

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV
305-673-7550

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.

- ☐ BOARD OF ADJUSTMENT
 - ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
- ☐ DESIGN REVIEW BOARD
 - ☐ DESIGN REVIEW APPROVAL
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
- ☒ HISTORIC PRESERVATION BOARD
 - ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - ☐ HISTORIC DISTRICT / SITE DESIGNATION
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
 - ☒ MODIFICATION OF THE CERTIFICATE OF APPROPRIATENESS UNDER HPB FILE NO. HPB0716-0048
- ☐ PLANNING BOARD
 - ☐ CONDITIONAL USE PERMIT
 - ☐ LOT SPLIT APPROVAL
 - ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- ☐ FLOOD PLAIN MANAGEMENT BOARD
 - ☐ FLOOD PLAIN WAIVER
- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 1052 Ocean Drive CUC100, Miami Beach, Florida 33139

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) 02-4203-302-0900

1. APPLICANT: ☐ OWNER OF THE SUBJECT PROPERTY ☒ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME Palace Bar LLC
ADDRESS 1052 Ocean Drive, Miami Beach, Florida 33139
BUSINESS PHONE (517) 230-6003 CELL PHONE N/A
E-MAIL ADDRESS thomasjdonall@yahoo.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME Nakash Strand LLC
ADDRESS 1400 Broadway, 15th Floor, New York, New York 10018
BUSINESS PHONE N/A CELL PHONE N/A
E-MAIL ADDRESS N/A

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME James E. Rauh, Esq., Greenspoon Marder, P.A.
ADDRESS 1601 Washington Avenue, Suite 300, Miami Beach, Florida 33139
BUSINESS PHONE 305-789-2732 CELL PHONE 305-510-4077
E-MAIL ADDRESS james.rauh@gmlaw.com

☐ AGENT:

NAME _____
ADDRESS _____
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS _____

☒ CONTACT:

NAME Adrienne R. Grandolfo, Esq., Greenspoon Marder, P.A.
ADDRESS 1601 Washington Avenue, Suite 300, Miami Beach, Florida 33139
BUSINESS PHONE 305-789-2733 CELL PHONE N/A
E-MAIL ADDRESS adrienne.grandolfo@gmlaw.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____

NAME Jennifer McConney-Gayoso, MCG Architecture & Planning
ADDRESS 7580 Northeast 4th Court, Studio 100, Miami, Florida 33138
BUSINESS PHONE (305) 573-2728 CELL PHONE N/A
E-MAIL ADDRESS jennifer@mccg-architecture.com

FILE NO. HPB0716-0048

4. SUMMARY OF APPLICATION – PROVIDE BRIEF SCOPE OF PROJECT:

Modification of the Certificate of Appropriateness Order issued under Historic Preservation Board File No. HPB0716-0048 to strike Condition No. I(C)(1)(g) which prohibits exterior speakers, except as may be required for Fire or Building Code/Life Safety purposes in the outdoor terrace area.

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☐ YES ☒ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) _____ SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). _____ SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ _____

- 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 FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE – ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT 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, LANDSCAPE ARCHITECTS, ENGINEERS, 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.

FILE NO. HPB0716-0048

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL: (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 FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☐ OWNER OF THE SUBJECT PROPERTY
☒ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

Thomas J. Donall

PRINT NAME: Thomas J. Donall, Manager of Palace Bar LLC

FILE NO. HPB0716-0048

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 removing this notice after the date of the hearing.

Not Applicable

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.

Not Applicable

NOTARY PUBLIC

NOTARY SEAL OR STAMP

My Commission Expires:

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY
 (Circle one)

STATE OF Florida
 COUNTY OF Miami-Dade

I, Thomas J. Donall, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Palace Bar LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant 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 the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

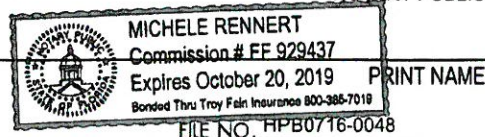
Thomas J. Donall
 SIGNATURE

Sworn to and subscribed before me this 28th day of November, 2017. The foregoing instrument was acknowledged before me by Thomas J. Donall, Manager of Palace Bar LLC, on behalf of such entity, 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:

Michele Rennert
 NOTARY PUBLIC



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 removing this notice after the date of the hearing.

Not Applicable

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.

Not Applicable

NOTARY PUBLIC

NOTARY SEAL OR STAMP

My Commission Expires:

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY
 (Circle one)

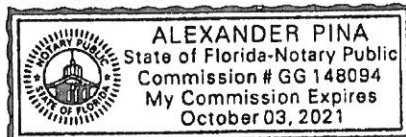
STATE OF _____
 COUNTY OF _____

I, Salem Mounayyer, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Nakash Strand LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant 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 the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 2017. The foregoing instrument was acknowledged before me by Salem Mounayyer, Manager of Nakash Strand LLC, on behalf of such entity, 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:

Oct. 03, 2021

NOTARY PUBLIC

Alexander Pina

PRINT NAME

FILE NO. HPB0716-0048

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida
 COUNTY OF Miami-Dade

I, Thomas J. Donall, being duly sworn and deposed, 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 Palace Bar LLC, James E. Rauh, Esq. & Greenspoon Marder, P.A. to be my representative before the Historic Preservation Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Thomas J. Donall, Manager of Palace Bar LLC

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 28th day of November, 2017. The foregoing instrument was acknowledged before me by Thomas J. Donall, Manager of Palace Bar 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

My Commission Expires

**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 contract purchasers are corporations, partnerships, limited liability companies, trusts, 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. 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

Not Applicable

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

Not Applicable

Not Applicable

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

FILE NO. HPB0716-0048

POWER OF ATTORNEY AFFIDAVITSTATE OF
COUNTY OF

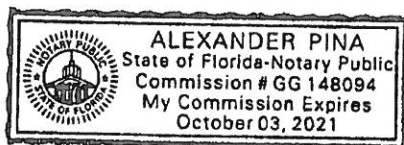
I, Salem Mounayyer, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Alfredo Gonzalez, Esq. & Greenberg Traug P.A. to be my representative before the Historic Preservation Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Salem Mounayyer, Manager of Nakash Strand LLC
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 6 day of Dec., 2017. The foregoing instrument was acknowledged before me by Salem Mounayyer Manager of Nakash Strand 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



My Commission Expires

Oct-03, 2021

[Signature]
NOTARY PUBLIC

Alexander Pina
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 contract purchasers are corporations, partnerships, limited liability companies, trusts, 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. 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

Not Applicable

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

Not ApplicableNot Applicable

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

FILE NO. HPB0716-0048

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. 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.*

Palace Bar LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit "B"

See Exhibit "B"

Nakash Strand LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit "C"

See Exhibit "C"

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. HPB0716-0048

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

If the property that is the subject of this 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
<u>Not Applicable</u>	<u>Not Applicable</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTE: Notarized signature required on page 9

3. 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 #
a.	James E. Rauh, Esq.	1601 Washington Avenue, Suite 300	305-789-2732
b.		Miami Beach, Florida 33139	
c.			

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

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY 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, Thomas J. Donall, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

Thomas J. Donall
Thomas J. Donall, Manager of Palace Bar LLC
SIGNATURE

Sworn to and subscribed before me this 28th day of November, 2017. 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

My Commission Expires:

Michele Rennert
NOTARY PUBLIC
MICHELE RENNERT
Commission # FF 929437
Expires October 20, 2019
Bonded thru Troy Fair Insurance 800-385-7015
PRINT NAME

FILE NO. HPB0716-0048

EXHIBIT "A"
LEGAL DESCRIPTION

CONDOMINIUM UNIT CU-C100, OF THE STRAND ON OCEAN DRIVE CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 23668, PAGE 2131, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS AMENDED FROM TIME TO TIME.

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.*

PALACE BAR LLC

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

PALACE BAR LLC

Thomas J. Donall
1052 Ocean Drive
Miami Beach, Florida 33139

100%

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.*

NAKASH STRAND LLC

CORPORATION NAME	
<u>NAME AND ADDRESS</u>	<u>% OF STOCK</u>
NAKASH STRAND LLC	
The Joseph Nakash 2005 Trust 1400 Broadway, 15 th Floor New York, New York, 10018	33 1/3%
The Ralph Nakash 2005 Trust 1400 Broadway, 15 th Floor New York, New York, 10018	33 1/3%
The Avi Nakash 2005 Trust 1400 Broadway, 15 th Floor New York, New York, 10018	33 1/3%
THE JOSEPH NAKASH 2005 TRUST	
Sole Beneficiary: Joseph Nakash 1400 Broadway, 15 th Floor New York, New York, 10018	100%
THE RALPH NAKASH 2005 TRUST	
Sole Beneficiary: Ralph Nakash 1400 Broadway, 15 th Floor New York, New York, 10018	100%
THE AVI NAKASH 2005 TRUST	
Sole Beneficiary: Avi Nakash 1400 Broadway, 15 th Floor New York, New York, 10018	100%

**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: PALACE BAR LLC
IN CARE OF: THOMAS J DONALL
ADDRESS: 1052 Ocean Dr
MIAMI BEACH, FL -331390000

LICENSE NUMBER: BTR003457-12-2017
Beginning: 12/18/2017
Expires: 09/30/2018
Parcel No: 0242033020001

TRADE ADDRESS: 1052 Ocean Dr

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

OCC LOAD : 199

Storage Locations

Code	Business Type
95000701	ALCOHOL BEV. (NO LATER THAN 5AM)
95016400	RESTAURANT / BARS

Restaurants/Bars: #Chairs	203
---------------------------	-----

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

PALACE BAR LLC
1052 Ocean Dr
MIAMI BEACH, FL -331390000

3313900001



James E. Rauh, Esq.
1601 Washington Avenue, Suite 300
Miami Beach, Florida 33139
Phone: 305.602.8245
Direct Phone: 305.789.2732
Direct Fax: 305.537.3928
Email: james.rauh@gmlaw.com

December 11, 2017

Via Online Submission

Chair and Board Members, Historic Preservation Board
City of Miami Beach, Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**Re: Letter of Intent for a Modification to the Certificate of Appropriateness
Order Issued Under Historic Preservation Board File No. HPB0716-0048 for
the Restaurant Located at 1052 Ocean Drive, CUC100, Miami Beach,
Florida**

Dear Chair and Board Members:

Our Law Firm represents Palace Bar LLC (the "Applicant"), the tenant of the restaurant space located on the ground floor at 1052 Ocean Drive, CUC100, Miami Beach, Florida 33139 ("Restaurant"). Please allow this correspondence to serve as the Applicant's Letter of Intent in support of the enclosed application seeking a Modification to the Certificate of Appropriateness Order previously issued under Historic Preservation Board File No. HPB0716-0048 to strike Condition No. I(C)(1)(g) which reads as follows: "No exterior speakers, except as may be required for Fire or Building Code/Life Safety Code purposes may be permitted within the outdoor terrace."

The prior tenant, 1052, LLC obtained the enclosed Certificate of Appropriateness to install a retractable awning structure on the east façade of the non-contributing four story building located at 1052 Ocean Drive in order to provide protection from the elements for patrons dining on the outdoor terrace during inclement weather. The Applicant recently acquired the business at the Restaurant and until recently operated the Palace at 1200 Ocean Drive. The Palace features female impersonator or "drag queen" shows which have been a mainstay on Ocean Drive for over twenty years.

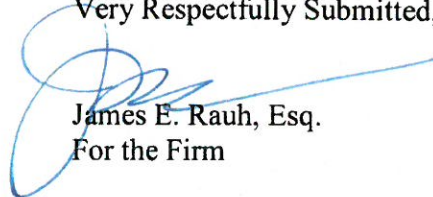
Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | Nashville | Phoenix
New York | Orlando | Port St. Lucie | Portland | San Diego | Tallahassee | Tampa | West Palm Beach

In New York, Greenspoon Marder, P.A. practices under the name Greenspoon Marder, P.A. P.C.
In California, Greenspoon Marder LLP practices using the fictitious name and trademark Greenspoon Marder under license from Greenspoon Marder, P.A.

As these shows take place outdoors, the Applicant is seeking to place speakers on the exterior of the Restaurant as depicted on the architectural plans enclosed with this application. The Applicant has submitted an application for a Conditional Use Permit for a Neighborhood Impact Establishment and an Open Air/Outdoor Entertainment Establishment in order host its shows. The Applicant has also submitted an Acoustic Study with the Conditional Use Permit application, which confirms that the exterior speakers and outdoor entertainment will comply with the Code of the City Miami Beach Article IV – Noise.

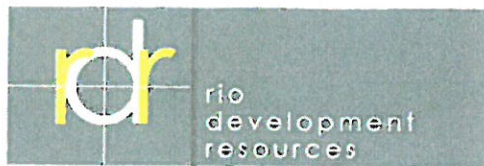
In light of the foregoing, and the application materials submitted herewith, we respectfully request the Historic Preservation Board's approval of this application to strike Condition No. I(C)(1)(g) of the Certificate of Appropriateness Order previously issued under Historic Preservation Board File No. HPB0716-0048.

Very Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'James E. Rauh', is written over the typed name and title.

James E. Rauh, Esq.
For the Firm

Enclosures



public hearing notification packages | lists of property owners within a specific radius + radius maps + mailing labels
www.rdrmiami.com | diana@rdrmiami.com | 305.498.1614

October 26, 2017

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

Re: Property Owners List within 375 feet of:

SUBJECT: 1052 Ocean Drive, Unit CUC100, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-302-0900

LEGAL DESCRIPTION: THE STRAND ON OCEAN DRIVE CONDO UNIT CU-C100 BLDG
1052 UNDIV 10.360325750% INT IN COMMON ELEMENTS OFF REC 23668-2131

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 the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

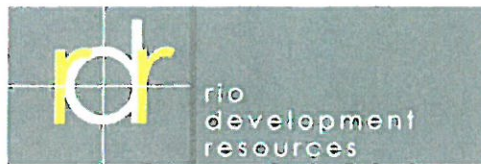
RDR | Diana B. Rio

Total number of property owners without repetition: **157, including 7 international**

Name	Address	City	State	Zip	Country
BABEL REAL ESTATE LLC	SELBERGEN 130 1104 LG	AMSTERDAM			NETHERLANDS
CLAUDE DUFOUR	4207 RUE ST HUBERT	MONTREAL PQ H2J2W6			CANADA
JEAN LUC MARREC ELIZABETH MARREC	7 CHEMIN DE TY MAG FOREMAN 29000	QUIMPER			FRANCE
MIGUEL ANGEL MATEZANZ	URBANIZACION CANALEJAS CHALET 138 CALLE PENA DEL HOMBRE 1				SPAIN
NIKOLAY KHARATIMOV LUDIA PEREPOLOVA	HILKOV PERULOK D 1 KV 43	MOSCOW 119034			RUSSIA
PAUL CLIFFORD LUKE	1 RIVERDALE RD FLAT 1	GLoucester TW12BT			UNITED KINGDOM
	1 RIVERDALE ROAD FLAT 6	TWICKENHAM MIDDLESEX TW1 2BT			UNITED KINGDOM
1024 OCEAN DRIVE APT A507 LLC C/O BUSINESS STRATEGY CONSULTANTS	2 RECTOR ST 1202	NEW YORK	NY	10006	USA
1051 COLLINS HOTEL LLC DAN BRAN REALTY LLC	138 E 31 ST #C1	NEW YORK	NY	10016	USA
1130 COLLINS LLC	2601 COLLINS AVENUE	MIAMI BEACH	FL	33140	USA
1131 KENT LLC	16885 DALLAS PKWY	ADDISON	TX	75001	USA
2K ESSEX LLC	1051 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
2K SOUTH BEACH HOTEL LLC	1001 COLLINS AVE	MIAMI BEACH	FL	33139-5011	USA
3 6 INVESTMENTS LLC	1020 OCEAN DR	MIAMI BEACH	FL	33139-5014	USA
940 OCEAN DR LLC C/O NAKASH HOLDING LLC	767 FAIRMONT ST NW	WASHINGTON	DC	20001	USA
940 OCEAN DRIVE LLC	1400 BROADWAY 15TH FLOOR	NEW YORK	NY	10018	USA
952 COLLINS AVENUE LLC	1400 BROADWAY 15 FLOOR	NEW YORK	NY	10018	USA
990 INVESTMENT LLC	100 WILSHIRE BLVD STE#1750	NEW YORK	NY	10018	USA
AF CAFE LLC	1111 KANE CONCOURSE 209	SANTA MONICA	CA	90401	USA
ALE REAL ESTATE LLC	250 E 96 ST STE 580	BAY HARBOR ISLANDS	FL	33154	USA
ALFREDO RODRIGUEZ	1024 OCEAN DR # A 505	INDIANAPOLIS	IN	46240	USA
ANDRIE SUN LLC	6121 SHAWNEE RD	MIAMI BEACH	FL	33139	USA
BEATRIZ DE LA MAZA JTRS TERESITA BALDOR JTRS	1801 COLLINS AVE # 904	WESTMINSTER	CA	92683	USA
BECKIE WEINHEIMER & H ALAN KEARL	10502 SW 46 ST	MIAMI BEACH	FL	33139	USA
BETTY A FELDER	120 CHESTERFIELD PL	MIAMI	FL	33165	USA
BEUNAVENTURA M ARCE LE REM PEDRO M ARCE REM ALEX M ARCE	3101 PARK CT	SW LEESBURG	VA	20175	USA
BOTANY WOODS LLC	1150 COLLINS AVE #405	GLENARDEN	MD	20706	USA
CAAMANO INVESTMENT PROPERTIES INC	1100 COLLINS AVE #CU-3	MIAMI BEACH	FL	33139	USA
CARLOS M ALVARINO TRS MADELYN L ALVARINO TRS CARLOS M ALVARINO	3389 SHERIDAN ST #107	MIAMI BEACH	FL	33139-4660	USA
CARY SONTAG PHILIP SONTAG	1150 COLLINS AVE #401	HOLLYWOOD	FL	33021	USA
CG FAIRWINDS LLC C/O OREN LIEBER ESQ	55371 WINGED FOOT	MIAMI BEACH	FL	33139	USA
CHARLES H BURKE JR & W DIONISIA	2915 BISCAYNE BLVD #300	LA QUINTA	CA	92253	USA
CHRISTIAN MARTY PASCALE MARTY	42 STURGES RD	MIAMI	FL	33137	USA
CITY OF MIAMI BEACH CITY HALL	1100 COLLINS AVE UNIT 302	WEST ROXBURY	MA	02132	USA
CITY OF MIAMI BEACH ECONOMIC DEVELOPMENT	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
COLLINS AVENUE INVESTORS LLC 255 THIRD AVENUE CORP	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CONGRESS 501 LLC C/O LEVINE AND PARTNERS P A	1407 BROADWAY # 503	MIAMI BEACH	FL	33139-1819	USA
CONGRESS C303 LLC	1400 BROADWAY	NEW YORK	NY	10018	USA
CONGRESS D205 LLC C/O LEVINE AND PARTNERS PA	1000 WEST AVE #108	NEW YORK	NY	10018	USA
CRP NASH LLC C/O THE CARLYLE GROUP	3350 MARY ST	MIAMI BEACH	FL	33139	USA
CRYSTAL V HOVER LE ANNI JOHANSSON LE REM CRYSTAL V HOVER TRS JTRS	1001 PENNSYLVANIA AVE NW	MIAMI	FL	33133	USA
DAMIAN J AIELLO & PAUL PRESTA & JAMES LEMA	420 S SAN PEDRO ST #423	WASHINGTON	DC	20004	USA
DANIEL CHACON	PO BOX 430	LOS ANGELES	CA	90013	USA
DANIEL LAUBRY	111 GLASSWYCKE DR	DEER PARK	NY	11729	USA
DEL RIO PH1 LLC C/O BDO	196 BOWERY FL 6	GLASSBORO	NJ	08028	USA
DEL RIO PH2 LLC C/O BDO	2121 PONCE DE LEON BLVD 11 FL	NEW YORK	NY	10012-4293	USA
DONNA L POWERS TRS DONNA L POWERS REV TR	2121 PONCE DE LEON BLVD 11 FLOOR	CORAL GABLES	FL	33134	USA
DORON DOAR	3671 HIGH PINE DR	CORAL SPRINGS	FL	33065	USA
DREAM2FUTUR LLC	13441 NW 5 CT	PLANTATION	FL	33325	USA
E D Y INC	1682M JEFFERSON AVE	MIAMI BEACH	FL	33139-7603	USA
EDUARD GERSHKOVICH TRS EDUARD GERSHKOVICH REVOCABLE TR MARGARITA GERSHKOVICH TRS	1036 OCEAN DR #CUB100	MIAMI BEACH	FL	33139-5014	USA
EMILIO LABRADA	10100 CHARLOT CT	ROCKVILLE	MD	20850	USA
ENRICO IORI CLAUDIA M BOMBONATI	20864 GRAET FALLS FOREST	STERLING	VA	46240	USA
ERNEST BURLEY JR	1024 OCEAN DR #A406	MIAMI BEACH	FL	33139	USA
FARHANG ARYAN	2720 SUMMERS RIDGE DR	ODONTON	MD	21113	USA
FRANCIS PASSENIANT TRS REVEREND FRANCIS J PASSENIANT TR	1912 WOODFORD RD	VIENNA	VA	22182	USA
FRED MCALPIN III	102 00 SHORE FRONT PKWY	ROCKAWAY PARK	NY	11694	USA
	207 WOODLINE CT	MULLICA HILL	NJ	08062	USA

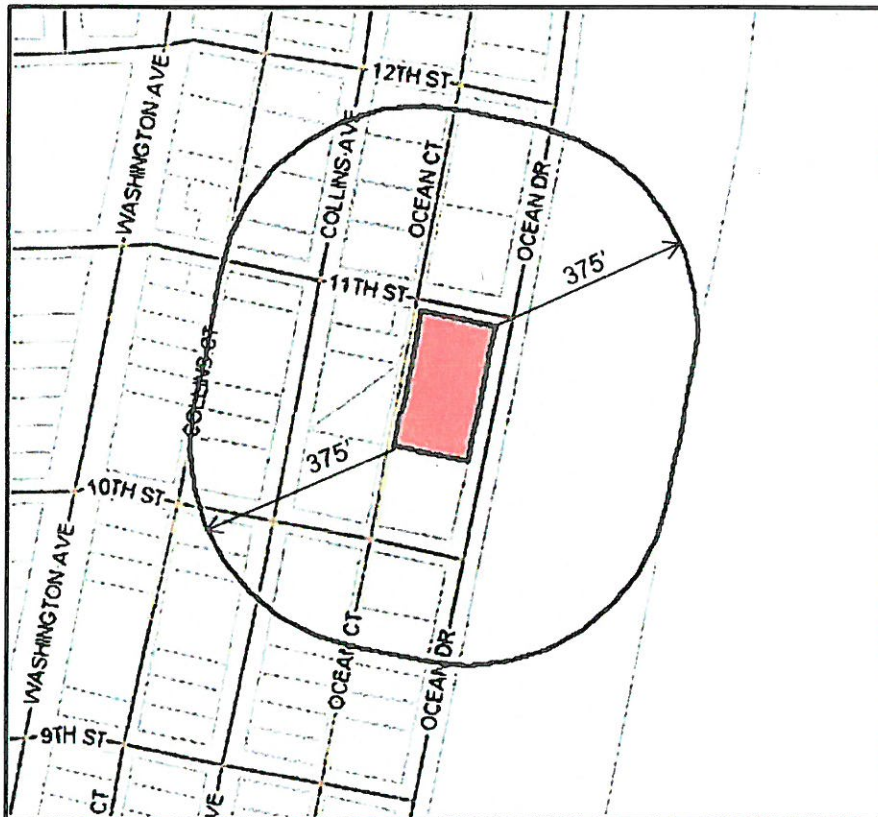
FRIDA NAKASH LLC	2711 CENTERVILLE RD STE 400	WILMINGTON	DE	19808	USA
GATOR EDWARDS PARTNERS LLLP	7850 NW 146 ST 4TH FLOOR	MIAMI LAKES	FL	33016	USA
GEORGE FRANKLIN & W SUELLEN B WEST	7417 REBECCA DR	ALEXANDRIA	VA	22307	USA
GEORGE STAVROS	6 FLINT CT	PINEHURST	NC	28374	USA
GKK HOLDINGS LLC	4152 SW 137 AVE	FORT LAUDERDALE	FL	33330	USA
GORAV JINDAL & W SOHINI	19513 MILL DAM PLACE	LANDSDAWE	VA	20176	USA
GRAZINA BABUSIS TRS GRAZINA BABUSIS REVOCABLE TRUST	7330 OCEAN TER 803	MIAMI BEACH	FL	33141	USA
IBISCUS LLC	1410 20 ST #203	MIAMI BEACH	FL	33139	USA
ISAIAS RAMIREZ IGNACIO M VRLJICAK	2109 BAMBOO WAY	ANTIOCH	CA	94509	USA
ITALIAN STUDIOS LLC	124 11 ST	MIAMI BEACH	FL	33139	USA
J EDWIN MARTIN	3308 OAK GROVE AVE	DALLAS	TX	75204	USA
JAD FARHAT IRREVOCABLE TRUST	3509 CAICOS CT	LEXINGTON	KY	40509	USA
JAMES P RIDDLE JR	116 ASHFORD DR	CHADDSFORD	PA	19317	USA
JEFFREY HAYM	1330 W AVE #2506	MIAMI BEACH	FL	33139-0910	USA
JOHN J PEDRO	28C UNION ST	ROCKLAND	MA	02370	USA
JOHN PATTERSON & BENJAMIN FELDMAN	1024 OCEAN DR A304	MIAMI BEACH	FL	33139	USA
JORGE GALEANO KARINA RIESGO	1100 COLLINS AVE # 307	MIAMI BEACH	FL	33139	USA
JOSE FERNANDEZ	1207 DREXEL UNIT 10	MIAMI BEACH	FL	33139	USA
JOSEF BARNES BARANES INVESTMENTS LLC	4230 POST AVE	MIAMI BEACH	FL	33140	USA
JUAN F GARCIA & W BARBARA J	3981 SW 147 AVE	MIRAMAR	FL	33027-3720	USA
JULIA PEREZ	1150 COLLIN AVE #306	MIAMI BEACH	FL	33139	USA
KENNETH FIRPO	240 KENT AVE STE# B-30	BROOKLYN	NY	11249-4121	USA
KIDCODE USA LLC	PO BOX 398328	MIAMI BEACH	FL	33239	USA
KIKI PATRICK HALFON PASCALE S SOULEYRAUX HALFON	10727 MAPLE CHASE DR	BOCA RATON	FL	33498	USA
KIKITO MIAMI LLC	1100 COLLINS AVE #309	MIAMI BEACH	FL	33139	USA
KIMBERLY A WILLARD & H JOHN M	224 PLYMOUTH RD	WILMINGTON	DE	19803	USA
LAMARR LLC	6515 COLLINS AVE #1709	MIAMI BEACH	FL	33141	USA
LEONEL S MADEIROS JR	2189 MARKET ST #3	SAN FRANCISCO	CA	94114	USA
LILA MATEO	6035 BROADWAY #6R	RIVERDALE	NY	10471	USA
LIFT COLLINS AVE LLC C/O LASALLE INVESTMENTS MANAGEMENT	100 EAST PRATT ST	BALTIMORE	MD	21202	USA
LUIS ERNESTO MATA BELLO JENNIE CORINA GUERRERO	1100 COLLINS AVE 210	MIAMI BEACH	FL	33139	USA
MAHER LLC	44 WEST FLAGLER ST #1100	MIAMI	FL	33130	USA
MAJCI LLC	343 LAYNE BLVD	HALLANDALE	FL	33309	USA
MAJCI LLC C/O JADE ASSOCIATES	1000 NORTH BISCAYNE BLVD	MIAMI	FL	33132	USA
MANI HAMED	115 4 AVE #7E	NEW YORK	NY	10003	USA
MARIA G MORILLO	1150 COLLINS AVE 302	MIAMI BEACH	FL	33139-4622	USA
MARY G & MARIA G & JUAN M MORILLO	1150 COLLINS AVE UNIT 301	MIAMI BEACH	FL	33139-4645	USA
MATTEO CHIALASTRI	1100 COLLINS AVE 209	MIAMI BEACH	FL	33139	USA
MEHRDAD GOLZAD	9131 QUEEENS BLVD # 601	ELMHURST	NY	11373	USA
MHR GROUP LLC LAND TRUST 429095	13190 SW 134 ST #107	MIAMI	FL	33186	USA
MICELI GROUP LLC	16 WEST 16 ST #1015	NEW YORK	NY	10011	USA
MICHAEL D ROSEN & W PATRICIA A ROSEN	58 HONEYUCKLE RD	LEVITTOWN	NY	11756	USA
MICHAEL J DEPOLI TRS	3237 NEWBURY PLACE	TROY	MI	48084	USA
MICHAEL ROBERT DROBOT	311 KINGS RD	NEWPORT BEACH	CA	92663-5706	USA
MIKHAIL GENDEL TRS THE MIKHAIL GENDEL REV TRUST ZINAIDA GENDEL TRS	1 YEARLING CT	ROCKVILLE	MD	20850	USA
MONICA LEU	857 NE 16 TER	MIAMI	FL	33131	USA
MYSPECER LLC VANDREK MANAGEMENT INC	495 BRICKELL AVE #2403	FORT LAUDERDALE	FL	33304	USA
NAKASH STRAND LLC C/O JORDACHE ENTERPRISES	1400 BROADWAY	MIAMI	FL	33131	USA
NOBI WAY LLC	465 OCEAN DR 722	NEW YORK	NY	10018	USA
OCEAN 1060 LLC	1060 OCEAN DR # D204	MIAMI BEACH	FL	33139	USA
PABLO LAZARTE	1100 COLLINS AVE 207	MIAMI BEACH	FL	33139	USA
RAFAEL CORES FERNANDEZ- LADREDA	1150 COLLINS AVE # 303	MIAMI BEACH	FL	33139	USA
RAQUEL ASATO	8200 SUNRISE LAKES BLVD #58-107	SUNRISE	FL	33327	USA
RAUL GONZALEZ & W ROSINA	9657 SW 18 TERR	MIAMI	FL	33165-7623	USA
REWATTIE PERSAUD	2607 SEDGWICK AVE #1	BRONX	NY	10468	USA
RICHARD SILVERMAN & W KAREN	1363 SPINNAKER DR #19	VENTURA	CA	93001-4357	USA
RINN LLC	30 REMBRANDT WAY	EAST WINDSOR	NJ	08520	USA
ROBERT M CHAVEZ	1521 ALTON RD # 483	MIAMI BEACH	FL	33139	USA
ROBERT P HOEY & W CYNTHIA A	497 ASHAROKEN AVE	NORTHPORT	NY	11768	USA

ROBERT PAHNKE & GREGG LEMPP & EDOUARD DAUNAS	1060 OCEAN DR #D308	MIAMI BEACH	FL	33139	USA
ROBERT SPIGELMAN TRS C/O DANIEL TAMIR EDDIE BEN ADERET TRS	1144 OCEAN DR	MIAMI BEACH	FL	33139	USA
ROBERT W LEWIS	1144 OCEAN DR	MIAMI BEACH	FL	33139	USA
ROBERT WILLIAM CALKINS ANNEMARIE CALKINS	1100 COLLINS AVE UNIT 301	MIAMI BEACH	FL	33139	USA
RONIVI INVESTMENT LLC	1100 COLLINS AVE #310	MIAMI BEACH	FL	33139	USA
ROSANNA BOCCONCELLI	19531 S WHITEWATER AVE	WESTON	FL	33332	USA
S & M AIRPLANE ENTERPRISES LLC C/O JORDACHE ENTERPRISES HOTEL VICTOR LLC	1150 COLLINS AVE #202	MIAMI BEACH	FL	33139-4629	USA
SAMIR DEKMAK	1400 BROADWAY 15TH FLR	NEW YORK	NY	10018	USA
SANDI SAGE & H JEFF	325 OCEAN DR	MIAMI BEACH	FL	33139-8755	USA
SB HOSPITALITY LLC	734 N GRANDVIEW AVE	DAYTONA BEACH	FL	32118	USA
SB HOSPITALITY LLC	1111 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SEAN GUINNESS & W CHRISTINE	1119 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SHARON MILLER	116 FALLS BRIDGE RD	BLUE HILL	ME	04614	USA
STEPHEN GORDON	159 W 53 ST #27F	NEW YORK	NY	10019	USA
STEVEN BRUCE GOLDSMITH & W LIDIA SZCZEPANOWSKI & ETAL	1150 COLLINS AVE #504	MIAMI BEACH	FL	33139-4630	USA
STEVEN C PETTIT	9 ESSINGTON LANE DIX HILLS	NY	NY	11746	USA
STR OCEAN LLC	127 CHOCTAW DR	HENDERSONVILLE	TN	37075-4639	USA
STRAND 505 LLC	1400 BROADWAY 15 FLOOR	NEW YORK	NY	10018	USA
STRAND D302 LLC C/O HOTEL VICTOR DANIEL TAMIR	18851 NE 29 AVENUE SUITE 732	AVENTURA	FL	33180	USA
SZD LLC	1144 OCEAN DR	MIAMI BEACH	FL	33139	USA
TALYA SHARON OCEAN DRIVE LLC	929 THOMPSON ST	GLASTONBURY	CT	06033	USA
TAMARA Y PEREZ	1400 BROADWAY 15 FLOOR	NEW YORK	NY	11018	USA
TERESA RODRIGUEZ	1100 COLLINS AVE #306	MIAMI BEACH	FL	33139	USA
TERESITA MARIA BALDOR	1150 COLLINS AVE #305	MIAMI BEACH	FL	33139-4645	USA
THOMAS GOLDEN	10502 SW 46 ST	MIAMI	FL	33165-5621	USA
TORDILLOS INVESTMENTS LLC	4000 WESTERLY PL	NEWPORT BEACH	CA	92660	USA
TREXAR INC	10881 SW 78 AVE	MIAMI	FL	33156	USA
TUTO & SONS CORP	2504 SW 22 AVE	MIAMI	FL	33133	USA
VALERIE BASTOU	1430 MICHIGAN AVE	MIAMI BEACH	FL	33139-3825	USA
VALERIYA V KETTELHUT LE REM VLADISLAV E MATVEYEV	12985 IMPALA CT	GARDEN GROVE	CA	92840	USA
VERSANI SOUTH BEACH INC	2011 SOUTH 189 CIRCLE	OMAHA	NE	68130	USA
VISCAY LLC	1100 COLLINS AVE #CU6	MIAMI BEACH	FL	33139-4660	USA
VMSB LLC	960 COLLINS AVE	MIAMI BEACH	FL	33139	USA
WESTON ALEXANDER WILLIS & W NANCY MCNEIL WILLIS	1400 BROADWAY #15 FL	NEW YORK	NY	10018	USA
YOLANDA VALDES FLORES & RICARDO VALDES FLORES JR	531 DEER CREEK DR	CAPE CARTERET	NC	28584	USA
ZINAIDA GENDEL TRS MIKHAIL GENDEL REVOCABLE TR MILHAIL GENDEL TRS	812 EL RADO ST	CORAL GABLES	FL	33134-2202	USA
ZIZ LLC	1 YEARLING CT	ROCKVILLE	MD	20850	USA
ZIZ LLC	137 14 ST S	BROOKLYN	NY	11215	USA
ZIZ LLC	37 14 ST APT 5	BROOKLYN	NY	11215	USA
ZIZ LLC	5 N VILLAGE AVE	ROCKVILLE CENTRE	NY	11570	USA



public hearing notification packages | lists of property owners within a specific radius + radius maps + mailing labels
www.rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 1052 Ocean Drive, Unit CUC100, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-302-0900

LEGAL DESCRIPTION: THE STRAND ON OCEAN DRIVE CONDO UNIT CU-C100 BLDG
1052 UNDIV 10.360325750% INT IN COMMON ELEMENTS OFF REC 23668-2131

BABEL REAL ESTATE LLC
KELBERGEN 130 1104 LG
AMSTERDAM
NETHERLANDS

CLAUDE DUFOUR
4207 RUE ST HUBERT
MONTREAL PQ H2J2W6
CANADA

JEAN LUC MARREC ELIZABETH MARREC
7 CHEMIN DE TY MAB FOREMAN 29000
QUIMPER
FRANCE

MIGUEL ANGEL MATESANZ
URBANIZACION CANALEJAS CHALET 138
CALLE PENA DEL HOMBRE 1
OTERO DE HERROS SEGOVIA 40422
SPAIN

NIKOLAY KHARATINOV LIDIJA PEREPOLOVA
HILKOV PEREULOK D 1 KV 43
MOSCOW 119034
RUSSIA

PAUL CLIFFORD LUKE
1 RIVERDALE RD FLAT 1
TWICKENHAM, MIDDLESEX TW128T
UNITED KINGDOM

PAUL LUKE
1 RIVERDALE ROAD FLAT 6
TWICKENHAM MIDDLESEX TW1 2BT
UNITED KINGDOM

1024 OCEAN DRIVE APT A507 LLC
C/O BUSINESS STRATEGY CONSULTANTS
2 RECTOR ST 1202
NEW YORK, NY 10006

1051 COLLINS HOTEL LLC
DAN BRAN REALTY LLC
138 E 31 ST #C1
NEW YORK, NY 10016

1130 COLLINS LLC
2601 COLLINS AVENUE
MIAMI BEACH, FL 33140

1131 KENT LLC
16885 DALLAS PKWY
ADDISON, TX 75001

1155 COLLINS LLC
1051 WASHINGTON AVE
MIAMI BEACH, FL 33139

2K ESSEX LLC
1001 COLLINS AVE
MIAMI BEACH, FL 33139-5011

2K SOUTH BEACH HOTEL LLC
1020 OCEAN DR
MIAMI BEACH, FL 33139-5014

3 6 9 INVESTMENTS LLC
767 FAIRMONT ST NW
WASHINGTON, DC 20001

940 OCEAN DR LLC
C/O NAKASH HOLDING LLC
1400 BROADWAY 15TH FLOOR
NEW YORK, NY 10018

940 OCEAN DRIVE LLC
1400 BROADWAY 15 FLOOR
NEW YORK, NY 10018

952 COLLINS AVENUE LLC
100 WILSHIRE BLVD STE#1750
SANTA MONICA, CA 90401

990 INVESTMENT LLC
1111 KANE CONCOURSE 209
BAY HARBOR ISLANDS, FL 33154

AF CAFE LLC
250 E 96 ST STE 580
INDIANAPOLIS, IN 46240

ALE REAL ESTATE LLC
1024 OCEAN DR # A 505
MIAMI BEACH, FL 33139

ALFREDO RODRIGUEZ
6121 SHAWNEE RD
WESTMINSTER, CA 92683

ANDRIE SUN LLC
1801 COLLINS AVE # 904
MIAMI BEACH, FL 33139

BEATRIZ DE LA MAZA JTRS
TERESITA BALDOR JTRS
10502 SW 46 ST
MIAMI, FL 33165

BECKIE WEINHEIMER & H ALAN KEARL
120 CHESTERFIELD PL
SW LEESBURG, VA 20175

BETTY A FELDER
3101 PARK CT
GLENARDEN, MD 20706

BEUNAVENTURA M ARCE LE REM PEDRO M
ARCE REM ALEX M ARCE
1150 COLLINS AVE #405
MIAMI BEACH, FL 33139

BOTANY WOODS LLC
1100 COLLINS AVE #CU-3
MIAMI BEACH, FL 33139-4660

CAAMANO INVESTMENT PROPERTIES INC
3389 SHERIDAN ST #107
HOLLYWOOD, FL 33021

CARLOS M ALVARINO TRS MADELYN L
ALVARINO TRS CARLOS M ALVARINO
1150 COLLINS AVE #401
MIAMI BEACH, FL 33139

CARY SONTAG PHILLIP SONTAG
55371 WINGED FOOT
LA QUINTA, CA 92253

CG FAIRWINDS LLC C/O OREN LIEBER ESQ
2915 BISCAYNE BLVD #300
MIAMI, FL 33137

CHARLES H BURKE JR & W DIONISIA
42 STURGES RD
WEST ROXBURY, MA 02132

CHRISTIAN MARTY PASCALE MARTY
1100 COLLINS AVE UNIT 302
MIAMI BEACH, FL 33139

CITY OF MIAMI BEACH CITY HALL
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

CITY OF MIAMI BEACH ECONOMIC
DEVELOPMENT
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139-1819

COLLINS AVENUE INVESTORS LLC 255 THIRD
AVENUE CORP
1407 BROADWAY # 503
NEW YORK, NY 10018

CONGRESS 501 LLC C/O LEVINE AND
PARTNERS P A
1400 BROADWAY
NEW YORK, NY 10018

CONGRESS C303 LLC
1000 WEST AVE #108
MIAMI BEACH, FL 33139

CONGRESS D205 LLC
C/O LEVINE AND PARTNERS PA
3350 MARY ST
MIAMI, FL 33133

CRP NASH LLC C/O THE CARLYLE GROUP
1001 PENNSYLVANIA AVE NW
WASHINGTON, DC 20004

CRYSTAL V HOVER LE ANN I JOHANSSON LE
REM CRYSTAL V HOVER TRS JTRS
420 S SAN PEDRO ST #423
LOS ANGELES, CA 90013

DAMIAN J AIELLO & PAUL PRESTA &
JAMES LEMA
PO BOX 430
DEER PARK, NY 11729

DANIEL CHACON
111 GLASSWYCKE DR
GLASSBORO, NJ 08028

DANIEL L AUBRY
196 BOWERY FL 6
NEW YORK, NY 10012-4293

DEL RIO PH1 LLC C/O BDO
2121 PONCE DE LEON BLVD 11 FL
CORAL GABLES, FL 33134

DEL RIO PH2 LLC C/O BDO
2121 PONCE DE LEON BLVD 11 FLOOR
CORAL GABLES, FL 33134

DONNA L POWERS TRS
DONNA L POWERS REV TR
3671 HIGH PINE DR
CORAL SPRINGS, FL 33065

DORON DOAR
13441 NW 5 CT
PLANTATION, FL 33325

DREAM2FUTUR LLC
1682M JEFFERSON AVE
MIAMI BEACH, FL 33139-7603

E D Y INC
1036 OCEAN DR #CUB100
MIAMI BEACH, FL 33139-5014

EDUARD GERSHKOVICH TRS EDUARD
GERSHKOVICH REVOCABLE TR MARGARITA
GERSHKOVICH TRS
10100 CHARIOT CT
ROCKVILLE, MD 20850

EMILIO LABRADA
20864 GRAET FALLS FOREST
STERLING, VA 46240

ENRICO IORI CLAUDIA M BOMBONATI
1024 OCEAN DR #A406
MIAMI BEACH, FL 33139

ERNEST BURLEY JR
2720 SUMMERS RIDGE DR
ODENTON, MD 21113

FARHANG ARYAN
1912 WOODFORD RD
VIENNA, VA 22182

FRANCIS PASSENAANT TRS REVEREND
FRANCIS J PASSENAANT TR
102 00 SHORE FRONT PKWY
ROCKAWAY PARK, NY 11694

FRED MCALPIN III
207 WOODLINE CT
MULLICA HILL, NJ 08062

FRIDA NAKASH LLC
2711 CENTERVILLE RD STE 400
WILMINGTON, DE 19808

GATOR EDWARDS PARTNERS LLLP
7850 NW 146 ST 4TH FLOOR
MIAMI LAKES, FL 33016

GEORGE FRANKLIN &W SUELLEN B WEST
7417 REBECCA DR
ALEXANDRIA, VA 22307

GEORGE STAVROS
6 FLINT CT
PINEHURST, NC 28374

GKK HOLDINGS LLC
4152 SW 137 AVE
FORT LAUDERDALE, FL 33330

GORAV JINDAL &W SOHINI
19513 MILL DAM PLACE
LANDSDAWNE, VA 20176

GRAZINA BABUSIS TRS
GRAZINA BABUSIS REVOCABLE TRUST
7330 OCEAN TER 803
MIAMI BEACH, FL 33141

IBISCUS LLC
1410 20 ST #203
MIAMI BEACH, FL 33139

ISAIAS RAMIREZ IGNACIO M VRLJICAK
2109 BAMBOO WAY
ANTIOCH, CA 94509

ITALIAN STUDIOS LLC
124 11 ST
MIAMI BEACH, FL 33139

J EDWIN MARTIN
3308 OAK GROVE AVE
DALLAS, TX 75204

JAD FARHAT IRREVOCABLE TRUST
3509 CAICOS CT
LEXINGTON, KY 40509

JAMES P RIDDLE JR
116 ASHFORD DR
CHADDSFORD, PA 19317

JEFFREY HAYM
1330 W AVE #2506
MIAMI BEACH, FL 33139-0910

JOHN J PEDRO
28C UNION ST
ROCKLAND, MA 02370

JOHN PATTERSON & BENJAMIN FELDMAN
1024 OCEAN DR A304
MIAMI BEACH, FL 33139

JORGE GALEANO KARINA RIESGO
1100 COLLINS AVE # 307
MIAMI BEACH, FL 33139

JOSE FERNANDEZ
1207 DREXEL UNIT 10
MIAMI BEACH, FL 33139

JOSEF BARNES BARANES INVESTMENTS LLC
4230 POST AVE
MIAMI BEACH, FL 33140

JUAN F GARCIA &W BARBARA J
3981 SW 147 AVE
MIRAMAR, FL 33027-3720

JULIA PEREZ
1150 COLLIN AVE #306
MIAMI BEACH, FL 33139

KENNETH FIRPO
240 KENT AVE STE# B-30
BROOKLYN, NY 11249-4121

KIDSCODE USA LLC
PO BOX 398328
MIAMI BEACH, FL 33239

KIKI PATRICK HALFON PASCALE S
SOULEYRAUX HALFON
10727 MAPLE CHASE DR
BOCA RATON, FL 33498

KIKITO MIAMI LLC
1100 COLLINS AVE #309
MIAMI BEACH, FL 33139

KIMBERLY A WILLARD &H JOHN M
224 PLYMOUTH RD
WILMINGTON, DE 19803

LAMARR LLC
6515 COLLINS AVE #1709
MIAMI BEACH, FL 33141

LEONEL S MADEIROS JR
2189 MARKET ST #3
SAN FRANCISCO, CA 94114

LILA MATEO
6035 BROADWAY #6R
RIVERDALE, NY 10471

LIPT COLLINS AVE LLC C/O LASALLE
INVESTMENTS MANAGMENT
100 EAST PRATT ST
BALTIMORE, MD 21202

LUIS ERNESTO MATA BELLO JENNIE CORINA
GUERRERO
1100 COLLINS AVE 210
MIAMI BEACH, FL 33139

MAHER LLC
44 WEST FLAGLER ST #1100
MIAMI, FL 33130

MAJC1 LLC
343 LAYNE BLVD
HALLANDALE, FL 33309

MAJC1 LLC C/O JADE ASSOCIATES
1000 NORTH BISCAYNE BLVD
MIAMI, FL 33132

MANI HAMED
115 4 AVE #7E
NEW YORK, NY 10003

MARIA G MORILLO
1150 COLLINS AVE 302
MIAMI BEACH, FL 33139-4622

MARY G & MARIA G & JUAN M MORILLO
1150 COLLINS AVE UNIT 301
MIAMI BEACH, FL 33139-4645

MATTEO CHIALASTRI
1100 COLLINS AVE 209
MIAMI BEACH, FL 33139

MEHRDAD GOLZAD
9131 QUEEENS BLVD # 601
ELMHURST, NY 11373

MHR GROUP LLC LAND TRUST 429095
13190 SW 134 ST #107
MIAMI, FL 33186

MICELI GROUP LLC
16 WEST 16 ST #10JS
NEW YORK, NY 10011

MICHAEL D ROSEN &W PATRICIA A ROSEN
58 HONEYSUCKLE RD
LEVITTOWN, NY 11756

MICHAEL J DEPOLI TRS
3237 NEWBURY PLACE
TROY, MI 48084

MICHAEL ROBERT DROBOT
311 KINGS RD
NEWPORT BEACH, CA 92663-5706

MIKHAIL GENDEL TRS THE MIKHAIL GENDEL
REV TRUST ZINAIDA GENDEL TRS
1 YEARLING CT
ROCKVILLE, MD 20850

MONICA LEU
857 NE 16 TER
FORT LAUDERDALE, FL 33304

MYSPECER LLC VANDREK MANAGEMENT INC
495 BRICKELL AVE #2403
MIAMI, FL 33131

NAKASH STRAND LLC C/O JORDACHE
ENTERPRISES
1400 BROADWAY
NEW YORK, NY 10018

NOBI WAY LLC
465 OCEAN DR 722
MIAMI BEACH, FL 33139

OCEAN 1060 LLC
1060 OCEAN DR # D204
MIAMI BEACH, FL 33139

PABLO LAZARTE
1100 COLLINS AVE 207
MIAMI BEACH, FL 33139

RAFAEL CORES FERNANDEZ- LADREDA
1150 COLLINS AVE # 303
MIAMI BEACH, FL 33139

RAQUEL ASATO
8200 SUNRISE LAKES BLVD #58-107
SUNRISE, FL 33322

RAUL GONZALEZ &W ROSINA
9657 SW 18 TERR
MIAMI, FL 33165-7623

REWATTIE PERSAUD
2607 SEDGWICK AVE #1
BRONX, NY 10468

RICHARD SILVERMAN &W KAREN
1363 SPINNAKER DR #19
VENTURA, CA 93001-4357

RJNN LLC
30 REMBRANDT WAY
EAST WINDSOR, NJ 08520

ROBERT M CHAVEZ
1521 ALTON RD # 483
MIAMI BEACH, FL 33139

ROBERT P HOEY &W CYNTHIA A
497 ASHAROKEN AVE
NORTHPORT, NY 11768

ROBERT PAHNKE & GREGG LEMPP &
EDOUARD DAUNAS
1060 OCEAN DR #D308
MIAMI BEACH, FL 33139

ROBERT SPIEGELMAN TRS C/O DANIEL
TAMIR EDDIE BEN ADERET TRS
1144 OCEAN DR
MIAMI BEACH, FL 33139

ROBERT SPIEGELMAN TRS C/O DANIEL TAMIR
HOTEL VICTOR JONATHAN NAKASH 2014 TR
1144 OCEAN DR
MIAMI BEACH, FL 33139

ROBERT W LEWIS
1100 COLLINS AVE UNIT 301
MIAMI BEACH, FL 33139

ROBERT WILLIAM CALKINS ANNEMARIE
CALKINS
1100 COLLINS AVE #310
MIAMI BEACH, FL 33139

RONUVI INVESTMENT LLC
19531 S WHITEWATER AVE
WESTON, FL 33332

ROSANNA BOCCONCELLI
1150 COLLINS AVE #202
MIAMI BEACH, FL 33139-4629

S & M AIRPLAINE ENTERPRISES LLC C/O
JORDACHE ENTERPRISES HOTEL VICTOR LLC
1400 BROADWAY 15TH FLR
NEW YORK, NY 10018

SAMIR DEKMAK
325 OCEAN DR
MIAMI BEACH, FL 33139-8755

SANDI SAGE & H JEFF
734 N GRANDVIEW AVE
DAYTONA BEACH, FL 32118

SB HOSPITALITY LLC
1111 COLLINS AVE
MIAMI BEACH, FL 33139

SB HOSPITALITY LLC
1119 COLLINS AVE
MIAMI BEACH, FL 33139

SEAN GUINNESS & W CHRISTINE
116 FALLS BRIDGE RD
BLUE HILL, ME 04614

SHARON MILLER
159 W 53 ST #27F
NEW YORK, NY 10019

STEPHEN GORDON
1150 COLLINS AVE #504
MIAMI BEACH, FL 33139-4630

STEVEN BRUCE GOLDSMITH & W LIDIA
SZCZEPANOWSKI & ETAL
9 ESSINGTON LANE DIX HILLS
NY, NY 11746

STEVEN C PETTIT
127 CHOCTAW DR
HENDERSONVILLE, TN 37075-4639

STR OCEAN LLC
1400 BROADWAY 15 FLOOR
NEW YORK, NY 10018

STRAND 505 LLC
18851 NE 29 AVENUE SUITE 732
AVENTURA, FL 33180

STRAND D302 LLC C/O HOTEL VICTOR
DANIEL TAMIR
1144 OCEAN DR
MIAMI BEACH, FL 33139

SZD LLC
929 THOMPSON ST
GLASTONBURY, CT 06033

TALYA SHARON OCEAN DRIVE LLC
1400 BROADWAY 15 FLOOR
NEW YORK, NY 11018

TAMARA V PEREZ
1100 COLLINS AVE #306
MIAMI BEACH, FL 33139

TERESA RODRIGUEZ
1150 COLLINS AVE #305
MIAMI BEACH, FL 33139-4645

TERESITA MARIA BALDOR
10502 SW 46 ST
MIAMI, FL 33165-5621

THOMAS GOLDEN
4000 WESTERLY PL
NEWPORT BEACH, CA 92660

TORDILLOS INVESTMENTS LLC
10881 SW 78 AVE
MIAMI, FL 33156

TREXAR INC
2504 SW 22 AVE
MIAMI, FL 33133

TUTO & SONS CORP
1430 MICHIGAN AVE
MIAMI BEACH, FL 33139-3825

VALERIE BASTOU
12985 IMPALA CT
GARDEN GROVE, CA 92840

VALERIYA V KETTELHUT LE REM VLADISLAV
E MATVEYEV
2011 SOUTH 189 CIRCLE
OMAHA, NE 68130

VERSANI SOUTH BEACH INC
1100 COLLINS AVE #CU6
MIAMI BEACH, FL 33139-4660

VISCAY LLC
960 COLLINS AVE
MIAMI BEACH, FL 33139

VMSB LLC
1400 BROADWAY #15 FL
NEW YORK, NY 10018

WESTON ALEXANDER WILLIS & W NANCY
MCNEIL WILLIS
531 DEER CREEK DR
CAPE CARTERET, NC 28584

YOLANDA VALDES FLORES & RICARDO
VALDES FLORES JR
812 EL RADO ST
CORAL GABLES, FL 33134-2202

ZINAIDA GENDEL TRS MIKHAIL GENDEL
REVOCABLE TR MILHAIL GENDEL TRS
1 YEARLING CT
ROCKVILLE, MD 20850

ZJZ LLC
137 14 ST 5
BROOKLYN, NY 11215

ZJZ LLC
37 14 ST APT 5
BROOKLYN, NY 11215

ZJZ LLC
5 N VILLAGE AVE
ROCKVILLE CENTRE, NY 11570

**HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida**

MEETING DATE: November 8, 2016

FILE NO: HPB0716-0048

PROPERTY: 1052 Ocean Drive

APPLICANT: 1052 LLC

LEGAL: Lots 1-5 in Block 15 of the Ocean Beach Addition No. 2, According to the Plat Thereof, as Recorded in Plat Book 2, Page 56, of the Public Records of Miami-Dade County, Florida.

IN RE: The application for a Certificate of Appropriateness for the installation of a retractable awning structure on the east façade of the building fronting on Ocean Drive.

ORDER

The City of Miami Beach Historic Preservation Board 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:

I. Certificate of Appropriateness

- A. The subject site is located within the Ocean Drive/Collins Avenue Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
 - 1. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.
 - 2. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code.
 - 3. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(3) of the Miami Beach Code.
- C. The project would remain consistent with the criteria and requirements of section 118-564 if the following conditions are met:
 - 1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
 - a. ~~A revocable permit shall be approved by the City Commission to allow for the awning to project 8'-6" into the City's right-of-way.~~

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 Meeting Date: November 8, 2016

- b. The color of the fabric shall be consistent with 'Sunbrella' Buttercup (4635-0000) or its equivalent, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- c. Final details of all exterior surface finishes and materials for the canopy structure, including samples, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- d. Fixtures, including but not limited to lighting, speakers, fans, heaters, misters shall not be permitted to be attached to the awning.
- e. Any lighting, fans or heaters or similar fixtures proposed to be located within the outdoor terrace shall be free standing and shall not be permanently attached, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- f. Any sprinkler lines, sprinkler heads or emergency lighting that may be required by the Building or Fire Code shall be integrated within the canopy structure and shall not be surface mounted, in a manner to be approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- g. No exterior speakers, except as may be required for Fire or Building Code/Life Safety Code purposes may be permitted within the outdoor terrace.
- h. Vertical side panels, including those for weather protection, shall not be permitted within the outdoor terrace and shall not be permitted to be attached to the awning.
- i. Table umbrellas shall not be permitted to be located within the outdoor terrace.
- j. Televisions or similar digital screens shall not be permitted to be located within the outdoor terrace.

II. Variance(s)

- A. No Variances were requested as a part of this application.

III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.

- A. Where one or more parcels are unified for a single development, the property owner shall execute and record an unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- ~~B. Applicant agrees that in the event Code Compliance receives complaints of~~
 unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer

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specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

- C. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- D. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- E. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- F. The Final 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.
- G. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- H. 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.

IT IS HEREBY 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 are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "Amarillo Restaurant" as prepared by Telesco Associates, dated September 16, 2016, and as approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean

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that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

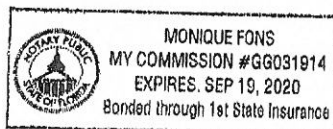
Dated this 9th day of November, 2016.

HISTORIC PRESERVATION BOARD
 THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
 DEBORAH TACKETT
 PRESERVATION AND DESIGN MANAGER
 FOR THE CHAIR

STATE OF FLORIDA)
)SS
 COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 9th day of November, 2016 by Deborah Tackett, Preservation and Design Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[Signature]
 NOTARY PUBLIC
 Miami-Dade County, Florida
 My commission expires: 9/19/20

Approved As To Form:
 City Attorney's Office: [Signature] (11/9/16)

Filed with the Clerk of the Historic Preservation Board on [Signature] (11/9/16)

[Signature]

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

Property address: 1052 Ocean Dr Board: HPB Date: 12/5/17

BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

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 CAP 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 CAP 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 CAP (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 CAP First submittal deadline.

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

ITEM #	FIRST SUBMITTAL (VIA CAP) ** To be uploaded online (CAP) 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 CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✓
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	✓
5	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.	✓
6	Copies of all current or previously active Business Tax Receipts.	✓
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	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.	✓
9	Architectural Plans and Exhibits (must be 11"x 17")	✓
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	✓
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	

*** 60 day lead time for projects including 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: 

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

Property address: 1052 Ocean Dr

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	
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)	
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	
m	Demolition Plans (Floor Plans & Elevations with dimensions)	
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	
p	Proposed Section Drawings	
q	Color Renderings (elevations and three dimensional perspective drawings).	
10	Landscape Plans and Exhibits (must be 11"x 17")	
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	
b	Hardscape Plan, i.e. paving materials, pattern, etc.	
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	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.	
15	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.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	

Indicate N/A If Not Applicable

Initials: 

** provide speaker cut sheets and speaker layout plan to determine if a CoA is required.*

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305.673.7550

Property address: 1052 Ocean Dr

29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	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.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	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.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
42	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.	
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	
44	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)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

Indicate N/A If Not Applicable

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f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>	

****ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING**

ITEM #	FINAL SUBMITTAL (via CAP) 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 CAP) before 5:00 pm 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.
45	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 CAP).

ITEM #	PAPER FINAL SUBMITTAL:	Required
46	Original application with all signed and notarized applicable affidavits and disclosures.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	✓
49	14 collated copies of all required documents	✓
50	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.	✓
51	Traffic Study (Hard copy)	✓
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	✓

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. 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.
- E. 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 signature

Date

12/5/17

Indicate N/A If Not Applicable

Initials: 