLC	10185 COLLINS AVE #711	BAL HARBOUR	FL	33154	USA
MORGAN JOHANSSON TRS	549 MERIDIAN AVE APT 3	MIAMI BEACH	FL	33139	USA
MOSHE MARK & BENNY TARICH	542 EUCLID AVE #7	MIAMI BEACH	FL	33139	USA
MYCT LLC	552 EUCLID AVE 11	MIAMI BEACH	FL	33139	USA
NATALIZ PROP LLC	100 LINCOLN RD #833	MIAMI BEACH	FL	33139	USA
NELSON CURRAS	525 MERIDIAN AVE 101	MIAMI BEACH	FL	33139	USA
NICOLA G SACCOIA	518 EUCLID AVE #4	MIAMI BEACH	FL	33139	USA
NICOLAS GOMEZ	9841 SW 121 ST	MIAMI	FL	33176	USA
NIELS CEE BACKX ALEXANDRA TORRES CABRERA	635 EUCLID AVE 225	MIAMI BEACH	FL	33139	USA
NIURCA FONTE	605 EUCLID AVE #205	MIAMI BEACH	FL	33139	USA
NIVIA E GARRIGA TRS NIVIA E GARRIGA REV TRUST	1891 SW 142 AVE	MIAMI	FL	33175	USA
OLGA RODRIGUEZ	731 6 ST APT 102 E	MIAMI BEACH	FL	33139	USA
ORLANDO LLAMAS JR	12030 SW 108 ST	MIAMI	FL	33186	USA
PABLO & RENE ALVARADO & W MARIA	PO BOX 941135	MIAMI	FL	33194	USA
PABLO GONZALEZ JR NANCY HOPE GALLO	86 N MCCLELLAN AVE	MANASQUAN	NJ	08736	USA
PATRICIA POTOCARRERO	644 EUCLID AVE #2	MIAMI BEACH	FL	33139	USA

PATRICIA SIERRA	536 EUCLID AVE APT 2	MIAMI BEACH	FL	33139	USA
PATRICIA VON DOHLN	1203 RIVER RD APT 12H	EDGEWATER	NJ	07020	USA
PAUL V PEDULLA	287 HARVARD ST #73	CAMBRIDGE	MA	02139	USA
PCUBE DOMUS INC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
PEDRO OCHOA	2159 CENTRE AVE 3	FORT LEE	NJ	07024	USA
PENNONE USA LLC	925 LENOX AVE 3	MIAMI BEACH	FL	33139	USA
PLA MIAMI INVESTMENTS INC	549 MERIDIAN AVE #9	MIAMI BEACH	FL	33139	USA
PLAN B USA LLC	132 DREXEL AVE # 203	MIAMI BEACH	FL	33139	USA
QUN LIN	640 6 ST	MIAMI BEACH	FL	33139	USA
RAJ K UDNANI	14215 SW 73 ST	MIAMI	FL	33183	USA
RAMON PRADO	520 EUCLID AVE 1	MIAMI BEACH	FL	33139	USA
RENE R RODRIGUEZ	525 MERIDIAN AVE UNIT 207	MIAMI BEACH	FL	33139	USA
RICHARD SCHMAELING &W VIRGINIA O HALPIN	675 NE 113 STREET	BISCAYNE PARK	FL	33161	USA
RICHARD SHIH	755 COVENTRY ST	BOCA RATON	FL	33487	USA
ROBERT IGLESIAS	518 EUCLID AVE #5	MIAMI BEACH	FL	33139	USA
ROBERTO GRANADO VICTOR W SERRANO	801 MERIDIAN AVE APT 4A	MIAMI BEACH	FL	33139	USA
RUBEN PENARANDA	741 6 ST APT 204W	MIAMI BEACH	FL	33139	USA
RUTH VLOTKOFKY & PAULA VLODKOWSKY	485 FIRST AVE #13A	NEW YORK	NY	10016	USA
SANDRA BOLOGNA	36204 TOWN GREEN DR	ELMSFORD	NY	10523	USA
SANTA TERESA LLC	158 OCEAN DR UNIT 207	MIAMI BEACH	FL	33139	USA
SANTOS JOMAR LLC	635 EUCLID AVE #114	MIAMI BEACH	FL	33139	USA
SCOTT T SCHONNING	PO BOX 690544	ORLANDO	FL	32869	USA
SEASIDE ABODE LLC	934 VAN BUREN ST	HOLLYWOOD	FL	33019	USA
SEP MIAMI LLC	2301 COLLINS AVE 1016	MIAMI BEACH	FL	33139	USA
SERE NENA LLC	407 LINCOLN RD STE 11C	MIAMI BEACH	FL	33139	USA
SERGOSOSHKHA TRADE INC	618 EUCLID AVE 204	MIAMI BEACH	FL	33139	USA
SHANNON BALLIET	525 MERIDIAN AVE #302	MIAMI BEACH	FL	33139	USA
SIGSUG LLC	4539 ROYAL PALM AVE	MIAMI BEACH	FL	33140	USA
SINA BAHADORAN	631 EUCLID AVE #2	MIAMI BEACH	FL	33139	USA
SMADAR M B LLC	549 MERIDIAN AVE #8	MIAMI BEACH	FL	33139	USA
SOBE FLATS LLC	3030 N ROCKY POINT DR ST 150A	TAMPA	FL	33607	USA
SOBEGOOD LLC	341 EUCLID AVE UNIT 8	MIAMI BEACH	FL	33139	USA
SOUTHBREEZE CONST LLC	465 OCEAN DR STE 722	MIAMI BEACH	FL	33139	USA
STEFANIE EPSTEIN	631 EUCLID AVE #5	MIAMI BEACH	FL	33139	USA
STEVE P PIVARNIK DONNA PALO PIVARNIK &	542 EUCLID AVE APT 9	MIAMI BEACH	FL	33139	USA
SUSANA MEJIA	552 EUCLID AVE APT 3	MIAMI BEACH	FL	33139	USA
TAMARA BEACH INC C/O CJELAW	1395 BRICKELL AVE STE 800	MIAMI	FL	33131	USA
TBCM INVESTMENT GROUP LLC C	3220 FRATERNITY CHURCH	WINSTON SALEM	NC	27127	USA
THAILAND SMILE LLC	524 WASHINGTON AVE APT 312	MIAMI BEACH	FL	33139	USA
VALENTINA CARRATTA	525 MERIDIAN AVE 307	MIAMI BEACH	FL	33139	USA

VERA VIDAL	10155 CAMELBACK LANE	BOCA RATON	FL	33498	USA
VICTOR S AYERS	1614 WEST AVE APT 504	MIAMI BEACH	FL	33139	USA
VINCENT CORREA &W MICHELLE CORREA	644 EUCLID AVE #8	MIAMI BEACH	FL	33139	USA
VINCENZO AMADDEO TR	524 WASHINGTON AVE #311	MIAMI BEACH	FL	33139	USA
VIOLA ALDRICH	644 EUCLID AVE #4	MIAMI BEACH	FL	33139	USA
VIOLET EUCLID 7 LLC	801 S MIAMI AVE 3010	MIAMI	FL	33131	USA
WALDINA TORRES	600 EUCLID AVE #A1	MIAMI BEACH	FL	33139	USA
WASHINGTON SQUARED OWNER LLC	888 7TH AVE 27 FLOOR	NEW YORK	NY	10019	USA
WESLEY B COLGAN III	644 EUCLID AVE #7	MIAMI BEACH	FL	33139	USA
WEST 1515 LLC	1410 WEST 21 ST	MIAMI BEACH	FL	33140	USA
WILLIAM G BOUCHER MARTHA M BOUCHER	2361 SOUTHLAWN CIR SW	ROANOKE	VA	24018	USA
WILLIAM R HUBBARD	619 EUCLID AVE 1A	MIAMI BEACH	FL	33139	USA
WILLOY LLC	130 3 ST # 105	MIAMI BEACH	FL	33139	USA
WILMINGTON SAVING FUND SOC TRS HILDALE TRUST	440 SOUTH LA SALLE ST STE 2000	CHICAGO	IL	60605	USA
YILSEY ALVAREZ	520 EUCLID AVE UNIT 1	MIAMI BEACH	FL	33139	USA
ZOILA SATANOSKY TR & MINA SEEMAN KORN SEEMAN TR	875 FAIRWAY DR	MIAMI BEACH	FL	33141	USA

CECILE SACCOIA ADAMS
67 ALLANBROOKE CRES
TORONTO ON M9A 3N7
CANADA

CLARK P SCHNEIDER &W
BARBARA L SUMNER
TRETURLECOTTAGE
TRETURLE-KINGSBRIDGE TQ7-3NE
ENGLAND

DANIELE CAVALIERO
RIO CORGNOLETO
TRIESTE 34149
ITALY

JOSEPH & FRANK BONANNO
2390 DE LA GARENNE
TERREBONNIE QC J6X 4S4
CANADA

STEFANIE A KESTLER
SEEHOFSTR 46
97688 BAD KISSINGEN
GERMANY

131029 USA LLC
1612 JEFFERSON AVE
MIAMI BEACH, FL 33139

1515 WEST LLC
1410 W 21 ST
MIAMI BEACH, FL 33140

516 WASHINGTON AVE APARTMENTS INC
136 SE 1ST AVE
MIAMI, FL 33131

518 EUCLID LLC
536 EUCLID AVE 3
MIAMI BEACH, FL 33139

520 EUCLID 12 LLC
C/O ALEXANDER R OLIVER
267 6TH ST #9F
BROOKLYN, NY 11215

536 EUCLID CONDO LLC
536 EUCLID AVE #3
MIAMI BEACH, FL 33139

536 WASHINGTON LLC
534 WASHINGTON AVE
MIAMI BEACH, FL 33139

552 EUCLID LLC
1070 STILLWATER DR
MIAMI BEACH, FL 33141

600 COLLINS LLC
C/O FUNARO AND CO
846 LINCOLN RD 5TH FLOOR
MIAMI BEACH, FL 33139

609 1 EUCLID LLC
536 EUCLID AVE 3
MIAMI BEACH, FL 33139

609 2 EUCLID LLC
536 EUCLID AVE # 3
MIAMI BEACH, FL 33139

609 3 EUCLID LLC
536 EUCLID AVE # 3
MIAMI BEACH, FL 33139

609 4 EUCLID LLC
609 EUCLID AVE UNIT 4
MIAMI BEACH, FL 33139

609 7 EUCLID LLC
609 EUCLID AVE # 7
MIAMI BEACH, FL 33139

609 9 EUCLID LLC
609 EUCLID AVE 9
MIAMI BEACH, FL 33139

609 EUCLID LLC
536 EUCLID AVE # 3
MIAMI BEACH, FL 33139

615-5TH STREET CORP
1200 BRICKELL AVE #1470
MIAMI, FL 33131

619 MERIDIAN AVE LLC
605 LINCOLN RD #450
MIAMI BEACH, FL 33139

626 EUCLID AVENUE LLC
745 N SHORE DR
MIAMI BEACH, FL 33139

6446MB LLC
644 6 ST
MIAMI BEACH, FL 33139

AA AND C VILLAS LLC
12901 SW 42 ST
MIRAMAR, FL 33027

ABU SHALEH CHOWDHURY
TASLIMA AKTER
931 NE 116 ST
BISCAYNE PARK, FL 33161

ABUELITA 1 LLC
345 OCEAN DR 1102
MIAMI BEACH, FL 33139

ACLAMATA PROPERTIES LLC
8100 NORMAL DR
ST LOUIS, MO 63123

ADAM J WECHSLER
SCOTT HOWARD WECHSLER
524 WASHINGTON AVE #210
MIAMI BEACH, FL 33139

ADILSON R VESPASIANO
543 MERIDIAN AVE 3
MIAMI BEACH, FL 33139

ALESSIO LOLLI
524 WASHINGTON AVE # 307
MIAMI BEACH, FL 33139

ALEX BOGNI
100 LINCOLN RD 1040
MIAMI BEACH, FL 33139

ALEX RODRIGUEZ
525 MERIDIAN AVE #301
MIAMI BEACH, FL 33139

AMERICA GOMEZ JTRS
ESMERIDA GOMEZ JTRS
543 MERIDIAN AVE APT 11
MIAMI BEACH, FL 33139

ANA T RIOS & MOHAMMED ALKHELAIFI
3560 N 37 ST
HOLLYWOOD, FL 33021

ANDREAS OLESEN
PATRICIA OLESEN
644 EUCLID AVE # 3
MIAMI BEACH, FL 33139

ANDREAS OLESEN
PATRICIA OLESEN
644 EUCLID AVENUE #2
MIAMI BEACH, FL 33139

ANDRES KORDA TRS
ANDRES KORDA TRUST
1515 NE 12 PL
MIAMI, FL 33139

ANDRES M DE LA PORTILLA
250 MERIDIAN AVE APT#1
MIAMI BEACH, FL 33139

ANDREW WHARTON
635 EUCLID AVE #104
MIAMI BEACH, FL 33139

ANGLERS BOUTIQUE RESORT LLC
KHP CAPITAL PARTNERS
101 CALIFORNIA ST STE 980
SAN FRANCISCO, CA 94111

ANITA NESTROW &
JOHN ROMASHKO JR JTRS
9 CHARLESTON CT
CORAM, NY 11727

ANTONELLA BALDI
C/ JETSET GROUP
635 EUCLID AVE #111
MIAMI BEACH, FL 33139

APOLEO REALTY LLC
C/O RICHARD MARK BERTOCCI ESQ
410 MERIDIAN AVE #101
MIAMI BEACH, FL 33139

ARMAND J LE BEAU
1605 MERIDIAN AVE #301
MIAMI BEACH, FL 33139

ARMANDO ALONSO
524 WASHINGTON AVE #212
MIAMI BEACH, FL 33139

ARNALDO SANTIAGO &
JOSEFINA DELGADO
525 MERIDIAN AVE # 303
MIAMI BEACH, FL 33139

ATA BEACH CORP
C/O CJELAW
1395 BRICKELL AVE # 800
MIAMI, FL 33131

AVIATOR S BCH LTD
709 5 ST
MIAMI BEACH, FL 33139

AVIATOR S BCH LTD
500 NE 185 ST
MIAMI BEACH, FL 33179

AVIATOR SOUTH BEACH LTD
709 5 ST
MIAMI BEACH, FL 33139

AVIATOR SOUTH BEACH LTD
711 5 ST APT 202
MIAMI BEACH, FL 33139

B LESLIE SCHARFMAN
B LESLIE SCHARFMAN REV TRUST
401 PALMETTO DR
MIAMI SPRINGS, FL 33166

B LESLIE SCHARFMAN TRS
B LESLIE SCHARFMAN REV TR
401 PALMETTO DR
MIAMI SPRINGS, FL 33166

BENJAMIN RIVERA
ELIAS COLORADO
731 6 ST #105-E
MIAMI BEACH, FL 33139

BERACHA 72 LLC
C/O ISAAC BENMERGUI P A
PO BOX 546964
SURFSIDE, FL 33154

BERNABE SOSA
549 MERIDIAN AVE 4
MIAMI BEACH, FL 33139

BERNARD JEAN ROBERT RUDLER TRS
LEA AND MARTIN RUDLER LIVING TR
1900 MCKINNEY AVE #1910
DALLAS, TX 75201

BIG TIME PRODUCTIONS INC
59 NW 14 ST
MIAMI, FL 33136

BIRI US LLC
3901 NW 79 AVE # 104
MIAMI, FL 33166

BLACKWELL CAP LLC
3509 SW 29 AVE
CAPE CORAL, FL 33914

BORIS BLECIC
635 EUCLID AVE #226
MIAMI BEACH, FL 33139

BRIAN CHOI
20 CONFUCIUS PLAZA APT 28G
NEW YORK, NY 10002

CAMILA REDMOND
635 EUCLID AVE 107
MIAMI BEACH, FL 33139

CANDIDA LANGSDALE LE
REM GUY BARD LANGSDALE
619 EUCLID AVE 2D
MIAMI BEACH, FL 33139

CARATO LLC
PO BOX 398976
MIAMI BEACH, FL 33239

CARIDAD CORO
LESLIE CORO SANTOYO
618 EUCLID AVE 201
MIAMI BEACH, FL 33139

CARLO MARIA FERRARA
619 EUCLID AVE #1B
MIAMI BEACH, FL 33139

CARLOS DOBAL
635 EUCLID AVE #110
MIAMI BEACH, FL 33139

CARLOS E BETANCOURT
JOANNE BETANCOURT
635 EUCLID AVE 227
MIAMI BEACH, FL 33139

CARLOS GONZALEZ
1000 WEST AVE APT 803
MIAMI BEACH, FL 33139

CARLOS H DOBAL
635 EUCLID AVE #229
MIAMI BEACH, FL 33139

CARLOS H MATEU
605 EUCLID AVE #105
MIAMI BEACH, FL 33139

CARMEN ACOSTA (LE)
REM ROBERT Z ZUROWSKI
552 EUCLID AVE #12A
MIAMI BEACH, FL 33139

CAYO MELGAREJO
644 EUCLID AVE #11
MIAMI BEACH, FL 33139

CELIA SHERMAN
JOANNE S ROBERTS
3342 AMSTERDAM AVE
COOPER CITY, FL 33026

CELIA SHERMAN
JOANNE S ROBERTS
903 SW 93 TER
PLANTATION, FL 33325

CESAR A PEREZ LE
REM JUAN DIEGO SILLER
471 NE 100 TER
MIAMI, FL 33161

CHARLES FISCHER
635 EUCLID AVE # 223
MIAMI BEACH, FL 33139

CLAUDE CEFALU &W GERALDINE
DARREN CEFALU
635 EUCLID AVE #120
MIAMI BEACH, FL 33139

CLAUDE CEFALU &W GERALDINE &
DARREN CEFALU JTRS
635 EUCLID AVE #101
MIAMI BEACH, FL 33139

CLLM MGMT LLC
564 SW 42 AVE 2FL
MIAMI, FL 33134

CONRAD RITTER
619 EUCLID AVE #3D
MIAMI BEACH, FL 33139

CONSUELO CORONADO
4747 COLLINS AVE STE 214
MIAMI BEACH, FL 33140

COSMIN ADRIAN PAUN
4701 LINCOLN ST
HOLLYWOOD, FL 33021

CRISTINA P SANSAC &H TED
533 MERIDIAN AVE #2
MIAMI BEACH, FL 33139

CRYSTAL RIVERA
595 E 9 LN
HIALEAH, FL 33010

CSM COLLINS EQUITIES LP
% RABINA REALTY
670 WHITE PLAINS RD STE 305
SCARSDALE, NY 10583

DADDY GIFT LLC
800 WEST AVE PH27
MIAMI BEACH, FL 33139

DADDY GIFT LLC
420 LINCOLN RD 248
MIAMI BEACH, FL 33139

DANIEL H ADDARIO &W GABRIELA L
% MARCELO G ADDARIO/SOTHEBY'S RTY
8020 EAST DR UNIT 315
NORTH BAY VILLAGE, FL 33141

DAVID DANIEL
576 SOUTH OCEAN AVENUE
EAST PATCHOGUE, NY 11772

DAVID FERRUOLO &W MONIKA HARTMAN
741 6 ST #201-W
MIAMI BEACH, FL 33139

DAVID J MAURRASSE
635 EUCLID AVE #105
MIAMI BEACH, FL 33139

DEAL INVESTORS INC
1911 SW 33 CT
MIAMI, FL 33145

DEAN CHURACK
2001 BISCAYNE BLVD APT 2602
MIAMI, FL 33137

DENIS KELLY
524 WASHINGTON AVE UNIT 209
MIAMI BEACH, FL 33139

DERK LLC
3111 N UNIVERSITY DR 105
CORAL SPRINGS, FL 33065

DIANA ARANHA
731 6 ST #201-E
MIAMI BEACH, FL 33139

DON SIVITZ
PIRET KORK
1521 ALTON RD PMB #128
MIAMI BEACH, FL 33139

DORON MAROM &W LIAT
6750 NE 4 CT
MIAMI, FL 33138

DORON MAROM TRS
DORON MAROM REVOCABLE TRUST
17121 COLLINS AVE #4601
SUNNY ISLES BEACH, FL 33160

DOUGLAS TREBOSKE
1817 WALDEN LANE SW
ROCHESTER, MN 55902

ECR 108 LLC
322 E DILIDO DR
MIAMI BEACH, FL 33139

EDUARDO J ELIZONDO JTRS
HILDA ELIZONDO JTRS
110 W SUNRISE AVE
CORAL GABLES, FL 33133

EDWARD & JOSEPH CERVERIZZO
15834 102 ST
HOWARD BEACH, NY 11414

EDWARD E DIPIERO &
DAVID J DIPIERO & DEBORAH HUNKUS
900 RAVINE DR
YOUNGSTOWN, OH 44505

EMANUELE ATTALA
659 WASHINGTON ST 4R
NEW YORK, NY 10014

EMERY TURMEL & VIOLA ALDRICH
644 EUCLID AVE #4
MIAMI BEACH, FL 33139

ENRIQUE & BIENBENIDA CRUZ
536 EUCLID AVE APT 4
MIAMI BEACH, FL 33139

ENRIQUE CRUZ &W REYNA
552 EUCLID AVE #1
MIAMI BEACH, FL 33139

ERIK JARNRYD
SUSANNE JARNRYD
61 HUBBARD ST
CONCORD, MA 01742

ETZEL RIVERA
536 EUCLID AVE #6
MIAMI BEACH, FL 33139

EUGENE M HERRERA
2854 CONNECTICUT AVE NW 12
WASHINGTON, DC 20008

EUGENIA GILMORE &
ANTHONY P STANWYCK
695 LOS ANGELES AVE
SO LAKE TAHOE, CA 96150

EVA L MORAGA TRUST
1403 SLOCUM ST #311
DALLAS, TX 75207

EVARISTO JAVIER RIVERO
7520 COQUINA DR
NORTH BAY VILLAGE, FL 33141

EVELIO NAZCO TRS
NAZCO FAMILY REVOCABLE TRUST
647 FIRST AVE
ELIZABETH, NJ 07206

FELISA MONTES DE OCA LE
REM NURIA TORNES LEDDA
542 EUCLID AVE 5
MIAMI BEACH, FL 33139

FILIBERTO GARBOT
14749 SW 58 ST
MIAMI, FL 33193

FIRST ON LINCOLN 103 LLC
605 EUCLID AVE 103
MIAMI BEACH, FL 33139

FLAMINGO BAYSIDE LLC
635 EUCID AVE #113
MIAMI BEACH, FL 33139

FRANCIS RICHARD JAGODOWICZ
ALINE BEN ZEKRI JAGODOWICZ
619 MERIDIAN AVE 2
MIAMI BEACH, FL 33139

FRANGIPANI PROPERTIES INC
525 MERIDIAN AVE #407
MIAMI BEACH, FL 33139

FRANK GARRETT
1916 4 ST
SANTA MONICA, CA 90405

FTCF GROUP LLC
7650 SW 135 ST
MIAMI, FL 33156

GABOR GYORGY
731 6 ST 101-E
MIAMI BEACH, FL 33139

GABRIEL GARCIA PRIETO
1116 AVOCADO ISLE
FORT LAUDERDALE, FL 33315

GAETANO BARRETTA
525 MERIDIAN AVE # 205
MIAMI BEACH, FL 33139

GALAXY INVESTENTS LLC
201 SOUTH PHILLIPS AVE STE 200
SIOUX FALLS, SD 57104

GARFIELD SMELLIE
GEORGE BOLANOS
73 ELDERT ST 2
BROOKLYN, NY 11207

GATINHOS2 LLC
618 EUCLID AVE 301
MIAMI BEACH, FL 33139

GENNADY KONDRATYEV
1220 SE 9 TER
DEERFIELD BEACH, FL 33441

GEORGE M JONES TRS
GEORGE M JONES REVOCABLE TRUST
8017 JOHN GRAY DR
CICERO, NY 13039

GHOR MANAGEMENT LLC
1508 BAY ROAD 1251
MIAMI BEACH, FL 33139

GICELA A GUERRERO ALARCON
543 MERIDIAN AVE UNIT #1
MIAMI BEACH, FL 33139

GIULIETTA RONCO
644 EUCLID AVE #10
MIAMI BEACH, FL 33139

GLADYS HART
536 EUCLID AVE #1
MIAMI BEACH, FL 33139

GLORIA TERESA S TEME DE BORDA
524 WASHINGTON AVE #313
MIAMI BEACH, FL 33139

GO 555 WASHINGTON OWNER LLC
C/O GREENOAK
285 MADISON AVE STE 1800
NEW YORK, NY 10017

GPMIA LLC
619 EUCLID AVE # 3C
MIAMI BEACH, FL 33139

GREG BROWN
635 EUCLID AVE #230
MIAMI BEACH, FL 33139

GREGORY L PETRINO
600 EUCLID AVE #B4
MIAMI BEACH, FL 33139

GREGORY L PETRINO
600 EUCLID AVE B1
MIAMI BEACH, FL 33139

GUG & CO LLC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

GUZO REALTY INC
20520 NE 20 CT
NO MIAMI BEACH, FL 33179

HARRY BORDERS TRS
BORIS SHEHTMAN FAMILY REV TR
920 DUPONT RD
LOUISVILLE, KY 40207

HELEN C DAVIS-HYATT
344 HANCOCK ST
BROOKLYN, NY 11216

HENRY SUAREZ
525 MERIDIAN AVE #102
MIAMI BEACH, FL 33139

HERVE SENEQUIER
NICOLAS GREGOIRE
204 W 21 ST
NEW YORK, NY 10011

HINALBEN G PATEL
ABUZER YARDMINCI
525 MERIDIAN AVE # 402
MIAMI BEACH, FL 33139

HORACIO PIJUAN
536 EUCLID AVE 3
MIAMI BEACH, FL 33139

HOWARD & LINDA R GALE
525 MERIDIAN AVE # 201
MIAMI BEACH, FL 33139

IMPERIAL PROPERTIES OF SO FLA INC
C/O VERONICA SANMARTINO
3555 FLAMINGO DR
MIAMI BEACH, FL 33140

ISABEL CHANG KOENIG &H
SPENCER KOENIG
117-01 PARK LANE SOUTH APT C2L
KEW GARDENS, NY 11418

J & LPROPERTIES MANAGEMENT LLC
18459 PINES BLVD #203
PEMBROKE PINES, FL 33029

JACK A TAYLOR
6044 N CHANTICLEER
MAUMEE, OH 43537

JACK A TAYLOR TRS
6044 NO CHANTICLEER
MAUMEE, OH 43537

JAIME MONTOYA
525 MERIDIAN AVE UNIT 106
MIAMI BEACH, FL 33139

JAMES GENEVER
635 EUCLID AVE #116
MIAMI BEACH, FL 33139

JAMES M MORALES
600 EUCLID AVE #B6
MIAMI BEACH, FL 33139

JAVID AMINI
579 RUTTER AVE
KINGSTON, PA 18704

JD MIAMI INVESTMENTS INC
8301 NW 197 ST
MIAMI, FL 33015

JEANE A CARPENTER
635 EUCLID AVE #224
MIAMI BEACH, FL 33139

JEANETTE COHEN
7888 CUMMINGS LANE
BOCA RATON, FL 33433

JEFFERSON INVESTMENT CORP
6355 ALLISON RD
MIAMI BEACH, FL 33141

JM EUCLID LLC
605 EUCLID AVE # 106
MIAMI BEACH, FL 33139

JOAQUIN GOMEZ JR
525 MERIDIAN AVE #104
MIAMI BEACH, FL 33139

JOEL K BECKMAN
PHILIPPA BECKMAN
335 S BISCAYNE BLVD APT 3503
MIAMI, FL 33131

JOHN TORTORELLA
HELEN TORTORELLA
635 EUCLID AVE APT 118
MIAMI BEACH, FL 33139

JOHN W PATRICK
CARLOS A CORTES
635 EUCLID AVE #112
MIAMI BEACH, FL 33139

JORG NOWAK
635 EUCLID AVE #221
MIAMI BEACH, FL 33139

JORGE M GORDON &W CLAUDIA A
549 MERIDIAN AVE #1
MIAMI BEACH, FL 33139

JORGE MARCOS GORDON A/D
549 MERIDIAN AVE # 2
MIAMI BEACH, FL 33139

JOSEPH A ARBAGEY
12007 NATIONAL BLVD
LOS ANGELES, CA 90064

JOSEPH WILLIAMS
CHRISTOPHER WILLIAMS
1436 W STREET NW #306
WASHINGTON, DC 20009

JUAN H VECCO TRS
JUAN H VECCO REVOCABLE TRUST
4516 SW 186 WEAY
MIRAMAR, FL 33029

JUAN JOSE REBORA
536 EUCLID AVE #3
MIAMI BEACH, FL 33139

JUAN M ORTEGA
11453 FARMERS BLVD # 2 RR
SAINT ALBANS, NY 11412

JURGA DAGYS
741 6 ST # 104
MIAMI BEACH, FL 33139

LAUDELINA RODRIGUEZ
19800 SW 180 AVE LOT 297
MIAMI, FL 33187

LAWRENCE FERRARA
287 HARVARD ST #73
CAMBRIDGE, MA 02139

LAZARO GARCIA &W MARIA TERESA
7800 SW 98 AVE
MIAMI, FL 33173

LESTER BEGANYI
524 WASHINGTON AVE #205
MIAMI BEACH, FL 33139

LESTER BEGANYI
524 WASHINGTON AVE #301
MIAMI BEACH, FL 33139

LIMA INVESTMENTS OF MIAMI LLC
1955 W 54 ST
HIALEAH, FL 33012

LINA MASCIO
826 INDIAN BEACH DR
SARASOTA, FL 34234

LION 590 LLC
301 WEST 41 ST #406
MIAMI BEACH, FL 33140

LLOYD WARMAN
100 SOUTH POINTE DR #506
MIAMI BEACH, FL 33139

LOSKOS LLC
7901 HISPANOLA AVE # 1801
N BAY VILLAGE, FL 33141

LUIBERANGE LLC
325 S BISCAYNE BLVD # 4219
MIAMI, FL 33131

LUIS FERNANDEZ &
ELIZABETH FERNANDEZ
14501 SW 114 TER
MIAMI, FL 33186

M Y E INTER CORPORATION
1400 SW 27 AVE # 102
MIAMI, FL 33145

MANUDELLA US LLC
44 WEST FLAGLER ST # 2300
MIAMI, FL 33130

MANUEL L CRESPO TRS
PO BOX 192266
MIAMI BEACH, FL 33119

MANUEL LOPEZ PRIETO
524 WASHINGTON AVE APT 207
MIAMI BEACH, FL 33139

MARC ANTOINE DAMIDOT
FRANCOIS GALLICE
635 EUCLID AVE # 109
MIAMI BEACH, FL 33139

MARC EDWARD HIGGINS
MARTHA BEATRIZ LOPEZ GARCIA
741 6 ST # 202 W
MIAMI BEACH, FL 33139

MARCELO ADDARIO
8020 EAST DR
NORTH BAY VILLAGE, FL 33141

MARGIT KLEIN
741 6TH ST APT 203
MIAMI BEACH, FL 33139

MARIA ZAKHAROVA
1700 KENNEDY CAUSEWAY STE 130
NORTHBAY VILLAGE, FL 33141

MARIA BARROS
619 EUCLID AVE APT 2C
MIAMI BEACH, FL 33139

MARIA E LOPEZ
HUGO M LOPEZ
549 MERIDIAN AVE 7
MIAMI BEACH, FL 33139

MARIA E VANE
533 MERIDIAN AVE #10
MIAMI BEACH, FL 33139

MARIA ESTHER BERENGHI
10925 SW 172 TER
MIAMI, FL 33157

MARIA EVIDALIA MARTINEZ
533 MERIDIAN AVE #3
MIAMI BEACH, FL 33139

MARIA HARCAVI
LIZBETH MARTINEZ
518 EUCLID AVE 2
MIAMI BEACH, FL 33139

MARIA I KUFORYANIS
542 EUCLID AVE #2
MIAMI BEACH, FL 33139

MARIA L KRALJ (LE)
REM SILVANNA KRALJ
618 EUCLID AVE UNIT 203
MIAMI BEACH, FL 33139

MARIA LUZ MERINO VERITE TRS
MARIA MERINO VERITE REVOCABLE TR
5825 COLLINS AVE 3G
MIAMI BEACH, FL 33140

MARIA LUZ MERINO VERITE TRS
MARIA MERINO VERITE
5825 COLLINS AVE #3G
MIAMI BEACH, FL 33140

MARIANA AREU TRS
MARIANA AREU REVOCABLE TRUST
904 CARRIAGE PATH
SMYRNA, GA 30082

MARK LEWIS
10701 SW 67 CT
MIAMI, FL 33138

MARLENE ALONSO
520 EUCLID AVE UNIT 7
MIAMI BEACH, FL 33139

MARY I REAGAN TRS
MARY I REAGAN REVOCABLE TRUST
2120 W CORTEZ ST
CHICAGO, IL 60622

MAUD MARIE MICHEL JULIEN
536 EUCLID AVE 5
MIAMI BEACH, FL 33139

MDHI FOUR LLC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

MERCEDES GONZALEZ
525 MERIDIAN AVE 203
MIAMI BEACH, FL 33139

MICHAEL THOMPSON &
JUAN CARLOS HERNANDEZ JTRS
525 MERIDIAN AVE #401
MIAMI BEACH, FL 33139

MICHELE MERLO
100 SOUTH POINT DR #1609
MIAMI BEACH, FL 33139

MILAGROSA D GUERRA LE
REM BLANCA A GARCIA RODRIGUEZ
533 MERIDIAN AVE #7
MIAMI BEACH, FL 33139

MIRELY CRUZ & H JORGE MARTINEZ
536 EUCLID AVE #9
MIAMI BEACH, FL 33139

MIRONA LLC
10185 COLLINS AVE #711
BAL HARBOUR, FL 33154

MORGAN JOHANSSON TRS
549 MERIDIAN AVE APT 3
MIAMI BEACH, FL 33139

MOSHE MARK & BENNY TARICH
542 EUCLID AVE #7
MIAMI BEACH, FL 33139

MYCT LLC
552 EUCLID AVE 11
MIAMI BEACH, FL 33139

NATALIZ PROP LLC
100 LINCOLN RD #833
MIAMI BEACH, FL 33139

NELSON CURRAS
525 MERIDIAN AVE 101
MIAMI BEACH, FL 33139

NICOLA G SACCOIA
518 EUCLID AVE #4
MIAMI BEACH, FL 33139

NICOLAS GOMEZ
9841 SW 121 ST
MIAMI, FL 33176

NIELS CEE BACKX
ALEXANDRA TORRES CABRERA
635 EUCLID AVE 225
MIAMI BEACH, FL 33139

NIURCA FONTE
605 EUCLID AVE #205
MIAMI BEACH, FL 33139

NIVIA E GARRIGA TRS
NIVIA E GARRIGA REV TRUST
1891 SW 142 AVE
MIAMI, FL 33175

OLGA RODRIGUEZ
731 6 ST APT 102 E
MIAMI BEACH, FL 33139

ORLANDO LLAMAS JR
12030 SW 108 ST
MIAMI, FL 33186

PABLO & RENE ALVARADO & W MARIA
PO BOX 941135
MIAMI, FL 33194

PABLO GONZALEZ JR
NANCY HOPE GALLO
86 N MCCLELLAN AVE
MANASQUAN, NJ 08736

PATRICIA POTOCARRERO
644 EUCLID AVE #2
MIAMI BEACH, FL 33139

PATRICIA SIERRA
536 EUCLID AVE APT 2
MIAMI BEACH, FL 33139

PATRICIA VON DOHLN
1203 RIVER RD APT 12H
EDGEWATER, NJ 07020

PAUL V PEDULLA
287 HARVARD ST #73
CAMBRIDGE, MA 02139

PCUBE DOMUS INC
1680 MICHIGAN AVE 910
MIAMI BEACH, FL 33139

PEDRO OCHOA
2159 CENTRE AVE 3
FORT LEE, NJ 07024

PENNONE USA LLC
925 LENOX AVE 3
MIAMI BEACH, FL 33139

PLA MIAMI INVESTMENTS INC
549 MERIDIAN AVE #9
MIAMI BEACH, FL 33139

PLAN B USA LLC
132 DREXEL AVE # 203
MIAMI BEACH, FL 33139

QUN LIN
640 6 ST
MIAMI BEACH, FL 33139

RAJ K UDNANI
14215 SW 73 ST
MIAMI, FL 33183

RAMON PRADO
520 EUCLID AVE 1
MIAMI BEACH, FL 33139

RENE R RODRIGUEZ
525 MERIDIAN AVE UNIT 207
MIAMI BEACH, FL 33139

RICHARD SCHMAELING &W
VIRGINIA O HALPIN
675 NE 113 STREET
BISCAYNE PARK, FL 33161

RICHARD SHIH
755 COVENTRY ST
BOCA RATON, FL 33487

ROBERT IGLESIAS
518 EUCLID AVE #5
MIAMI BEACH, FL 33139

ROBERTO GRANADO
VICTOR W SERRANO
801 MERIDIAN AVE APT 4A
MIAMI BEACH, FL 33139

RUBEN PENARANDA
741 6 ST APT 204W
MIAMI BEACH, FL 33139

RUTH VLOTKOFISKY &
PAULA VLODKOWSKY
485 FIRST AVE #13A
NEW YORK, NY 10016

SANDRA BOLOGNA
36204 TOWN GREEN DR
ELMSFORD, NY 10523

SANTA TERESA LLC
158 OCEAN DR UNIT 207
MIAMI BEACH, FL 33139

SANTOS JOMAR LLC
635 EUCLID AVE #114
MIAMI BEACH, FL 33139

SCOTT T SCHONNING
PO BOX 690544
ORLANDO, FL 32869

SEASIDE ABODE LLC
934 VAN BUREN ST
HOLLYWOOD, FL 33019

SEP MIAMI LLC
2301 COLLINS AVE 1016
MIAMI BEACH, FL 33139

SERE NENA LLC
407 LINCOLN RD STE 11C
MIAMI BEACH, FL 33139

SERGOSOSHKI TRADE INC
618 EUCLID AVE 204
MIAMI BEACH, FL 33139

SHANNON BALLIET
525 MERIDIAN AVE #302
MIAMI BEACH, FL 33139

SIGSUG LLC
4539 ROYAL PALM AVE
MIAMI BEACH, FL 33140

SINA BAHADORAN
631 EUCLID AVE #2
MIAMI BEACH, FL 33139

SMADAR M B LLC
549 MERIDIAN AVE #8
MIAMI BEACH, FL 33139

SOBE FLATS LLC
3030 N ROCKY POINT DR ST 150A
TAMPA, FL 33607

SOBEGOOD LLC
341 EUCLID AVE UNIT 8
MIAMI BEACH, FL 33139

SOUTHBREEZE CONST LLC
465 OCEAN DR STE 722
MIAMI BEACH, FL 33139

STEFANIE EPSTEIN
631 EUCLID AVE #5
MIAMI BEACH, FL 33139

STEVE P PIVARNIK
DONNA PALO PIVARNIK &
542 EUCLID AVE APT 9
MIAMI BEACH, FL 33139

SUSANA MEJIA
552 EUCLID AVE APT 3
MIAMI BEACH, FL 33139

TAMARA BEACH INC
C/O CJELAW
1395 BRICKELL AVE STE 800
MIAMI, FL 33131

TBCM INVESTMENT GROUP LLC C
3220 FRATERNITY CHURCH
WINSTON SALEM, NC 27127

THAILAND SMILE LLC
524 WASHINGTON AVE APT 312
MIAMI BEACH, FL 33139

VALENTINA CARRATTA
525 MERIDIAN AVE 307
MIAMI BEACH, FL 33139

VERA VIDAL
10155 CAMELBACK LANE
BOCA RATON, FL 33498

VICTOR S AYERS
1614 WEST AVE APT 504
MIAMI BEACH, FL 33139

VINCENT CORREA &W
MICHELLE CORREA
644 EUCLID AVE #8
MIAMI BEACH, FL 33139

VINCENZO AMADDEO TR
524 WASHINGTON AVE #311
MIAMI BEACH, FL 33139

VIOLA ALDRICH
644 EUCLID AVE #4
MIAMI BEACH, FL 33139

VIOLET EUCLID 7 LLC
801 S MIAMI AVE 3010
MIAMI, FL 33131

WALDINA TORRES
600 EUCLID AVE #A1
MIAMI BEACH, FL 33139

WASHINGTON SQUARED OWNER LLC
888 7TH AVE 27 FLOOR
NEW YORK, NY 10019

WESLEY B COLGAN III
644 EUCLID AVE #7
MIAMI BEACH, FL 33139

WEST 1515 LLC
1410 WEST 21 ST
MIAMI BEACH, FL 33140

WILLIAM G BOUCHER
MARTHA M BOUCHER
2361 SOUTHLAWN CIR SW
ROANOKE, VA 24018

WILLIAM R HUBBARD
619 EUCLID AVE 1A
MIAMI BEACH, FL 33139

WILLOY LLC
130 3 ST # 105
MIAMI BEACH, FL 33139

WILMINGTON SAVING FUND SOC TRS
HILLDALE TRUST
440 SOUTH LA SALLE ST STE 2000
CHICAGO, IL 60605

YILSEY ALVAREZ
520 EUCLID AVE UNIT 1
MIAMI BEACH, FL 33139

ZOILA SATANOSKY TR &
MINA SEEMAN KORN SEEMAN TR
875 FAIRWAY DR
MIAMI BEACH, FL 33141

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 550 Washington Avenue

FILE NO: 1947

IN RE: The application by Variety Paris, LLC, requesting a Modification to a previously issued Conditional Use Permit to change the name of the operator from The Paris Theater, LLC to Variety Paris, LLC, pursuant to Section 118 Article IV.

**LEGAL
DESCRIPTION:** See Exhibit "A" attached

MEETING DATE: December 15, 2014

MODIFIED CONDITIONAL USE PERMIT

The applicant, Variety Paris, LLC, filed an application with the Planning Director to modify a previously approved Conditional Use Permit to change the name of the operator from The Paris Theater, LLC to Variety Paris, LLC, pursuant to Section 118 Article IV. of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request for Conditional Use was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

That the property in question is located in the C-PS2, Commercial General Mixed Use zoning district;

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are consistent with the City Code;

That the public health, safety, morals, and general welfare will not be adversely affected when the conditions stated below are in compliance;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values if the following conditions are met.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, and accepted by the applicant, that the Modification to the previously approved Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions:



1. The Planning Board shall maintain jurisdiction of this Modified Conditional Use Permit. The applicant shall come back to the Board as may be deemed necessary by the Planning Director and provide a Progress Report. The Board reserves the right to modify the Conditional Use approval at the time of a Progress Report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to ~~The Paris Theater, LLC~~ Variety Paris LLC, as operator of the theater/lounge. Any change of operator shall require review and approval in advance by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board, in advance, to affirm their understanding of the conditions listed herein.
3. The conditions of approval for this Modified Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
4. As proposed, the applicant will initially start with evening shows and once a following is created, the hours may be extended to matinee and possibly daytime children shows. The hours of operation as proposed are from 9:00 p.m. to 5:00 a.m. Monday through Wednesday, and Thursday through Sunday from 11:00 a.m. to 4:00 p.m. and again from 6:00 p.m. to 5:00 a.m. From time to time the operators may hold private events and provide catered meals.
5. Business identification signs shall be limited to sign copy indicating the name of the establishment only and shall be subject to the review and approval of historic preservation and design review staff.
6. Security personnel shall take measures to enforce the Patron Age Restriction of the City Code during the hours of operation.
7. All performances shall be limited to the interior of the theater/lounge. Any noise shall be contained within the building and the doors both on Washington Avenue and Euclid Avenue. No outdoor speakers shall be permitted.
8. Queuing shall take place within the premises, as proposed by applicant, and contained by ~~The Paris Theater, LLC~~ Variety Paris, LLC, security personnel so that there is no spillover that could conflict with pedestrian flow in front of the subject establishment. In the event that queuing of people is necessary, stanchions shall be placed to control crowds and allow for the free-flow of pedestrians on public sidewalks. The placement of the stanchions shall be shown on a site plan that shall be submitted to staff for review and approval.
9. The Euclid Avenue entrance shall only be used as emergency egress. Access by theater performers and security personnel shall be permitted.
10. A dance floor or dedicated dance area for patrons shall be strictly prohibited.
11. The facility shall be cleaned regularly and after each performance and the garbage shall be removed each time. No garbage dumps with perishables shall be stored outside the property.
12. The applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the



Transportation/Concurrency Management Division. A final concurrency determination shall be conducted prior to the issuance of a Certificate of Occupancy or Certificate of Completion. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving the Business Tax Receipt.

13. Staff shall review and approve specific noise attenuation controls in place or to be implemented, as well as the technical specification list submitted by the applicant prior to the issuance of a Business Tax Receipt.
14. Any window treatment that may be proposed shall be such that there is a clear view from the sidewalk in order to activate the area. Such treatments shall be included in the building permit plans and shall be reviewed and approved by staff.
15. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
16. The applicant shall be responsible for maintaining the frontage and exterior of the building and the property in excellent condition, including keeping the sidewalk, curb and gutter in front and side of the building in a clean and sanitary condition, free of all refuse, at all times. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.
17. The Planning Board shall retain jurisdiction to call the operators back before them, as provided Section 118-194 and impose new conditions, modify the hours of operation, other conditions of this Permit, or the occupant load should there be issuance of written warnings and/or notices of violation (as determined by Code Compliance) about loud, excessive, unnecessary, or unusual noise.
18. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this Modified Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
19. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a Business Tax Receipt.
20. This establishment shall not become an Adult Entertainment Establishment as defined by City Code Section 142-1271; partial nudity shall also be strictly prohibited.
21. The applicant shall obtain a final occupant load from the City before the issuance of a Business Tax Receipt.
22. ~~This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida at the expense of the applicant. Within a reasonable time after the applicant's receipt of this Modified Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. A building permit or certificate of completion shall not be issued until this requirement has been satisfied.~~



23. The executed Conditional Use Permit shall be recorded in the Public Records of Miami Dade County, Florida at the expense of the applicant and returned to the Planning Department. No building permit, certificate of use, certificate of occupancy, certificate of completion or business tax receipt shall be issued until this requirement has been satisfied.
24. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
25. The establishment and operation of this Modified Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of the Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.
26. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 19th day of DECEMBER, 2014

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Thomas R. Mooney
Thomas R. Mooney, AICP
Planning Director
FOR THE CHAIRMAN

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 19th day of December, 2014, by Thomas R. Mooney, Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

{NOTARIAL SEAL}



TERESA MARIA
MY COMMISSION # FF 042128
EXPIRES: December 2, 2017
Bonded Thru Budget Notary Services

Teresa Maria
Notary:
Print Name Teresa Maria
Notary Public, State of Florida
My Commission Expires: 12-2-14
Commission Number:

Approved As To Form:
Legal Department on [Signature] (12/19/2014)

Filed with the Clerk of the Planning Board on 12/22/14 (48)

F:\PLAN\SPLB\2014\12-15-14\1947 - 550 Washington Ave\1947 - modified CUP.docx

[Signature]

EXHIBIT A

LEGAL DESCRIPTION

OCEAN BEACH ADDN NO 3 PB 2-81 LOT 2 LESS BEG NE COR SWLY ALG E/L 31.22FTW PARL TO N/L
21.01FTS AT R/A 0.2FTW PARL TO N/L 86.75FTN 23.68FTW PARL TO N/L 5.0FTN PARL TO W/L 7.0FTE
ALG N/L 119.66FT TO POB & W135FT OF LOT 3 & E9FT OF W144FT OF N8FT OF LOT 3 BLK 48 LOT SIZE
IRREGULAR OR 15739-1789 1192 1



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

PLANNING Department
Tel: 305.673.7550 , Fax: 305.673.7550

STEVE POLISAR

Contact for pick-up: 305-672-7771

Date: 12/22/14

File # 1947

Applicant/Address: VARIETY PARIS, LLC.
550 WASHINGTON AVE.

Instructions for Recordation of Order Planning Board

Attached is the original Order that has been executed by the ~~City~~ Planning Director of the City of Miami Beach.

Please be advised that it is the responsibility of the applicant to have this original Order recorded in the Dade County Recorders Office (22 N.W. 1st St., Miami, phone: 305-275-1155, press 6). The official book and page numbers will be stamped on the document. **IT IS YOUR RESPONSIBILITY TO FURNISH THE ORIGINAL RECORDED ORDER TO THE PLANNING DEPARTMENT.**

IMPORTANT: NO BUILDING PERMITS OR LICENSING PERMITS WILL BE ISSUED BY THE CITY UNTIL THE RECORDED ORDER IS ON FILE WITH THE PLANNING DEPARTMENT.

If you have any questions, please do not hesitate to contact me at 305-673-7550.

Sincerely,

Antoinette Stohl

F:\PLAN\PLB\FORMS -AS\ORDER LETTER FORM.doc

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: VARIETY PARIS LLC
DBA: VARIETY PARIS LLC
IN CARE OF:
ADDRESS:

LICENSE NUMBER: RL-10007964
Beginning: 10/08/2019
Expires: 09/30/2020
Parcel No: 0242030091900

TRADE ADDRESS: 550 Washington Ave

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Additional Information

Storage Locations

Code	Business Type
95012902	THEATERS LIVE SHOWS
95000701	ALCOHOL BEV. (NO LATER THAN 5AM)
95016400	RESTAURANT / BARS
95005805	DANCE HALL/ENTERT. W/ALCOHOL

Restaurants/Bars: #Chairs	125
Theaters: #Seats	125

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

VARIETY PARIS LLC



CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: PARIS THEATER LLC DBA BAMBOO GROUP

IN CARE OF: [REDACTED]

ADDRESS: [REDACTED]

RECEIPT NUMBER: RL-10005346

Beginning: 10/01/2012

Expires: 09/30/2013

Parcel No: 0242030091900

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

To be occupied 1st floor only

TRADE ADDRESS: 550 WASHINGTON AVE

Code	Certificate of Use/Occupation
000701	ALCOHOL BEV. (NO LATER THAN 5AM)
005805	DANCE HALL/ENTERT. W/ALCOHOL
012902	THEATERS LIVE SHOWS

CERTIFICATE OF USE	1400
SQUARE FOOTAGE	25000
# OF SEATS	125
OCCUPANCY LOAD	5
C_U # OF UNITS	25000
ALC BEV, THROUGH 5AM	Y
DANCE_ENT W_ ALCOHOL	Y

Storage Locations

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

PARIS THEATER LLC DBA BAMBOO G
550 WASHINGTON AVE
MIAMI BEACH, FL 33139-6604

