MIAMIBEACH

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

LAND USE BOARD HEARING APPLICATION

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

Application Information

FILE NUMBER	Is the property the primary residence & homestead of the applicant/property owner? ☐ Yes ■ No (if "Yes," provide office of the property appraiser summary report)
PB23-0642	

Board of Adjustment	**Design Review Board**
☐ Variance from a provision of the Land Development Regulations	☐ Design review approval
☐ Appeal of an administrative decision	☐ Variance
☐ Modification of existing Board Order	☐ Modification of existing Board Order
Planning Board	**Historic Preservation Board**
■ Conditional Use Permit	☐ Certificate of Appropriateness for design
☐ Lot Split	☐ Certificate of Appropriateness for demolition
☐ Amendment to the Land Development Regulations or Zoning Map	☐ Historic District/Site Designation
☐ Amendment to the Comprehensive Plan or Future Land Use Map	☐ Variance
☐ Modification of existing Board Order	☐ Modification of existing Board Order

☐ **Other:**

Property Information – Please attach Legal Description as "Exhibit A"

ADDRESS OF PROPERTY
400 ALTON ROAD, MIAMI BEACH, FLORIDA 33139

FOLIO NUMBER(S)
02-4203-265-0001

Property Owner Information

PROPERTY OWNER NAME
MURANO GRANDE AT PORTOFINO CONDOMINIUM ASSOCIATION, INC.*

ADDRESS	CITY	STATE	ZIPCODE
400 ALTON ROAD	MIAMI BEACH	FL	33139

BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS
(305) 604-5219	N/A	AGM@MURANOCOGRANDE.INFO

Applicant Information (if different than owner)

APPLICANT NAME
LA TERRAZZA LLC

ADDRESS	CITY	STATE	ZIPCODE
100 SOUTH POINTE DRIVE, #1609	MIAMI BEACH	FL	33139

BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS
(305) 753-3373	N/A	MICHELE@MERLOANDCO.COM

Summary of Request

PROVIDE A BRIEF SCOPE OF REQUEST
APPLICATION FOR A CONDITIONAL USE PERMIT FOR A NEIGHBORHOOD IMPACT ESTABLISHMENT FOR AN ALCOHOLIC BEVERAGE ESTABLISHMENT OR RESTAURANT LOCATED ON THE TOP FLOOR OF A BUILDING, WHETHER FULLY ENCLOSED, PARTIALLY OPEN, OR OPEN TO THE SKY, INCLUDING ALL OPEN-AIR PORTIONS ABOVE THE ROOF-TOP, WHICH IS LOCATED ON A PROPERTY THAT IS WITHIN 200 FEET OF A PROPERTY CONTAINING A RESIDENTIAL UNIT. PLEASE ALSO SEE LETTER OF INTENT.

*MURANO GRANDE AT PORTOFINO CONDOMINIUM ASSOCIATION, INC. IS AN APPLICANT UNDER THIS APPLICATION.

Project Information			
Is there an existing building(s) on the site?	■ Yes	☐ No	
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?	☐ Yes	■ No	
Does the project include interior or exterior demolition?	☐ Yes	■ No	
Provide the total floor area of the new construction.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.

Party responsible for project design				
NAME JOSE S. PELAYO	■ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other_____			
ADDRESS 1231 NE 88TH STREET	CITY MIAMI	STATE FL	ZIPCODE 33138	
BUSINESS PHONE (305) 710-5772	CELL PHONE N/A	EMAIL ADDRESS JSPJOSEP@AOL.COM		

Authorized Representative(s) Information (if applicable)				
NAME JAMES E. RAUH, ESQ.; GREENSPOON MARDER LLP	■ Attorney ☐ Contact ☐ Agent ☐ Other_____			
ADDRESS 600 BRICKELL AVENUE, SUITE 3600, MIAMI	CITY MIAMI	STATE FL	ZIPCODE 33131	
BUSINESS PHONE (305) 789-2732	CELL PHONE N/A	EMAIL ADDRESS JAMES.RAUH@GMLAW.COM		
NAME ADRIENNE NOTO, ESQ.; GREENSPOON MARDER LLP	■ Attorney ☐ Contact ☐ Agent ☐ Other_____			
ADDRESS 600 BRICKELL AVENUE, SUITE 3600	CITY MIAMI	STATE FL	ZIPCODE 33131	
BUSINESS PHONE (305) 789-2733	CELL PHONE N/A	EMAIL ADDRESS ADRIENNE.NOTO@GMLAW.COM		
NAME	☐ Attorney ☐ Contact ☐ Agent ☐ Other_____			
ADDRESS	CITY	STATE	ZIPCODE	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS		

Please note the following information:

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".

- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
  (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.

- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.

- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.

- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.

- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by: ■ Owner of the subject property ☐ Authorized representative



SIGNATURE

JOHN MARAZZA, PRESIDENT OF MURANO GRANDE AT PORTOFINO CONDOMINIUM ASSOCIATION, INC.

PRINT NAME

12/07/23

DATE SIGNED

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".

- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
  (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.

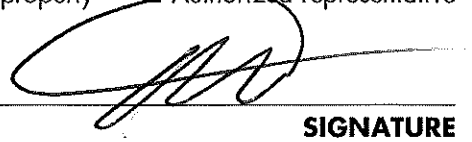
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.

- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.

- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.

- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by: ☐ Owner of the subject property ■ ~~Authorized~~ representative



SIGNATURE

MICHELE MERLO, MANAGING MEMBER OF LA TERRAZZA LLC

PRINT NAME

12/7/2023

DATE SIGNED

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.

MURANO PORTOFINO CONDOMINIUM ASSOCIATION, INC.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
PLEASE SEE ATTACHED EXHIBIT "B"	

LA TERRAZZA LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
PLEASE SEE ATTACHED EXHIBIT "C"	

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.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, NOT APPLICABLE, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

_____

SIGNATURE

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

NOTARY SEAL OR STAMP

_____

NOTARY PUBLIC

My Commission Expires: _____

_____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF Florida

COUNTY OF Miami Dade

I, JOHN MARAZZA, being first duly sworn, depose and certify as follows: (1) I am the PRESIDENT (print title) of MURANO GRANDE PORTOFINO CONDOMINIUM ASSOCIATION, 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 08 day of DECEMBER , 2023. The foregoing instrument was acknowledged before me by JOHN MARAZZA , who has produced N/A as identification and/or is personally known to me and who did/did not take an oath.

*PRESIDENT OF MURANO GRANDE AT PORTOFINO CONDOMINIUM ASSOCIATION, INC.

NOTARY SEAL OR STAMP

Notary Public State of Florida
Maria A. Zapata
My Commission GG 979569
Expires 06/05/2024

Maria Zapata.

NOTARY PUBLIC

My Commission Expires: 6/5/2024

Maria Zapata

PRINT NAME

Power of Attorney Affidavit – John Marazza

STATE OF FLORIDA)
COUNTY OF Miamidade) ss

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 8 day of December, 2023, by **JOHN MARAZZA, PRESIDENT OF MURANO GRANDE PORTOFINO AT PORTOFINO CONDOMINIUM ASSOCIATION, INC.,** who appeared by means of ☒ physical presence or ☐ online notarization, at the time of notarization, and who is ✓ personally known to me or who has produced N/A as identification.

Notary Public State of Florida
Maria A. Zapata
My Commission GG 979569
Expires 06/05/2024

Maria Zapata
NOTARY PUBLIC, State of Florida at Large

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami Dade

I, JOHN MARAZZA, 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 GREENSPOON MARDER LLP to be my representative before the PLANNING BOARD 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.

JOHN MARAZZA, PRESIDENT OF MURANO GRANDE AT PORTOFINO CONDOMINIUM ASSOCIATION, INC.

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 8 day of DECEMBER, 20 23. The foregoing instrument was acknowledged before me by JOHN MARAZZA*, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

*PRESIDENT OF MURANO GRANDE AT PORTOFINO CONDOMINIUM ASSOCIATION, INC.

NOTARY SEAL OR STAMP

Notary Public State of Florida
Maria A. Zapata
My Commission GG 979569
Expires 06/05/2024

Maria Zapata.

NOTARY PUBLIC

My Commission Expires: 6/5/2024

Maria Zapata.

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.

NOT APPLICABLE

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE	% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

Power of Attorney Affidavit – John Marazza

STATE OF FLORIDA)
) **ss**
COUNTY OF Miami dade)

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 8 day of December, 2023, by **JOHN MARAZZA, PRESIDENT OF MURANO GRANDE PORTOFINO AT PORTOFINO CONDOMINIUM ASSOCIATION, INC.,** who appeared by means of ☐ physical presence or ☐ online notarization, at the time of notarization, and who is ✓ personally known to me or who has produced N/A as identification.

Maria Lapata.
NOTARY PUBLIC, State of Florida at Large

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami Dade

I, Michele Merlo, Managing Member of La Terrazza LLC, being first duly sworn, depose and certify as follows: (1) I am the tenant or representative of the tenant of the real property that is the subject of this application. (2) I hereby authorize Greenspoon Marder LLP to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Michele Merlo, Managing Member of La Terrazza LLC
PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 8 day of December, 20 23. The foregoing instrument was acknowledged before me by Michele Merlo, Managing Member of La Terrazza LLC, 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 State of Florida
Maria A. Zapata
My Commission GG 979569
Expires 06/05/2024

Maria Zapata.
NOTARY PUBLIC

My Commission Expires: 6/5/2024

Maria Zapata
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.

Not Applicable
NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE	% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

Alternate Owner Affidavit for Corporation, Partnership or Limited Liability Company – Michele Merlo

STATE OF FLORIDA)
) ss
COUNTY OF Miamidade)

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 8 day of December, 2023, by **MICHELE MERLO, MANAGING MEMBER OF LA TERRAZZA LLC,** who appeared by means of ☐ physical presence or ☐ online notarization, at the time of notarization, and who is ✓ personally known to me or who has produced _____ as identification.

Notary Public State of Florida
Maria A. Zapata
My Commission GG 979589
Expires 06/05/2024

Maria Zapata
NOTARY PUBLIC, State of Florida at Large

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.

NOT APPLICABLE

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
JAMES E. RAUH, ESQ.; GREENSPOON MARDER LLP	600 BRICKELL AVENUE, SUITE 3600, MIAMI, FL 33131	(305) 789-2732
ADRIENNE NOTO, ESQ.; GREENSPOON MARDER LLP	600 BRICKELL AVENUE, SUITE 3600, MIAMI, FL 33131	(305) 789-2733

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, JOHN MARAZZA*, 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.

*PRESIDENT OF MURANO GRANDE AT PORTOFINO CONDOMINIUM ASSOCIATION, INC.

SIGNATURE

Sworn to and subscribed before me this 8 day of DECEMBER, 20 23. The foregoing instrument was acknowledged before me by JOHN MARAZZA*, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

*PRESIDENT OF MURANO GRANDE AT PORTOFINO CONDOMINIUM ASSOCIATION, INC.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: 6/5/2024

Maria Zapata

PRINT NAME

Notary Public State of Florida
Maria A. Zapata
My Commission GG 979569
Expires 06/05/2024

Applicant Affidavit – John Marazza

STATE OF FLORIDA)
) ss
COUNTY OF Miami dade)

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 8 day of December, 2023, by **JOHN MARAZZA, PRESIDENT OF MURANO GRANDE PORTOFINO AT PORTOFINO CONDOMINIUM ASSOCIATION, INC.,** who appeared by means of ☐ physical presence or ☐ online notarization, at the time of notarization, and who is X personally known to me or who has produced N/A as identification.

Notary Public State of Florida
Maria A. Zapata
My Commission GG 979589
Expires 06/05/2024

Maria Zapata

NOTARY PUBLIC, State of Florida at Large

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
JAMES E. RAUH, ESQ.; GREENSPOON MARDER LLP	600 BRICKELL AVENUE, SUITE 3600, MIAMI, FL 33131	(305) 789-2732
ADRIENNE NOTO, ESQ.; GREENSPOON MARDER LLP	600 BRICKELL AVENUE, SUITE 3600, MIAMI, FL 33131	(305) 789-2733

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APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami Dade

I, MICHELE MERLO*, 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.
*MANAGING MEMBER OF LA TERRAZZA LLC

SIGNATURE

Sworn to and subscribed before me this 8 day of DECEMBER, 20 23. The foregoing instrument was acknowledged before me by MICHELE MERLO*, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.
*MANAGING MEMBER OF LA TERRAZZA LLC

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: 6/5/24

Maria Zapata

PRINT NAME

Notary Public State of Florida
Maria A. Zapata
My Commission GG 979569
Expires 06/05/2024

Applicant Affidavit – Michele Merlo

STATE OF FLORIDA)
) **ss**
COUNTY OF Miami dade)

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 8 day of December, 2023, by **MICHELE MERLO, MANAGING MEMBER OF LA TERRAZZA LLC,** who appeared by means of ☐ physical presence or ☐ online notarization, at the time of notarization, and who is ✓ personally known to me or who has produced N/a. as identification.

Notary Public State of Florida
Maria A. Zapata
My Commission GG 979589
Expires 06/05/2024

Maria Zapata
NOTARY PUBLIC, State of Florida at Large

EXHIBIT "A"

LEGAL DESCRIPTION

OCEAN BEACH ADDN NO 3 PB2-81 PORT OF LOTS 32 THRU 42 BLK 111 AS DESC IN CONDO DEC OFF REC 21134-3930

EXHIBIT "B"

DISCLOSURE OF INTEREST

1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

MURANO GRANDE AT PORTOFINO CONDOMINIUM ASSOCIATION, INC.

CORPORATION NAME

NAME AND ADDRESS **% OF STOCK**

MURANO GRANDE AT PORTOFINO CONDOMINIUM ASSOCIATION, INC.
(Florida Not for Profit Corporation)

President:
John Marazza
400 Alton Road
Miami Beach, Florida 33139

Vice President:
Susan Geisenheimer
400 Alton Road
Miami Beach, Florida 33139

Treasurer:
David Perry
400 Alton Road
Miami Beach, Florida 33139

Secretary:
Ilene Gotts
400 Alton Road
Miami Beach, Florida 33139

EXHIBIT "C"

DISCLOSURE OF INTEREST

1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

LA TERRAZZA LLC

CORPORATION NAME

NAME AND ADDRESS	% OF STOCK
LA TERRAZZA LLC	
Michele Merlo 100 South Pointe Drive #1609 Miami Beach, Florida 33139	100%