

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMI BEACH.FL.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.

☐ 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: 437 Espanola Way, Miami Beach, Florida 33139

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

FOLIO NUMBER (s) 02-3234-015-0010

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

NAME Manugio Corp.

ADDRESS 437 Espanola Way, Miami Beach, Florida 33139

BUSINESS PHONE (786) 245-9995

CELL PHONE N/A

E-MAIL ADDRESS waelchaal@hotmail.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME Espanola Way Associates, Ltd.

ADDRESS 230 5th Street, Miami Beach, Florida 33139

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 LLP

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 Noto, Esq., Greenspoon Marder LLP

ADDRESS 1601 Washington Avenue, Suite 300, Miami Beach, Florida 33139

BUSINESS PHONE 305-789-2733

CELL PHONE N/A

E-MAIL ADDRESS adrienne.noto@gmlaw.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

FILE NO. ZBA18-0067

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

Variance to waive thirty (30) seats of the minimum required sixty (60) seats to serve beer, wine, and liquor for consumption on the premises and a variance to waive 185 feet of the minimum required 300 foot separation between a business that sells alcoholic beverages for consumption on the premises and an existing educational facility.

4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE	<input checked="" type="checkbox"/> YES	NO
4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> 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. ZBA18-0067

- 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: _____

PRINT NAME: Wael Chaal, Director of Manugio Corp.

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.

NOTARY SEAL OR STAMP

Not Applicable

NOTARY PUBLIC

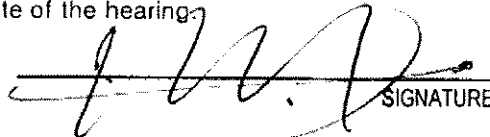
My Commission Expires:

PRINT NAME

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

STATE OF _____
COUNTY OF _____

I, Wael Chaal, being duly sworn, depose and certify as follows: (1) I am the Director (print title) of Manugio Corp. (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

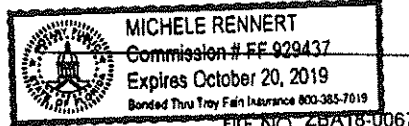
Sworn to and subscribed before me this 14th day of April, 2018. The foregoing instrument was acknowledged before me by Wael Chaal, Director of Manugio Corp., on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:



NOTARY PUBLIC

My Commission Expires:



PRINT NAME

OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE 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 SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

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

STATE OF
COUNTY OF

I, Scott Robins, being duly sworn, depose and certify as follows: (1) I am the President (print title) of Espanola Way Associates, 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 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.

*General Partner of Espanola Way Associates, Ltd.

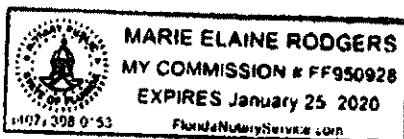
SIGNATURE

Sworn to and subscribed before me this 10 day of April, 2018. The foregoing instrument was acknowledged before me by Scott Robins, President of Espanola Way Associates, Inc.*, 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.

*General Partner of Espanola Way Associates, Ltd.

NOTARY SEAL OR STAMP:

My Commission Expires:



NOTARY PUBLIC

MARIE ELAINE RODGERS

PRINT NAME

FILE NO. ZBA18-0087

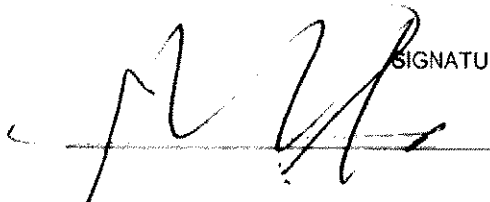
POWER OF ATTORNEY AFFIDAVITSTATE OF
COUNTY OF

I, Wael Chaal, 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 James E. Rauh, Esq. & Greenspoon Marder LLP to be my representative before the Board of Adjustment. (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.

Wael Chaal, Director of Manugio Corp.

PRINT NAME (and Title, if applicable)

SIGNATURE



Sworn to and subscribed before me this 14th day of April, 2018. The foregoing instrument was acknowledged before me by Wael Chaal, Director of Manugio Corp. 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

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. ZBA18-0067

POWER OF ATTORNEY AFFIDAVITSTATE OF
COUNTY OF

I, Scott Robins, 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 James E. Rash, Esq. & Greenspoon Marder LLP to be my representative before the Board of Adjustment 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.~~

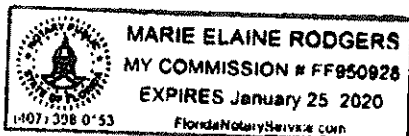
Scott Robins, President of Espanola Way Associates, Inc.*

PRINT NAME (and Title, if applicable)
*General Partner of Espanola Way Associates, Ltd.

SIGNATURE

Sworn to and subscribed before me this 10 day of April, 2018. The foregoing instrument was acknowledged before me by Scott Robins, President of Espanola Way Associates, Inc.* who has produced as identification and/or is personally known to me and who did/did not take an oath.
*General Partner of Espanola Way Associates, Ltd.

NOTARY SEAL OR STAMP



My Commission Expires

NOTARY PUBLIC

MARIE ELAINE RODGERS
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 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. ZBA18-0067

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. *

Manugio Corp.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit "B"

See Exhibit "B"

Espanola Way Associates, Ltd.

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. ZBA18-0067

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

Not Applicable

Not Applicable

NOTE: Notarized signature required on page 9

FILE NO. ZBA18-0067

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. Adrienne Noto, Esq.	Miami Beach, Florida 33139	305-789-2733
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
COUNTY OF

I, Wael Chaal, 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.

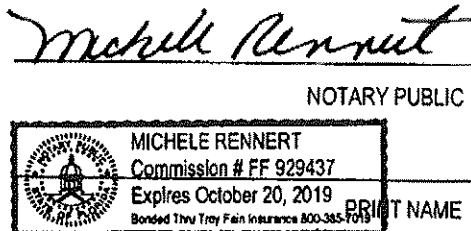
Wael Chaal, Director of Manugio Corp.

SIGNATURE

Sworn to and subscribed before me this 11th day of April, 2018. 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:



FILE NO. ZBA18-0067

EXHIBIT "A"

LEGAL DESCRIPTION

34 53 42 ESPANOLA VILLAS 1ST ADDN PB 9-147 LOTS 1 THRU 6 EACH LESS S3FT
FOR ST BLK 3A

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.*

MANUGIO CORP.

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

MANUGIO CORP.

Emmanuela Coiana
435 Fairway Drive
Miami Beach, Florida 33141

50%

Wael Chaal
1000 West Avenue, Apartment 307
Miami Beach, Florida 33139

50%

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.*

ESPANOLA WAY ASSOCIATES, LTD.

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

ESPANOLA WAY ASSOCIATES, LTD.

Scott Robins 230 5 th Street Miami Beach, Florida 33139	88%
--	-----

Bruce Goldberg 230 5 th Street Miami Beach, Florida 33139	10%
--	-----

Espanola Way Associates, Inc. 230 5 th Street Miami beach, Florida 33139	2%
---	----

ESPANOLA WAY ASSOCIATES, INC.

Scott Robins 230 5 th Street Miami Beach, Florida 33139	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: MANUGIO CORP D/B/A BOTECA COPACABANA C/O DAGEI LICENSE NUMBER: RL-10002885
DBA: BOTECA COPACABANA Beginning: 04/16/2018
IN CARE OF: EMMANUELA COIANA Expires: 09/30/2018
ADDRESS: 437 Espanola Way Parcel No: 0232340150010
MIAMI BEACH, FL 33139-8124

TRADE ADDRESS: 437 Espanola Way

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

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

This Receipt may be transferred.

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

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

Storage Locations

Code	Business Type
95016400	RESTAURANT / BARS
Restaurants/Bars: #Chairs	30

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

MANUGIO CORP D/B/A BOTECA COPACABANA C/O DAGEN, S
437 Espanola Way
MIAMI BEACH, FL 33139-8124

3313981246

May 04, 2018

Via Online Submission & Hand Delivery

Honorable Chair and Members of the Board of Adjustment
Planning & Zoning Department
City of Miami Beach
1700 Convention Center Drive, Second Floor
Miami Beach, Florida 33139

**Re: "Hardship Letter" for Variance Requests for Property Located at
437 Espanola Way – Manugio Corp.**

Dear Chair and Board Members:

Our Law Firm represents Manugio Corp. (the "Applicant"), the tenant at 437 Espanola Way ("Property"). Please allow this correspondence to serve as the Applicant's "Hardship Letter" submitted along with the additional materials in support of this application for the following variances:

- Section 6-4(a)(1): Waive one hundred eighty five (185) feet of the minimum distance separation of three hundred (300) feet between alcoholic beverages being sold or offered for consumption in a commercial use and any property used as a public or private school operated for the instruction of minors in the common branches of learning
- Section 6-6(1)(a): Waive thirty (30) seats of the minimum seat requirement of sixty (60) seats for a restaurant to serve beer, wine, and liquor

The Property. The Property in which the Applicant is located is within the CD-2 (Commercial, Medium Intensity) zoning district, which is designed to accommodate apartments, apartment/hotels, religious institutions and alcoholic beverage establishments. The subject property site contains several buildings which include a hotel, restaurants, and other commercial businesses. This specific Property is located within the building on the northwest corner of Espanola Way and Washington Avenue, within the heart of the Espanola Way Historic District and is surrounded by various restaurants which serve beer, wine, and liquor to their patrons. Due to the Applicant's location near an educational institution and the number of seats the Applicant is able to accommodate within its Property, the two variances referenced above are required. A variance was previously granted for the entire property under Board of Adjustment File No. 2129 on July 13, 1990. A copy of the recorded order is included with the application materials.

Operational Overview for Applicant: The Applicant has been operating a Brazilian steakhouse since 2010 with the service of beer and wine and is seeking to expand its services to serve beer, wine, and liquor to its patrons.

A copy of the Applicant's restaurant menu is included with the application materials. The hours of

operation are as follows: Monday through Wednesday from 5:00 p.m. to 12:00 a.m. and Thursday through Sunday from 12:00 p.m. to 12:00 a.m. The Applicant employs approximately three (3) employees. The Sidewalk Café application is under review under Application No. SWC10170272 and is anticipated to contain 24 seats, for a total of fifty-four (54) seats indoors and outdoors.

Variance Review Criteria: The City's Zoning Code establishes seven (7) criteria by which requests for variances are evaluated. In addition, the City of Miami Beach Charter, Subpart B, Article I, Section 2 states, "...Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of said Zoning Ordinance, the Board of Adjustment shall have the power in passing upon appeals, to vary or modify any regulations or provisions of such ordinance relating to the use, construction, or alteration of buildings or structures, or the use of the land, so that the spirit of the Zoning Ordinance shall be observed, public safety and welfare secured, and substantial justice done."

The above referenced seven criteria are listed below in bold text, with our response following each criteria in plain text. We believe our responses below will show that there are practical difficulties and unnecessary hardships associated with the request sufficient to grant a variance.

(1) Special conditions and circumstances exist are peculiar to land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning districts:

The Applicant differs from other restaurants in the CD-2 zoning district because its physical location requires that a variance be granted in order for alcoholic beverages to be sold or offered for consumption to its patrons as the closest educational institution is located one hundred fifteen (115) feet away from the Property. This Property is located within the heart of the historic district on Espanola Way and therefore, the limited size of the Applicant's space is only able to accommodate thirty (30) seats for its patrons on their leased premises.

(2) The special conditions and circumstances do not result from the action of the applicant:

The Applicant did not construct the Property.

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district:

Throughout the City of Miami Beach and on Espanola Way, several variances have been granted to waive the distance requirements between the sales/service of alcohol and public or private school operated for the instruction of minors in the common branches of learning and to waive the minimum seat requirement of sixty (60) seats for a restaurant to serve beer, wine, and liquor.

(4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant:

A literal interpretation of the land development regulations would place an undue hardship on the Applicant. By complying with the strict requirements of the code, the Applicant's business is severely hindered as the Applicant would be unable to serve any type of alcoholic beverage to its patrons while dining due to its location within three hundred (300) feet of an educational institution.

Furthermore, due to the size restrictions of the Property, the Applicant would be unable to serve liquor to its patrons while dining as accommodations for sixty (60) seats are not available on the Applicant's lease premises.

(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure:

The Applicant is solely seeking to accommodate its patrons by serving a glass of beer, wine, or liquor with their meal as other restaurants located in the immediate vicinity are able to do.

(6) The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will be injurious to the area involved or otherwise detrimental to the public welfare:

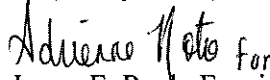
Approval of the variance will not be injurious or detrimental to the area or public welfare. The only detriment is to the Applicant by losing possible business because they are unable to serve patrons a glass of beer, wine, or liquor when ordered with a meal.

(7) The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan:

Granting this variance would be consistent with the comprehensive plan's goal of providing development opportunities for and to enhance the desirability and quality of existing and/or new medium intensity commercial areas which serve the entire City. Furthermore, it does not affect or reduce levels of service as set forth in the comprehensive plan. The granting of this variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

In light of the foregoing and the application materials submitted herewith, we respectfully request the Board of Adjustment's approval of this application.

Very Respectfully Submitted,


James E. Rauh, Esquire
For the Firm

Enclosures



rdr miami | rio development resources

public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels
mailouts + site posting

rdrmiami.com | diana@rdrmiami.com | 305 498.1614

April 9, 2018

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

Re: Property Owners List within 375 feet of:

SUBJECT: 437 Espanola Way, Miami Beach, FL 33139 (address located within 405 Espanola Way)

FOLIO NUMBER: 02-3234-015-0010

LEGAL DESCRIPTION: 34 53 42 PB 9-147 ESPANOLA VILLAS 1ST ADDN LOTS 1-2-3-4-5-6 EACH
LESS S3FT FOR ST BLK 3 A

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,

Diana B. Rio

Total number of property owners without repetition: 188, including 20 international

Name	Address	City	State	Zip	Country
ALEXIA DE SUAREZ D AULAN NATHALIE D AULAN	101 RUE DU BAC	PARIS 75007			FRANCE
AU RAZIAN	77 NORTHWOOD DR	TORONTO ONTARIO M2M2J9			CANADA
AJHANSOS LLC	88 HOGARTH AVE	TORONTO ONTARIO M4K1K3			CANADA
GLEB IGOLNIK	PETROVA VOOSKAYA 13-176	ST PETERSBURG			RUSSIA
GUY GUINDON BENOIT GUINDON	2584 BENNETT #4	MONTREAL QUEBEC H1V			CANADA
HENRI DE SUAREZ DAULAN	4110 RUE WELLINGTON #302	VERDUN QC H4G1V7			CANADA
IGORIO E RAMIREZ	CALLE EL SAMAN QTA ESTHER	CARACAS N1 1070			VENEZUELA
LAURENT MICHEL ASSOGBA	VIA GIOVANNI RASORI 7	MILAN 20165			ITALY
MARCO ANTONIO G ALVAREZ	PEL ESPADA #105 PUERTO VALLARTA	JALISCO			MEXICO
MARIE ELENIE DECARIE	744 RUE CHAMPLAIN	ST JEAN RICHELIEU QUEBEC J3B 6V8			CANADA
MENACHEM BARAD EYAL BARAD	ARRAUNTZ	64480 USTARITZ			FRANCE
MIANOS LLC	22 RUE DU PRESIDENT WILSON	LEVALLOIS PERRET 92300			FRANCE
NATHALIE D AULAN	KLEINE HEIDE 6	BRASSCHAAT 2930			BELGIUM
NIKOLAY KHARITONOV LUDIA PEREPELOVA	350 MILL ROAD STE #409	TORONTO ONTARIO M9C 3R7			CANADA
NIKOLAY KHARITONOV LUDIA PEREPELOVA	SIMONOVSKIY VAL STREET 24.1.46	MOSCOW 115088			RUSSIA
PIERRE PAUL TELLER	SIMONOVSKIY VAL STREET 41.1.46	MOSCOW 115088			RUSSIA
RIDHA BOURAOUI KAROU	1975 TUPPER ST	MONTREAL QUEBEC H3M1N6			CANADA
STEFAN SPATH % COUPLES NEGRIL	BD 2 LEL 3 BURJ DUBAI BUSINESS SQ SHEIKH ZAYED RD PO BOX 111330	DUBAI			UNITED ARAB EMIRATES
STEPHEN DOMINIC PELLIS	PO BOX 35	NEGRIL			JAMAICA
1035 EUCUD INVESTMENTS LLC	36 ALFRED RD	FELTHAM MIDDLESEX TW13 5D1			UNITED KINGDOM
1417 WASHINGTON LLC	6065 NW 167 ST #B-11	MIAMI BEACH	FL	33139	USA
1434 COLLINS LLC	1435 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
1444 DREXEL LLC	301 WEST 41 ST STE 406	MIAMI BEACH	FL	33140	USA
15 AND PENNSYLVANIA LLC	PO BOX 402188	MIAMI BEACH	FL	33140	USA
1500 WASHINGTON LLC % THE COMRAS COMPANY	1400 BROADWAY 15TH FLR	NEW YORK	NY	10018	USA
1510 WASHINGTON LLC	551 FIFTH AVE STE 1620	NEW YORK	NY	10176	USA
1512 WASHINGTON AVE II LLC	1261 20 ST	MIAMI BEACH	FL	33139	USA
1512 WASHINGTON AVE LLC	1680 MICHIGAN AVE #700	MIAMI BEACH	FL	33139	USA
1532 DREXEL RD LLC	777 BRICKELL AVE 1110	MIAMI	FL	33131	USA
15TH & DREXEL LLC	1512 WASHINGTON AVE #202	MIAMI BEACH	FL	33139	USA
420 CWELT 2007 LLC	5229 SW 62 AVE	MIAMI	FL	33155	USA
AARON KROON	1032 EUCUD AVE	MIAMI BEACH	FL	33139	USA
ACASTAR MIAMI LLC	7491 N FEDERAL HWY MCS 282	BOCA RATON	FL	33487	USA
ADOTIA HOLDINGS LLC	526 15 ST UNIT 10	MIAMI BEACH	FL	33139	USA
ALBUERTO & ALMIRA SOTELO TRS ALBERTO & ALMIRA SOTELO (BENI FERNANDA SOTELO	1414 COLLINS AVE	MIAMI BEACH	FL	33139	USA
ALEXANDER ROMANOV	763 ARTHUR GODFREY RD #A	MIAMI BEACH	FL	33140-3448	USA
ALEXIS VALDEZ JTRS LARISSA JIMENEZ JTRS	1522 DREXEL AVE # 302	MIAMI BEACH	FL	33139-7956	USA
ALFREDO ARIAS RW REGINA	104-40 QUEENS BLVD #75	FOREST HILLS	NY	11375	USA
AJICA PORTILLO JTRS KEFF PORTILLO JTRS ANHETTE PORTILLO JTRS	302 S STREET	BROOKLYN	NY	11215	USA
AMARI VALLE RW MARIA ET AL	PO BOX 9594	ELIZABETH	NJ	07202-0594	USA
AMERBUST LLC	439 15 ST # 13	MIAMI BEACH	FL	33139	USA
ANTHONY SAGGS	4695 SW 13TH ST	MIAMI	FL	33134	USA
B P D DAE COUNTY	439 15 ST APT 23	MIAMI BEACH	FL	33139	USA
BAC INVESTCO LLC	320 NW 25 ST	WILTON MANORS	FL	33111	USA
BARTHA I MUNOZCHIRA	1410 NE 2 AVE	MIAMI	FL	33132	USA
BARRY PROPERTIES LLC	927 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
BARRY S FISHMAN	550 15 ST 203	MIAMI BEACH	FL	33139	USA
BELLA TURKA SOUTH BEACH LLC	2504 ELLIJAY DR	ATLANTA	GA	30319	USA
BENNETT 204 LLC	912 CAPITVA BOULEVARD	HOLLYWOOD	FL	33019	USA
BURGEO 1518 INC	235 LINCOLN RD STE 310	MIAMI BEACH	FL	33139	USA
BUCK CONDOOR LLC	301 S 19 ST	PHILADELPHIA	PA	19103	USA
BURKE KELL 3301 LLC	325 S BISCAIYNE BLVD #1617	MIAMI	FL	33131	USA
C WILSON LLC	1204 N NELSON ST	ARLINGTON	VA	22201	USA
CARLOS R MONTANO	235 LINCOLN RD STE 310	MIAMI BEACH	FL	33139	USA
	6515 COLLINS AVE STE 1202	MIAMI BEACH	FL	33141	USA
	2655 S LEJUNE RD 543	CORAL GABLES	FL	33134	USA
	555 NE 15 ST #200	MIAMI	FL	33132-1455	USA
	2621 SW 153 RD PATH	MIAMI	FL	33185	USA

GAULFIELD & CAMPBELL LLC	4730 S FORT APACHE RD UNIT 300	US VEGAS	NV	89107-7947	USA
CECILIA WATSON TRS CECILIA WATSON REVOCABLE TRUST	1213 HALE DR	WHARTON	NJ	07885	USA
CHARLOTTE KONIGMERT JTRS BARTHELEMY GARNIER JTRS	540 WEST AVE #211	MIAMI BEACH	FL	33139	USA
CHELSEA203 LLC	7792 NW 54 STREET	DORAL	FL	33166	USA
CHRISTINA ZAMPAS	470 15 ST APT 111	MIAMI BEACH	FL	33139	USA
CHRISTOPHER A BROWN	5931 BAYVIEW DR	FORT LAUDERDALE	FL	33308	USA
CITY OF MIAMI BEACH FLA CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLASH LLC	927 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
CLAUGHTON INVESTMENT FUND III LLC C/O ALECO HARLAN/BIDES ESQ.	3135 SW 3 AVE	MIAMI	FL	33129	USA
CLAY HOTEL PARTNERSHIP LTD	1438 WASHINGTON AVE	MIAMI BEACH	FL	33139-4110	USA
CLAY HOTEL PARTNERSHIP LTD	406 ESPANOLA WAY	MIAMI BEACH	FL	33139-8123	USA
COPPELIA OLIVIA USA LLC	301 ARTHUR GOFFREY RD	MIAMI BEACH	FL	33140	USA
CRAG C TALLUTO & JOSE CARLOS TORRES	576 15 ST #15	MIAMI BEACH	FL	33139-3697	USA
CURRENT PROPERTY OWNER	1532 DREXEL AVE #401	MIAMI BEACH	FL	33139	USA
DTI SOBE LLC	PO BOX 430854	SOUTH MIAMI	FL	33243	USA
DANIEL A FOLEY	15645 COLLINS AVE #604	SUNNY ISLES BEACH	FL	33160	USA
DAVID JOSEPH MALGOZA MICHAEL ANTHONY MALGOZA CHRISTINE LAUREN MALGOZA	122 LAKESHORE DR	DAVENPORT	FL	33837-7518	USA
DAVID SCHMIDT & NINA RINALDI	1519 DREXEL AVE #303	MIAMI BEACH	FL	33139-7934	USA
DARRELL AVENUE & LLC	439 15 STREET #18	MIAMI BEACH	FL	33139	USA
DREXEL SMH LLC	1550 DREXEL AVE 105	MIAMI BEACH	FL	33139	USA
DYAL CORP	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA
EDELWEISS CORP	4 EMBARCADER CENTER # 4000	SAN FRANCISCO	CA	94111	USA
ELISA PROVERBIO	1673 BAY ROAD #203	MIAMI BEACH	FL	33139	USA
ELI-GEI INC	1527 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
EMMA 1518 INC	235 LINCOLN RD STE 310	MIAMI BEACH	FL	33139	USA
EMMANUEL FREMIN	8911 COLLINS AVE #1004	SURFIDE	FL	33154-3547	USA
ERIC SCHMICK VERA TOLPINA	1180 BRIGHTON BEACH AVE 60	BROOKLYN	NY	11235	USA
ESPAÑOLA PARTNERS LLC C/O ISAAC KLEIN	1407 BROADWAY STE 503	MIAMI BEACH	FL	33139-6607	USA
ESPAÑOLA WAY ASSOCIATES LTD % SRC PROPERTIES LLC	290 5TH ST	MIAMI BEACH	FL	33154-2803	USA
FLORIDA 21 LLC	9425 HARDING AVE	HOLLYWOOD	FL	33019	USA
FRANK BARBALACO	3800 S OCEAN DR 216	MIAMI BEACH	FL	33139	USA
FRANZ ONTAL & W JENNYFEER UMBUTIA OAGA ESTEBAN	536 14 ST 307	LINDENHURST	NY	11757	USA
GABRIEL ORTIZ	1519 DREXEL AVE #304	MIAMI BEACH	FL	33139-7934	USA
GERARDO VALLEJO JTRS ALEXANDRE HEINEN JTRS	1519 DREXEL AVE #202	MIAMI BEACH	FL	33139	USA
GLEB IGOLKIN	5445 COLLINS AVE # 8 18	MIAMI BEACH	FL	33140	USA
GLORIA TENE DE BORDA	1512 WASHINGTON AVE #104	MIAMI BEACH	FL	33139	USA
GUDEL KOESH LLC	1427 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
HANSAZ7 LLC	49 WEST 9 ST # 2 A	NEW YORK	NY	10011	USA
HANIS W KAEHLER GOODY	1440 JFK KENNEDY CAUSEWAY # 1406	NORTH BAY VILLAGE	FL	33141	USA
HENRY M FERREIN & W MIRIAM FERREIN	340 E 64 ST APT 21-G	NEW YORK	NY	10021	USA
HOMESTEAD EQUITÉS 607 LLC C/O LEONARD WADLER	250 W 74 ST 2FV	NEW YORK	NY	10011	USA
HOPE TRAVEL LLC	1512 WASHINGTON AVE 308	MIAMI BEACH	FL	33139	USA
HORIZONTE CORP	1424 COLLINS AVE	MIAMI BEACH	FL	33139-4104	USA
HORST MALUS	1952 SPRING ST	WINTER PARK	FL	32792	USA
IBUSCUS LLC	1410 20 ST UNIT #203	MIAMI BEACH	FL	33139	USA
IBAZA LLC	287 NW 25 STREET	MIAMI	FL	33127	USA
INVERAMA USA CORP C/O GROUP PERALADA ET AL	1500 COLLINS AVE	MIAMI BEACH	FL	33139	USA
JB COLLINS AVE LLC	1506 COLLINS AVE	MIAMI BEACH	FL	33139	USA
JACQUES DECTOT STEPHANE VTRY	439 15 ST STE 7	MIAMI BEACH	FL	33139	USA
JAMES A DIMARTINO GLADYS JEAN MCNULTY	4 B TERSWEET LN	SHERMAN	CT	06784	USA
JAMES BOST JR JENNIFER PHILLIPS BOST	439 15 ST 5	MIAMI BEACH	FL	33139	USA
JAMES F BAKER	528 15 ST #5	MIAMI BEACH	FL	33139	USA
JAMES M JONES JR	2866 FAIR GREEN DR	CLEARWATER	FL	33761	USA
JEFFREY MEIER	200 WEST 20 ST #1507	NEW YORK	NY	10011	USA
JOHN A STOKES	550 15 ST #201	MIAMI BEACH	FL	33139-3620	USA
JOSEPH A ESTRADA	1760 BAY DRIVE	MIAMI BEACH	FL	33141-4720	USA
JOSEPH J & MARTY S OLANILAO	104 THORNE ST	NEW YORK	NY	07307	USA
JUAN CARLOS FIGUEROA TERESA FIGUEROA	439 15 ST #16	MIAMI BEACH	FL	33139	USA

KEITH CARTER DEWEY AMANDA DEWEY	530 15 ST # 103	MIAMI BEACH	FL	33139	USA
KENNETH BROWN & W TERESA BROWN	1532 DREXEL AVE #201	MIAMI BEACH	FL	33139-7956	USA
KEVIN WALTER JOHNS JTRS MICHAEL JOHN POLINSBERRY JTRS	1446 LENOX AVE # 1	MIAMI BEACH	FL	33139	USA
LEWIS MIAMI LLC	1800 MERIDIAN AVE #6	MIAMI BEACH	FL	33139	USA
LUCIA SACCHI & W TINA SACCHI	60 WEST 13 ST #11-A	NEW YORK	NY	10011	USA
LUCY MAY LLC	1512 WASHINGTON AVE 106	MIAMI BEACH	FL	33141	USA
M 311 MERIDIAN OWNER LLC	119 WASHINGTON AVE STE 505	MIAMI BEACH	FL	33139	USA
MAJCEZ LLC	100 N BISCAYNE BLVD #500	MIAMI	FL	33132	USA
MAJCEZ LLC	343 LAYNE BLVD	HALLANDALE	FL	33009	USA
MARCELO DUFRAYER MEDEIROS ROSANA STROLIA	528 15 STREET #6	MIAMI BEACH	FL	33139	USA
MARCO A MARTINEZ & W MARGARIS	11420 GLENMONT DR	TAMPA	FL	33635	USA
MARISA CORP C/O DEBRA BRACKETT	4 EMBARCADERO CENTER SUITE 4000	SAN FRANCISCO	CA	94111	USA
MARGOLIA TSOUVALARIS	439 15 ST #6	MIAMI BEACH	FL	33139-7911	USA
MARSTEV CORP % EDWARD SELTZER	535 OCEAN BLVD	GOLDEN BEACH	FL	33160-2215	USA
MATTHEW A ALONZO	439 15 ST #20	MIAMI BEACH	FL	33139-7911	USA
MAURICIO A BOTERO	1532 DREXEL AVE #204	MIAMI BEACH	FL	33139	USA
MBCDC WESTCHESTER APT LLC	945 PENNSYLVANIA AVE	MIAMI BEACH	FL	33139-5482	USA
MEISL USA LLC	1329 ALTON RD	MIAMI BEACH	FL	33139	USA
MIA RENT ME INC	5445 COLLINS AVE B18	MIAMI BEACH	FL	33139	USA
MIAMI ONE RE INC	8301 NW 197 STREET	MIAMI	FL	33015	USA
MIB INVESTMENT & HOLDING LLC	301 ARTHUR GODFREY RD	MIAMI BEACH	FL	33139	USA
NATIONAL TELEPHONE & ALARM CO	1463 DREXEL AVE	MIAMI BEACH	FL	33139-8108	USA
NICOLAS DE LUSSAC	420 15 STREET #208	MIAMI BEACH	FL	33139	USA
OCEAN BEACH PROPERTIES INC	420 15 ST #302	MIAMI BEACH	FL	33139-7905	USA
OSCAR KHAW IVONNE PENICHER	48 E FLAGLER ST PH-104	MIAMI BEACH	FL	33131	USA
OSCAR KHAW IVONNE PENICHER	550 15 ST # 104	MIAMI BEACH	FL	33139	USA
OTILIA MATA LE REM HECTOR ANTONIO CASANA MONICA DENISE GILBERT	1470 VISTA LN	PASADENA	CA	91103	USA
PAOLA PENAFIEL	1519 DREXEL AVE APT 301	MIAMI BEACH	FL	33139	USA
PATRICK AIDAN TRS PATRICK AIDAN REVOCABLE TRUST	1532 DREXEL AVE 402	MIAMI BEACH	FL	33139	USA
PENNSYLVANIA MB INVESTMENTS CORP ATTN CHRISTIAN DRUSSI	1519 DREXEL AVE 200	MIAMI BEACH	FL	33139-7954	USA
PETITE ABODE LLC	1519 DREXEL AVE #404	MIAMI BEACH	FL	33139-7909	USA
PIORPA OJ LLC	6646 VILLA SONRISA 522	BOCA RATON	FL	33433	USA
PORCELLI TROPICAL PROP LLC	1001 BRICKELL BAY DR STE 130	MIAMI	FL	33131	USA
R Q INVESTMENT GROUP LLC	739 NE 74 ST	MIAMI	FL	33138	USA
RAFAEL A ROIG	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
RAMON THELEN	184 W BAY CEDAR CIR	JUPITER	FL	33458	USA
RANDY BALTARAZ	5900 COLLINS AVE #2006	MIAMI BEACH	FL	33140	USA
REGGIE / WOODHAM	1519 DREXEL AVE UNIT 400	MIAMI BEACH	FL	33139-7934	USA
RICCARDO CRISTIANI FILIPPO DE SIMONE	526 15 ST	MIAMI BEACH	FL	33139-3645	USA
RICHARD SHINDLER	1309 EUCLID AVE #5	MIAMI BEACH	FL	33139-3979	USA
RODOLPHE VIGNAL	550 15 ST #204	MIAMI BEACH	FL	33139-3620	USA
RUBEN CUEVAS & W EVA MADELYN COMTY CUEVAS	1532 DREXEL AVE 203	MIAMI BEACH	FL	33139	USA
RUNCOOL CORP	715 - 82 ST	MIAMI BEACH	FL	33139	USA
SAELE CANTONI EST OF	439 15 ST #11	MIAMI BEACH	FL	33141-1308	USA
SAMANTHA VELAZCO SALOMON	1050 WAKE FIELD DR	ELGIN	IL	60120	USA
SATELLITE USA LLC	2875 NE 191 ST #801	AVENTURA	FL	33180	USA
SCHOOL BOARD OF MIAMI-DADE COUNTY	1519 DREXEL AVE #203	MIAMI BEACH	FL	33139-7964	USA
SHERRY ABRAMSON & HALE ABRAMSON JTRS	540 15 ST 101	MIAMI BEACH	FL	33139	USA
SIMONA AVARONE	927 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
SONRA LLC	8500 W FLAGLER ST STE B 209	MIAMI	FL	33144	USA
STEPHEN W MEAGHER & STEVEN G WEDGE JTRS	1450 NE 2 AVE	MIAMI	FL	33132	USA
SWEET HOUSE 2016 INC	1532 DREXEL AVE #303	MIAMI BEACH	FL	33139-7956	USA
THE ODYSSEY OF SOUTH BEACH LLC	526 15 ST #17	MIAMI BEACH	FL	33139-3697	USA
TOPWATER ENTERPRISES INC	1512 WASHINGTON AVE 305	MIAMI BEACH	FL	33139	USA
	1528 DREXEL AVE 2A	MIAMI BEACH	FL	33139	USA
	6992 DUBLIN RD	DUBLIN	OH	43017	USA
	235 LINCOLN RD STE 310	MIAMI BEACH	FL	33139	USA
	1420 COLLINS AVE	MIAMI BEACH	FL	33139	USA
	720 NE 69 STREET # 19 NORTH	MIAMI	FL	33138-5738	USA

TORBJORN PEDERSEN C/O SUPERIORFLORIDAREALTY.COM INC	877 E PALMETTO PARK RD	BOCA RATON	FL	33432	USA
TRANAGLIA INVESTMENTS INC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
TUFANO GULLART LLC	9800 W BAY HARBOR DR # 703	BAY HARBOR ISLAND	FL	33134	USA
VIVASLAVA LLC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
VLADIMIR DE SUAREZ	420 15 ST #308	MIAMI BEACH	FL	33139	USA
WASH 102 LLC C/O BDO	2121 PONCE DE LEON BLVD 11 FL	CORAL GABLES	FL	33134	USA
WASHINGTON GARDENS INC	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA
WASHINGTON GARDENS MB LLC	1228 ALTON RD	MIAMI BEACH	FL	33139	USA
WILLIAM H HARRIS JR	439 15 ST UNIT 24	MIAMI BEACH	FL	33139	USA
YASMIN FAZELINIA	439 15 ST 19	MIAMI BEACH	FL	33139	USA
YVES DE KEERSMAEKER	19999 E COUNTRY CLUB DR #1402	MIAMI BEACH	FL	33180	USA
ZORI HAYON TRS ZORI HAYON REV INTERVIVOS TRUST	PO BOX 19-1678	MIAMI BEACH	FL	33119	USA

ALEXIA DE SUAREZ D AULAN
NATHALIE D AULAN
101 RUE DU BAC
PARIS 75007
FRANCE

ALI RAZIAN
77 NORTHWOOD DR
TORONTO ONTARIO M2M2J9
CANADA

ATHANASIOS LLC
68 HOGARTH AVE
TORONTO ONTARIO M4K1K3
CANADA

GLEB IGOKLIN
PETROZAVODSKAYA 13-176
ST PETERSBURG
RUSSIA

GUY GUINDON
BENOIT GUINDON
2594 BENNETT #4
MONTREAL QUEBEC H1V
CANADA

HENRI DE SUAREZ DAULAN
4110 RUE WELLINGTON #302
VERDUN QC H4G1V7
CANADA

INGRID E RAMIREZ
CALLE EL SAMAN QTA ESTHER
CARACAS N1 1070
VENEZUELA

LAURENT MICHEL ASSOIGNA
VIA GIOVANNI RASORI 7
MILAN 20165
ITALY

MARCO ANTONIO G ALVAREZ
PEZ ESPADA #105 PUERTO VALLARTA
JALISCO
MEXICO

MARIE ELENE DECARIE
244 RUE CHAMPLAIN
ST JEAN RICHELIEU QUEBEC J3B 6V8
CANADA

MENACHEM BARAD
EYAL BARAD
ARRAUNTZ
64480 USTARITZ
FRANCE

MIAMED LLC
22 RUE DU PRESIDENT WILSON
LEVALLOIS PERRET 92300
FRANCE

NAMOSI LLC
KLEINE HEIDE 6
BRASSCHAAT 2930
BELGIUM

NATHALIE D AULAN
350 MILL ROAD STE #409
TORONTO ONTARIO M9C 5R7
CANADA

NIKOLAY KHARITONOV
LIDIA PEREPELOVA
SIMONOVSKIY VAL STREET 24 1 46
MOSCOW 115088
RUSSIA

NIKOLAY KHARITONOV
LIDIA PEREPELOVA
SIMONOVSKIY VAL STREET 41 1 46
MOSCOW 115088
RUSSIA

PIERRE PAUL TELLIER
1925 TUPPER ST
MONTREAL QUEBEC H3H1N6
CANADA

RIDHA BOURAQUI KAROUI
BD 2 LEL 3 BURJ DUBAI BUSINESS SQ
SHEIKH ZAYED RD PO BOX 11330
DUBAI
UNITED ARAB EMIRATES

STEFAN SPATH
% COUPLES NEGRIL
PO BOX 35
NEGRIL
JAMAICA

STEPHEN DOMINIC PELLIS
36 ALFRED RD
FELTHAM MIDDLESEX TW13 5DJ
UNITED KINGDOM

1035 EUCLID INVESTMENTS LLC
6065 NW 167 ST #B-11
MIAMI BEACH FL 33139

1417 WASHINGTON LLC
1435 WASHINGTON AVE
MIAMI BEACH FL 33139

1421 WASHINGTON LLC
301 WEST 41 ST STE 406
MIAMI BEACH FL 33140

1434 COLLINS LLC
PO BOX 402188
MIAMI BEACH FL 33140

1444 DREXEL LC
1400 BROADWAY 15TH FLR
NEW YORK, NY 10018

15 AND PENNSYLVANIA LLC
551 FIFTH AVE STE 1620
NEW YORK, NY 10176

1500 WASHINGTON LLC
% THE COMRAS COMPANY
1261 20 ST
MIAMI BEACH FL 33139

1510 WASHINGTON LLC
1680 MICHIGAN AVE #700
MIAMI BEACH FL 33139

1512 WASHINGTON AVE II LLC
777 BRICKELL AVE 1110
MIAMI FL 33131

1512 WASHINGTON AVE LLC
1512 WASHINGTON AVE #202
MIAMI BEACH FL 33139

1532 DREXEL 202 LLC
5229 SW 62 AVE
MIAMI, FL 33155

15TH & DREXEL LLC
1032 EUCLID AVE
MIAMI BEACH, FL 33139

420 CWELT 2007 LLC
7491 N FEDERAL HWY #C5 282
BOCA RATON FL 33487

AARON KROON
526 15 ST UNIT 10
MIAMI BEACH, FL 33139

ACASTAR MIAMI LLC
1414 COLLINS AVE
MIAMI BEACH, FL 33139

ADITA HOLDINGS LLC
763 ARTHUR GODFREY RD #A
MIAMI BEACH, FL 33140-3448

ALBERTO & ALMIRA SOTELO TRS
ALBERTO & ALMIRA SOTELO (BEN)
FERNANDA SOTELO
1532 DREXEL AVE # 302
MIAMI BEACH, FL 33139-7956

ALEXANDER ROMANOV
104-40 QUEENS BLVD #7S
FOREST HILLS, NY 11375

ALEXIS VALDEZ JTRS
LARISSA JIMENEZ JTRS
392 5 STREET
BROOKLYN, NY 11215

ALFREDO ARIAS &W REGINA
PO BOX 9594
ELIZABETH, NJ 07202-0594

ALICIA PORTILLO JTRS
JEFF PORTILLO JTRS
ANNETTE PORTILLO JTRS
439 15 ST # 13
MIAMI BEACH, FL 33139

AMAURY VALLE &W MARIA ET AL
4695 SW 13TH ST
MIAMI, FL 33134

ANBRUST LLC
439 15 ST APT 23
MIAMI BEACH, FL 33139

ANTHONY SUGGS
320 NW 25 ST
WILTON MANORS, FL 33311

B P I DADE COUNTY
1410 NE 2 AVE
MIAMI, FL 33132

B&C INVESTCO LLC
927 LINCOLN RD #200
MIAMI BEACH, FL 33139

BABITHA J MUNDENCHIRA
550 15 ST 203
MIAMI BEACH, FL 33139

BARRY PROPERTIES LLC
2504 ELLIJAY DR
ATLANTA, GA 30319

BARRY S FISHMAN
912 CAPTIVA BOULEVARD
HOLLYWOOD, FL 33019

BEACH 1518 LLC
235 LINCOLN RD STE 310
MIAMI BEACH, FL 33139

BELLA TURKA SOUTH BEACH LLC
301 S 19 ST
PHILADELPHIA, PA 19103

BENNETT 204 LLC
325 S BISCAYNE BLVD #1617
MIAMI, FL 33131

BEVERLY MCKITTRICK
1204 N NELSON ST
ARLINGTON, VA 22201

BIAGIO 1518 INC
235 LINCOLN RD STE 310
MIAMI BEACH, FL 33139

BLACK CONDOR LLC
6515 COLLINS AVE STE 1202
MIAMI BEACH, FL 33141

BRICKELL 3301 LLC
2655 S LEJEUNE RD 543
CORAL GABLES, FL 33134

C WILSON LLC
555 NE 15 ST #200
MIAMI, FL 33132-1455

CARLOS R MONTANO
2621 SW 153 RD PATH
MIAMI, FL 33185

CAULFIELD & CARRAWAY LLC
4730 S FORT APACHE RD UNIT 300
LAS VEGAS, NV 89147-7947

CECILIA WATSON TRS
CECILIA WATSON REVOCABLE TRUST
1213 HALE DR
WHARTON, NJ 07885

CHARLOTTE JONCQUIERT JTRS
BARTHELEMY GARNIER JTRS
540 WEST AVE #211
MIAMI BEACH, FL 33139

CHELSEA203 LLC
7792 NW 54 STREET
DORAL, FL 33166

CHRISTINA ZAMPAS
420 15 ST APT 111
MIAMI BEACH, FL 33139

CHRISTOPHER A BROWN
5931 BAYVIEW DR
FORT LAUDERDALE, FL 33308

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

CLASH LLC
927 LINCOLN RD #200
MIAMI BEACH, FL 33139

CLAUGHTON INVESTMENT FUND III LLC
C/O ALECO HARALAMBIDES ESQ
3135 SW 3 AVE
MIAMI, FL 33129

CLAY HOTEL PARTNERSHIP LTD
1438 WASHINGTON AVE
MIAMI BEACH, FL 33139-4110

CLAY HOTEL PARTNERSHIP LTD
406 ESPANOLA WAY
MIAMI BEACH, FL 33139-8123

COPPELIA OLIVI USA LLC
301 ARTHUR GODFREY RD
MIAMI BEACH, FL 33140

CRAIG C TALLUTO & JOSE CARLOS TORRES
526 15 ST #15
MIAMI BEACH, FL 33139-3697

CURRENT PROPERTY OWNER
1532 DREXEL AVE #401
MIAMI BEACH, FL 33139

D15 SOBE LLC
PO BOX 430854
SOUTH MIAMI, FL 33243

DANIEL A FOLEY
15645 COLLINS AVE #604
SUNNY ISLES BEACH, FL 33160

DAVID JOSEPH MALGOZA
MICHAEL ANTHONY MALGOZA
CHRISTINE LAUREN MALGOZA
122 LAKESHORE DR
DAVENPORT, FL 33837-7518

DAVID SCHWACH & NINA RINALDI
1519 DREXEL AVE #303
MIAMI BEACH, FL 33139-7934

DREXEL AVENUE 6 LLC
439 15 STREET #18
MIAMI BEACH, FL 33139

DREXEL SBH LLC
1550 DREXEL AVE 105
MIAMI BEACH, FL 33139

DYAL CORP
1228 ALTON RD
MIAMI BEACH, FL 33139-3810

EDELWEISS CORP
4 EMBARCADER CENTER # 4000
SAN FRANCISCO, CA 94111

ELISA PROVERBIO
1673 BAY ROAD #203
MIAMI BEACH, FL 33139

ELL-GEE INC
1527 WASHINGTON AVE
MIAMI BEACH, FL 33139

EMMA 1518 INC
235 LINCOLN RD STE 310
MIAMI BEACH, FL 33139

EMMANUEL FREMIN
8911 COLLINS AVE #1004
SURSIDE, FL 33154-3547

ERIC SCHNECK VERA TOLPINA
1180 BRIGHTON BEACH AVE 6D
BROOKLYN, NY 11235

ESPANOLA PARTNERS LLC
C/O ISAAC KLEIN
1407 BROADWAY STE 503
NEW YORK, NY 10018

ESPANOLA WAY ASSOCIATES LTD
% SRC PROPERTIES LLC
230 5TH ST
MIAMI BEACH, FL 33139-6602

FH: 1530 WASHINGTON AVE LTD
9425 HARDING AVE
SURFSIDE, FL 33154-2803

FLORIDA 21 LLC
3800 S OCEAN DR 216
HOLLYWOOD, FL 33019

FRANK BARBALACO
536 14 ST 307
MIAMI BEACH, FL 33139

FRANZ ONTAL &W JENNYFFER URRUTIA
OLGA ESTEBAN
860 BEACH ST
LINDENHURST, NY 11757

GABRIEL ORTIZ
1519 DREXEL AVE #304
MIAMI BEACH, FL 33139-7934

GERARDO VALLEJO JTRS
ALEXANDRE HEINEN JTRS
1519 DREXEL AVE #202
MIAMI BEACH, FL 33139

GLEB IGOLKIN
5445 COLLINS AVE # B 18
MIAMI BEACH, FL 33140

GLORIA TEME DE BORDA
1512 WASHINGTON AVE #104
MIAMI BEACH, FL 33139

GUIDEL KODESH LLC
1427 WASHINGTON AVE
MIAMI BEACH, FL 33139

HAMSA27 LLC
49 WEST 9 ST # 2 A
NEW YORK, NY 10011

HANS W KAEHLER GODOY
1440 JFK KENNEDY CAUSEWAY# 1406
NORTH BAY VILLAGE, FL 33141

HENRY M FEIREISIN &W MIRIAM FEIREISIN
340 E 64 ST APT 21-G
NEW YORK, NY 10021

HOMESTEAD EQUITIES 607 LLC
C/O LEONARD WADLER
250 W 24 ST 2FW
NEW YORK, NY 10011

HOPE TRAVEL LLC
1512 WASHINGTON AVE 308
MIAMI BEACH, FL 33139

HORIZONTE CORP
1424 COLLINS AVE
MIAMI BEACH, FL 33139-4104

HORST MAUS
1952 SPRING ST
WINTER PARK, FL 32792

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

IM2A LLC
282 NW 25 STREET
MIAMI, FL 33127

INVERAMA USA CORP
C/O GROUP PERALADA ET AL
1500 COLLINS AVE
MIAMI BEACH, FL 33139

J3 COLLINS AVE LLC
1506 COLLINS AVE
MIAMI BEACH, FL 33139

JACQUES DECTOT
STEPHANE VITRY
439 15 ST STE 7
MIAMI BEACH, FL 33139

JAMES A DIMARTINO
GLADYS JEAN MCNULTY
4 BITTERSWEET LN
SHERMAN, CT 06784

JAMES BOST JR
JENNIFER PHILLIPS BOST
439 15 ST 5
MIAMI BEACH, FL 33139

JAMES F BAKER
526 15 ST #5
MIAMI BEACH, FL 33139

JAMES M JONES JR
2866 FAIR GREEN DR
CLEARWATER, FL 33761

JEFFREY MEIER
200 WEST 20 ST #1507
NEW YORK, NY 10011

JOHN A STOKES
550 15 ST #201
MIAMI BEACH, FL 33139-3620

JOSEPH A ESTRADA
1760 BAY DRIVE
MIAMI BEACH, FL 33141-4720

JOSEPH J & MARTY S QUANLAO
104 THORNE ST
JERSEY CITY, NJ 07307

JUAN CARLOS FIGUEROA
TERESA FIGUEROA
439 15 ST #16
MIAMI BEACH, FL 33139

KEITH CARTER DEWEY
AMANDA DEWEY
530 15 ST # 103
MIAMI BEACH, FL 33139

KENNETH BROWN &W TERESA BROWN
1532 DREXEL AVE #201
MIAMI BEACH, FL 33139-7956

KEVIN WALTER JOHNS JTRS
MICHAEL JOHN POUNSBERRY JTRS
1446 LENOX AVE # 1
MIAMI BEACH, FL 33139

LEMAR MIAMI LLC
1800 MERIDIAN AVE #6
MIAMI BEACH, FL 33139

LUCA SACCHI &W TINA SACCHI
60 WEST 13 ST #11-A
NEW YORK, NY 10011

LUCY MAY LLC
1512 WASHINGTON AVE 106
MIAMI BEACH, FL 33141

M 311 MERIDIAN OWNER LLC
119 WASHINGTON AVE STE 505
MIAMI BEACH, FL 33139

MAJC2 LLC
100 N BISCAYNE BLVD #500
MIAMI, FL 33132

MAJC7 LLC
343 LAYNE BLVD
HALLANDALE, FL 33009

MARCELO DUFRAYER MEDEIROS
ROSANA STROLIA
526 15 STREET #6
MIAMI BEACH, FL 33139

MARCO A MARTINEZ &W MAGARIS
11420 GLENMONT DR
TAMPA, FL 33635

MARISA CORP
C/O DEBRA BRACKETT
4 EMBARCADERO CENTER SUITE 4000
SAN FRANCISCO, CA 94111

MAROULLA TSOUVALLARIS
439 15 ST #6
MIAMI BEACH, FL 33139-7911

MARSTEV CORP
% EDWARD SELTXER
535 OCEAN BLVD
GOLDEN BEACH, FL 33160-2215

MATTHEW A ALONZO
439 15 ST #20
MIAMI BEACH, FL 33139-7911

MAURICIO A BOTERO
1532 DREXEL AVE #204
MIAMI BEACH, FL 33139

MBCDC WESTCHESTER APT LLC
945 PENNSYLVANIA AVE
MIAMI BEACH, FL 33139-5482

MEISL USA LLC
1329 ALTON RD
MIAMI BEACH, FL 33139

MIA RENT ME INC
5445 COLLINS AVE B18
MIAMI BEACH, FL 33139

MIAMI ONE RE INC
8301 NW 197 STREET
MIAMI, FL 33015

MSB INVESTMENT & HOLDING LLC
301 ARTHUR GODFREY RD
MIAMI BEACH, FL 33139

NATIONAL TELEPHONE & ALARM CO
1463 DREXEL AVE
MIAMI BEACH, FL 33139-8108

NICOLAS DE LUSSAC
420 15 STREET #208
MIAMI BEACH, FL 33139

NURIA HERREROS
420 15 ST #302
MIAMI BEACH, FL 33139-7905

OCEAN BEACH PROPERTIES INC
48 E FLAGLER ST PH-104
MIAMI BEACH, FL 33131

OLIVIER THIENPONT
550 15 ST # 104
MIAMI BEACH, FL 33139

OSCAR KHAW
IVONNE PENICHET
1470 VISTA LN
PASADENA, CA 91103

OSCAR KHAW
IVONNE PENICHET
1519 DREXEL AVE APT 301
MIAMI BEACH, FL 33139

OSCAR KHAW
IVONNE PENICHET
1532 DREXEL AVE 402
MIAMI BEACH, FL 33139

OTILIA MATA LE
REM HECTOR ANTONIO CASANA
MONICA DENISE GILBERT
1519 DREXEL AVE 200
MIAMI BEACH, FL 33139-7954

PAOLA PENAFIEL
1519 DREXEL AVE #404
MIAMI BEACH, FL 33139-7909

PATRICK AIDAN TRS
PATRICK AIDAN REVOCABLE TRUST
6646 VILLA SONRISA 522
BOCA RATON, FL 33433

PENNSYLVANIA MB INVESTMENTS CORP
ATTN: CHRISTIAN DRIUSSI
1001 BRICKELL BAY DR STE 130
MIAMI, FL 33131

PETITE ABODE LLC
739 NE 74 ST
MIAMI, FL 33138

PIOPPA 01 LLC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

PORCELLI TROPICAL PROP LLC
184 W BAY CEDAR CIR
JUPITER, FL 33458

R Q INVESTMENT GROUP LLC
5900 COLLINS AVE #2006
MIAMI BEACH, FL 33140

RAFAEL A ROIG
1519 DREXEL AVE UNIT 400
MIAMI BEACH, FL 33139-7934

RAMON THIELEN
526 15 ST
MIAMI BEACH, FL 33139-3645

RANDY BALTAZAR
1309 EUCLID AVE #5
MIAMI BEACH, FL 33139-3979

REGGIE J WOODHAM
550 15 ST #204
MIAMI BEACH, FL 33139-3620

RICCARDO CRISTIANI
FILIPPO DE SIMONE
1532 DREXEL AVE 203
MIAMI BEACH, FL 33139

RICHARD SHINDLER
715 - 82 ST
MIAMI BEACH, FL 33141-1308

RODOLPHE VIGNAL
439 15 ST #11
MIAMI BEACH, FL 33139

RUBEN CUEVAS &
W EVA MADELYN CONTY CUEVAS
1050 WAKE FIELD DR
ELGIN IL 60120

RUNCOOL CORP
2875 NE 191 ST #801
AVENTURA, FL 33180

SAELE CANTONI EST OF
1519 DREXEL AVE #203
MIAMI BEACH, FL 33139-7964

SAMANTHA VELAZCO SALOMON
540 15 ST 101
MIAMI BEACH, FL 33139

SATELLITE USA LLC
927 LINCOLN RD #200
MIAMI BEACH, FL 33139

S8 PREMISES LLC
8500 W FLAGLER ST STE B 209
MIAMI, FL 33144

SCHOOL BOARD OF MIAMI-DADE COUNTY
1450 NE 2 AVE
MIAMI, FL 33132

SCOTT HUDSON
1532 DREXEL AVE #303
MIAMI BEACH, FL 33139-7956

SHERRY ABRAMSON &
HALE ABRAMSON JTRS
526 15 ST #17
MIAMI BEACH, FL 33139-3697

SIMONA JAVARONE
1512 WASHINGTON AVE 305
MIAMI BEACH, FL 33139

SONRAI LLC
1528 DREXEL AVE 2A
MIAMI BEACH, FL 33139

STEPHEN W MEAGHER &
STEVEN G WEDGE JTRS
6992 DUBLIN RD
DUBLIN, OH 43017

SWEET HOUSE 2016 INC
235 LINCOLN RD STE 310
MIAMI BEACH, FL 33139

THE ODYSSEY OF SOUTH BEACH LLC
1420 COLLINS AVE
MIAMI BEACH, FL 33139

TOPWATER ENTERPRISES INC
720 NE 69 STREET # 19 NORTH
MIAMI, FL 33138-5738

TORBJORN PEDERSEN
C/O SUPERIORFLORIDAREALTYCOM INC
877 E PALMETTO PARK RD
BOCA RATON, FL 33432

TRANFAGLIA INVESTMENTS INC
1680 MICHIGAN AVE 910
MIAMI BEACH, FL 33139

TUFANOGULLARI LLC
9800 W BAY HARBOR DR # 703
BAY HARBOR ISLAND, FL 33154

VIVASLAVA LLC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

VLADIMIR DE SUAREZ
420 15 ST #308
MIAMI BEACH, FL 33139

WASH 102 LLC
C/O BDO
2121 PONCE DE LEON BLVD 11 FL
CORAL GABLES, FL 33134

WASHINGTON GARDENS INC
1228 ALTON RD
MIAMI BEACH, FL 33139-3810

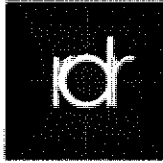
WASHINGTON GARDENS MB LLC
1228 ALTON RD
MIAMI BEACH, FL 33139

WILLIAM H HARRIS JR
439 15 ST UNIT 24
MIAMI BEACH, FL 33139

YASMIN FAZELINIA
439 15 ST 19
MIAMI BEACH, FL 33139

YVES DE KEERSMACKER
19999 E COUNTRY CLUB DR #1402
AVENTURA, FL 33180

ZORI HAYON TRS
ZORI HAYON REV INTERVIVOS TRUST
PO BOX 19-1678
MIAMI BEACH, FL 33119

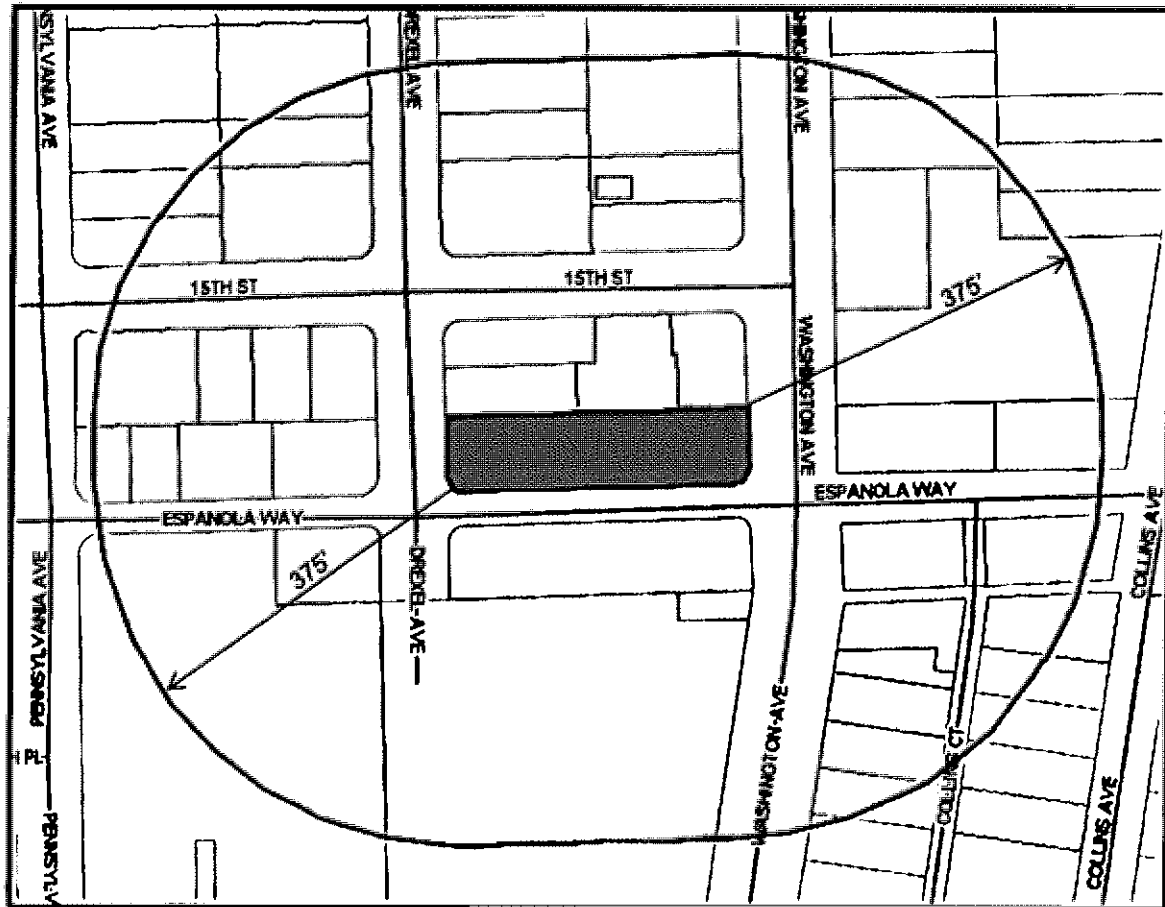


rdr miami | rio development resources

public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels
mailouts + site posting

rdrmiami.com | dlana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 437 Espanola Way, Miami Beach, FL 33139 (address located within 405 Espanola Way)

FOLIO NUMBER: 02-3234-015-0010

LEGAL DESCRIPTION: 34 53 42 PB 9-147 ESPANOLA VILLAS 1ST ADDN LOTS 1-2-3-4-5-6 EACH
LESS S3FT FOR ST BLK 3 A

1990 AUG 14 PM 3:10

90R300848

OFF: 14664 453
REC:

BEFORE THE BOARD OF ADJUSTMENT
OF THE CITY OF MIAMI BEACH, FLORIDA

MEETING DATE: JULY 13, 1990

FILE NO. 2129

IN RE: The application of
ESPANOLA WAY ASSOCIATES, LTD.
1446-1450 WASHINGTON AVENUE
405-433 ESPANOLA WAY
1445-1449 DREXEL AVENUE
LOTS 1,2,3,4,5 AND 6; BLOCK 3-A
FIRST ADDITION ESPANOLA VILLAS
PB 9/147

O R D E R

The applicant, ESPANOLA WAY ASSOCIATES, LTD., filed an application with the Director of the Planning and Zoning Department for variances to:

1. Waive 182.5 ft. of the minimum required 300 lineal feet separation between a business that sells alcoholic beverages for consumption on the premises and a school operated for the instruction of minors in the common branches of learning. These seven (7) buildings are located a minimum lineal distance of 117.5 ft. and a maximum lineal distance of 198.5 ft. from the Pienberg/Fisher Elementary School.

Notice of the request for variance was given as required by law and mailed to owners of property within a distance of 375 feet of the exterior limits of the property on which application was made. The Board finds that the property in question is located in the CD-2HP Zoning District. The Board further finds:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

IT IS THEREFORE ORDERED, by the Board, that a variance as requested and set forth above be APPROVED with the following conditions to which the applicant has agreed:

OFF. REC. 14664 454

1. The sale of alcoholic beverages shall only be for consumption on the premises and with a meal during school hours. Alcoholic beverages may be sold independent of a meal when school is not in session. The sale of alcoholic beverages are limited to consumption on the premises.
2. The space in which the entertainment facility is located shall meet current building and fire codes and be consistent with the Secretary of the Interior's Standards for Historic Buildings. The space should also be centrally air conditioned and completely renovated.
3. Although one application has been submitted for three buildings, parking credits will only be applied on a building by building basis. This is necessary as each of these structures represent separate properties on the City's Building Cards. Parking credits for each building may be used for any use within the building but they may not be transferred from one building to another building unless a Unity of Title combines the affected properties.
4. Adult Entertainment Establishments or Bottle Clubs shall be prohibited whether or not alcoholic beverages are served for consumption on the premises.
5. The Board of Adjustment retains jurisdiction of this file.
6. The public hearing is closed; however, final decision on the establishment of any type of use which is the subject of the variance shall be on a case by case basis by the Board and considered on prospective agendas as a clarification. The Board's representative is Mr. Holtz who shall provide the Board with a report and recommendation. Public notice requirements shall be satisfied by placing the item on the agenda.
7. Provide garbage facilities and grease interceptor.
8. Remove and replace necessary sections of sidewalk, curb and gutter.

PROVIDED, the applicant shall take all necessary steps to have a permit issued by the Building Department within a period of six (6) months from the date of hearing (July 13, 1990), unless the Board specifies a more restrictive time limitation, otherwise this Order shall become null and void, unless the issuance of such permit is stayed by an appeal to the appropriate court. This Order does not constitute a permit; but upon presentation of this Order to the Planning and Zoning Department, a permit shall be approved and processed in accordance and pursuant to the ordinances of the City of Miami Beach.

Dated this 31st day of July, 1990.

BOARD OF ADJUSTMENT OF
THE CITY OF MIAMI BEACH,
FLORIDA

BY: Barton Goldberg
BARTON GOLDBERG
CHAIRMAN

REC: 1466470 455

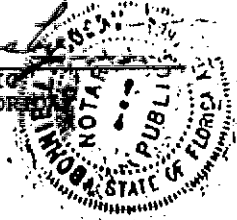
STATE OF FLORIDA)
)SS
COUNTY OF DADE)

BEFORE ME personally appeared BARTON GOLDBERG to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purpose therein expressed.

WITNESS my hand and official seal, this 31st day of

July A.D. 1990.

Bonnie L. Coats
NOTARY PUBLIC
STATE OF FLORIDA



My commission expires _____

Richard A. Gatti, Public Works Directors
Jud Kurlancheek, Planning & Zoning Director

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
Clerk of Circuit & County
Courts

ZBA 18-0067

MIAMI BEACH

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

Property address:

437 Espanola Way

Board:

4-9-18

BOA

Date:

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.	X
2	Copy of signed and dated check list issued at Pre-Application meeting.	X
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
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).	X
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.	X
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.	X
9	Architectural Plans and Exhibits (must be 11"x 17")	X
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	X
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	X
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	X
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	X
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	X
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	X
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	X

* 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

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i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	X
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	X
m	Demolition Plans (Floor Plans & Elevations with dimensions)	X
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	X
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X
p	Proposed Section Drawings	X
q	Color Renderings (elevations and three dimensional perspective drawings).	
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.	

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29	Floor Plan Indicating area where alcoholic beverages will be displayed.	X
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 dune 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.	X
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.	X
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	X
a	Section 118-53 (d) of the City Code for each Variance.	X
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)	

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

****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.	X
47	Original of all applicable items.	X
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	X
49	14 collated copies of all required documents	X
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.	X
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.	X

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

04/09/2019

Date

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