

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMI BEACHFL.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: 1045 5th Street, 1031 5th Street, 527 Lenox Avenue &
543 Lenox Avenue

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

FOLIO NUMBER (S) 02-4204-002-0040, 02-4203-009-7840, 02-4203-009-7850
02-4204-002-0030

owner of 1045 5th Street, 527 Lenox Avenue & 543 Lenox Avenue

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

NAME MAC 1045 5TH ST, LLC (& MAC 1031 5TH ST, LLC - Contract Purchaser)

ADDRESS 1261 20th Street, Miami Beach, FL 33139

BUSINESS PHONE (305) 532-0433

CELL PHONE _____

E-MAIL ADDRESS _____

OWNER IF DIFFERENT THAN APPLICANT: 1031 5th Street

NAME Carefree 5th Street, LLC

ADDRESS 1031 5th Street, Miami Beach, FL 33139

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Michael W. Larkin & Matthew Amster, Bercow Radell & Fernandez, PLLC

ADDRESS 200 S. Biscayne Blvd, Suite 850, Miami, FL 33131

BUSINESS PHONE (305) 374-5300

CELL PHONE _____

E-MAIL ADDRESS mlarkin@brzoninglaw.com & mamster@brzoninglaw.com

☐ AGENT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

☐ CONTACT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Suria Yaffar, Zyscovich Architects

ADDRESS 100 Biscayne Blvd, Suite 2700, Miami, FL 33132

BUSINESS PHONE (305) 372-5222

CELL PHONE _____

E-MAIL ADDRESS suria@zyscovich.com

FILE NO. _____

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

A new 4-level commercial building with greater than 50,000 square feet including enclosed and rooftop parking. See letter of intent for more details.

- 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. _____

- 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: _____



MAC 1045 5TH ST, LLC, owner of
 1045 5th street, 527 Lenox
 Avenue, 543 Lenox Avenue
 & MAC 1031 5TH ST, LLC
 (contract purchaser)

PRINT NAME: Michael Comras, Manager

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____
 COUNTY OF _____

I, N/A, 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.

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

 SIGNATURE
 NOTARY PUBLIC

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, Michael Comras, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of MAC 1045 5th St, LLC/MAC 1031 5TH ST, 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 19 day of July, 2016. The foregoing instrument was acknowledged before me by Michael Comras, Manager of MAC 1045 5th St, 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. MAC 1031 5TH ST, LLC

NOTARY SEAL OR STAMP:

My Commission Expires:



LORRIE DIAMOND
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# FF048660
 Expires 10/5/2017

 SIGNATURE

Lorrie Diamond
 PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida
 COUNTY OF Miami Dade

I, Michael Comras Manager, 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 Michael W. Larkin & Matthew Amster to be my representative before the PB 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.

Michael Comras
 PRINT NAME (and Title, if applicable)

[Signature]
 SIGNATURE

Sworn to and subscribed before me this 19 day of July, 2016. The foregoing instrument was acknowledged before me by Michael Comras, Manager of MAC 1045 5th St, LLC who has produced as identification and/or is personally known to me and who did/did not take an oath. MAC 1031 5th St, LLC

NOTARY SEAL OR STAMP

My Commission Expires



LORRIE DIAMOND
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# FF048660
 Expires 10/5/2017

[Signature]
 NOTARY PUBLIC
Lorrie Diamond
 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.*

FOR PROPERTY AT 1031 5TH STREET

| | |
|------------------------------|------------------|
| <u>MAC 1031 5TH ST, LLC</u> | _____ |
| NAME | DATE OF CONTRACT |
| NAME, ADDRESS, AND OFFICE | % OF STOCK |
| <u>Michael Comras</u> | <u>100%</u> |
| <u>1261 20th Street</u> | _____ |
| <u>Miami Beach, FL 33139</u> | _____ |
| _____ | _____ |

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. _____

- 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 **Carefree 5th Street, LLC**
☒ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: _____

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF
COUNTY OF

N/A

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

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

STATE OF Florida
COUNTY OF Miami Dade

I, Gary Marotta, being duly sworn, depose and certify as follows: (1) I am the Managing Member (print title) of Carefree 5th Street, 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 19 day of July, 2016. The foregoing instrument was acknowledged before me by Gary Marotta of Carefree 5th Street, LLC on behalf of such entity, who has produced Florida Drivers License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:



LORRIE DIAMOND
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# FF048660
 Expires 10/5/2017

My Commission Expires:

NOTARY PUBLIC

PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida
 COUNTY OF Miami Dade

I, Gary Marotta, 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 Michael W. Larkin & Matthew Amster to be my representative before the PB 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.

Gary Marotta, Managing Member
 PRINT NAME (and Title, if applicable)

[Signature]
 SIGNATURE

Sworn to and subscribed before me this 19 day of July, 2016. The foregoing instrument was acknowledged before me by Gary Marotta of Carefree 5th Street, 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



LORRIE DIAMOND
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# FF048660
 Expires 10/5/2017

[Signature]
 NOTARY PUBLIC

Lorrie Diamond
 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.*

FOR PROPERTY AT 1031 5TH STREET

MAC 1031 5TH ST, LLC

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

Michael Comras

100%

1261 20th Street

Miami Beach, FL 33139

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. _____

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. *

MAC 1045 5th St, LLC/MAC 1031 5TH ST, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Michael Comras, Manager, MAC 1045 5TH ST, LLC

100%

1261 20th Street, Miami

Beach, FL 33139

Michael Comras, Manager, MAC 1031 5TH ST, LLC

100%

1261 20th Street, Miami Beach, FL 33139

Carefree 5th Street, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Gary Marotta, Managing Member

50%

1031 5th Street, Miami Beach, FL 33139

Anthony Marotta, Managing Member

50%

1031 5th Street, Miami Beach, FL 33139

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. _____

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.*

N/A

TRUST NAME

NAME AND ADDRESS

% INTEREST

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

NOTE: Notarized signature required on page 9

FILE NO. _____

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. | <u>Michael W. Larkin</u> | <u>200 S. Biscayne Blvd, Suite 850</u> | <u>(305) 374-5300</u> |
| b. | <u>Matthew Amster</u> | <u>200 S. Biscayne Blvd, Suite 850</u> | <u>(305) 374-5300</u> |
| c. | <u>Michael Comras</u> | <u>1261 20th Street, Miami Beach</u> | <u>(305) 532-0433</u> |
| d. | <u>SuriaYaffar</u> | <u>100 Biscayne Blvd, Suite 2700</u> | <u>(305) 372-5222</u> |

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, Michael Comras, 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.



Manager, MAC 1045 5TH ST, LLC & MAC 1031 5TH ST, LLC SIGNATURE

Sworn to and subscribed before me this 19 day of July, 20 16. 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:



LORRIE DIAMOND
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF048660
Expires 10/5/2017



NOTARY PUBLIC

Lorrie Diamond

PRINT NAME

FILE NO. _____

Exhibit A

MC GUIRES SUB PB 6-83 LOTS 9, 10 & 11 BLK 98 &
OCEAN BEACH ADDN NO 3 PB 2-81 LOT 12, 13 & 14 BLK 98.



DIRECT LINE: (305) 377-6236
E-Mail: MAMster@BRZoningLaw.com

VIA ELECTRONIC SUBMITTAL & HAND DELIVERY

August 10, 2016

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

Re: Request for Planning Board Approval of a CUP for the Properties located at 1045 5 Street, 1031 5 Street, 527 Lenox Avenue & 543 Lenox Avenue

Dear Tom:

This law firm represents MAC 1045 5th Street, LLC and MAC 1031 5th Street, LLC¹ (the "Applicants") in their application concerning the four (4) adjacent parcels located at 1045 5 Street, 1031 5 Street, 527 Lenox Avenue & 543 Lenox Avenue (collectively the "Property"). Please consider this letter the Applicants' letter of intent in support of a Conditional Use Permit allowing new construction in excess of 50,000 square in connection with a commercial development on the Property.

Property Description. The Property is located along the major 5th Street corridor. It is comprised of approximately 43,500 square feet (approximately 1 acre) located on the northeast corner of the intersection of Lenox Avenue and 5th Street. The Property's four (4) parcels are identified by Miami-Dade County Folio Nos. 02-4204-002-0040, 02-4204-002-0030, 02-4203-009-7840 and 02-4203-009-7850. The Property is located within the Ocean Beach Historic District. The Property is zoned C-PS2, Commercial Performance Standard, General Mixed-use Commercial ("C-PS2"), a zoning district allowing a wide range of commercial uses as a main permitted use. The Property is currently improved with two buildings, neither of which are listed as "contributing" buildings in the City's Historic Properties Database. The building at 1045 5 Street operates as a nightclub and the building at 1031 5 Street contains commercial uses.

¹ Contract purchaser of 1031 5 Street.

A five (5) story commercial development neighbors the Property to the west. Retail development neighbors the Property to the east. A five (5) story mixed-use office building lies to the south of the Property across 5th Street. Two (2) story multifamily buildings neighbor the Property to the north.

Proposed Development Program. The Applicants propose a 4-story development on the Property consisting of a parking garage and multiple retail bays. The first two (2) levels of the structure will serve as solely retail, except for ramps at the north and east to access internal parking. The third level will have retail along the south and west and parking in the interior. There will be two (2) additional levels of parking on the fourth floor and the rooftop level, which is open-air. The majority of the parking fronting each of 5th Street and Lenox Avenue will be lined with retail uses and the remaining will be screened with decorative design features.

The Proposed Development will have pedestrian access all along 5th Street and Lenox Avenue, with vehicular access to the parking garage at the northern end of the Property on Lenox Avenue. The parking will be self-parking using an electronic ticketing and payment system; there will not be any valet. Also, there are no tandem parking spaces and mechanical lifts. The core area for the stairs and elevator will be at the southwest corner of the Property. Loading and trash collection will take place through the one-way alley at the east side of the Property. The loading area will be entirely within the private property. Loading and trash collection activities will take place between 7:00 AM and 5:00 PM.

Conditional Use Requests. As the total size of new construction exceeds 50,000 square feet, the project requires conditional use approval from the Planning Board pursuant to Section 142-303(a)(10) of the City Code ("Code").

- (i) General Guidelines for Conditional Uses. Pursuant to Code Section 118-191(a), review and approval of conditional uses includes evaluation of the proposed use in relation to the following guidelines:

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

A commercial project with on-site parking is consistent with the comprehensive plan and permitted by the underlying C-PS2 district regulations.

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

The construction of the project is not expected to have any negative impact in excess of the thresholds of level of service provided for in the comprehensive plan. This project will satisfy its own required parking supply and loading spaces, and will also provide desired retail uses along a mass transit corridor. A traffic study included with the application materials concludes that the proposed project will not adversely impact the traffic in the area.

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

The commercial project with on-site parking is designed to be consistent with the C-PS2 district regulations.

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

This redevelopment will benefit the community by beautifying the Property and enhancing the pedestrian experience on 5th Street. The tasteful architecture and enhanced pedestrian experience will attract retailers and spur daytime foot traffic. The new uses created will generate jobs and increase the tax base, thereby stimulating the local economy and jumpstarting consumer activity. Further, by replacing a nightclub, this area will be activated during the daytime and attract more people to the other nearby daytime uses.

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

The Applicants will provide ample off-street parking spaces onsite for use by all land uses on the Property. The Proposed Development will have three (3) levels of parking. The structure will offer 218 parking space on-site, where the required parking for the development is 217 parking spaces.

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

The Applicants' design team has taken great care to design a quality project that will provide for the safety and security of the entire area. The Applicants will be

implementing all necessary tools to mitigate any potential harmful effects, including operational constraints such as limited hours and sound system controls. Building and façade articulation ensure a beautiful development that is compatible with the district and with the ground level. The Applicants have taken steps to design the structure in a way that minimizes scale and massing towards the residential neighbors to the north and northeast, with landscaping and setting back the upper floors, respectively.

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

The redevelopment of the Property will provide needed retail use and parking to a major corridor of Miami Beach. The retail and parking will complement and service the surrounding office and residential uses in the area.

- (ii) Supplemental Review Criteria for New Construction. Pursuant to Code Section 118-192(b) of the Code, the Planning Board's review of an application for conditional use for new structures 50,000 square feet and over considers the following supplemental review guidelines:

- (1) Whether the proposed business operations plan has been provided, including hours of operation, number of employees, goals of business, and other operational characteristics pertinent to the application, and that such plan is compatible with the neighborhood in which it is located.**

The Applicants are providing a building with multiple retail bays for leasing to a variety of permitted commercial uses. Like other area retail, the businesses will hire the necessary employees to manage their operations and will be generally be open throughout the day and evening to serve their customers. The Proposed Development will consist of three (3) levels of retail use and three (3) levels of parking that serve all patrons visiting the commercial uses. The first floor retail will have pedestrian access all along the street frontage of 5th Street and Lenox Ave.

- (2) Whether a plan for the mass delivery of merchandise has been provided, including the hours of operation for delivery trucks to come into and exit from the neighborhood and how such plan will mitigate any adverse impacts to adjoining and nearby properties, and neighborhood.**

The Applicants will utilize the alley along the eastern side of the Property for loading and trash collection. The actual loading and trash collection will take place at an internalized on-site loading area with all 5 required loading spaces. Delivery trucks will access the five (5) large loading bays from the one-way alley by driving north from 5th Street and backing into the loading spaces, then driving forward to leave. These bays are entirely enclosed inside the Property and off of the right-of-way. The provision of off-street loading will serve to mitigate the impact of new commercial uses.

(3) Whether the scale of the proposed use is compatible with the urban character of the surrounding area and create adverse impacts on the surrounding area, and how the adverse impacts are proposed to be addressed.

The nearby area contains numerous buildings of similar or greater scale and massing. The buildings to the west and south of the Property are both five (5) stories and larger than the development proposed for the Property. The high quality development and street activation are in line with the character of the area. The design of the structure ensures that the project's massing does not impact the context and scale of the surrounding built environment. Specifically, the Proposed Development minimizes scale and massing towards the multifamily structures to the north and northeast of the Property. The Proposed Development also incorporates architectural and artistic design features to beautify the structure facing the multifamily structures to the north and northeast.

(4) Whether the proposed parking plan has been provided, including where and how the parking is located, utilized, and managed, that meets the required parking and operational needs of the structure and proposed uses.

A parking plan has been included along with the traffic study. The proposed structure will provide 218 on-site parking spaces, for self-parking. Access to the parking garage will be at the northern portion of the Property along Lenox Avenue. The parking garage will be for self-parking, serviced by a ticket machine at the entrance and exit for payment; there will not be any valet operation.

(5) Whether an indoor and outdoor customer circulation plan has been provided that facilitates ingress and egress to the site and structure.

The Proposed Development is designed to allow for maximum pedestrian activity and access to the retail along the street frontages at 5th Street and Lenox Avenue. The Applicants have maximized the amount of retail on the first floor to service the pedestrian

activity. The southwest corner of the Property will have the elevator and stair access to facilitate circulation within the building and between the street level, the retail and the parking garage.

(6) Whether a security plan for the establishment and supporting parking facility has been provided that addresses the safety of the business and its users and minimizes impacts on the neighborhood.

Safety on the Property will be maintained by onsite security personnel, as well as a comprehensive security system employing video camera monitoring within all areas throughout the Property.

(7) Whether a traffic circulation analysis and plan has been provided that details means of ingress and egress into and out of the neighborhood, addresses the impact of projected traffic on the immediate neighborhood, traffic circulation pattern for the neighborhood, traffic flow through immediate intersections and arterials, and how these impacts are to be mitigated.

The Applicants have engaged a traffic engineer to determine the effect of the project on the roads and traffic. The report produced by Kimley-Horn, Inc. has been submitted with the application and peer reviewed. The proposed Project will not adversely impact the neighborhood.

(8) Whether a noise attenuation plan has been provided that addresses how noise will be controlled in the loading zone, parking structures and delivery and sanitation areas, to minimize adverse impacts to adjoining and nearby properties.

The Applicants propose off-street loading areas, which will serve to buffer noise and visual impacts. Much of the loading will occur within the building's enclosed, concrete walls, thus noise impacts will be minimized. Other safeguards will be employed to dampen and control noise from these operations, including limiting the hours.

(9) Whether a sanitation plan has been provided that addresses on-site facilities as well as off-premises issues resulting from the operation of the structure.

The Applicants will contract with a waste collection company for refuse collection as needed during daytime hours only from a trash room with direct access to Collins Court. Internally, cleaning and maintenance staff will monitor the Property and its adjoining rights-of-way to maintain the areas clean and free from debris.

Thomas Mooney, Planning Director
August 10, 2016
Page 7

(10) Whether the proximity of the proposed structure to similar sized structures and to residential uses creates adverse impacts and how such impacts are mitigated.

The project is smaller in size compared to other existing structures and approved projects along 5th Street and in the nearby area, and its unique design reduces the building's presence when viewed from the north, northeast and east.

(11) Whether a cumulative effect from the proposed structure with adjacent and nearby structures arises, and how such cumulative effect will be addressed.

This urban, mixed-use area is active with a variety of uses, pedestrian activity and automobile activity. The Proposed Development will add to this environment and service the area.

Conclusion. We believe that the approval of the proposed request will promote quality infill redevelopment on the Property. We look forward to your favorable review of the Project. Please contact me on my direct line at (305) 377-6236 should you have any questions or concerns.

Sincerely,



Matthew Amster

cc: Michael Comras
Michael W. Larkin, Esq.
Gregory Fontela, Esq.



Application Check List

MIAMI BEACH

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

Page 1 of 3

Address: **1045 5th St**
File Number:

Date: **6/23/15**

BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with Board staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete or submittals found to be insufficient will not be placed on a Board agenda.

| ITEM # | FIRST SUBMITTAL CHECK LIST ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE | Required | Provided |
|--------|---|----------|----------|
| 1 | Documents: | | |
| 2 | Completed Board Application, Affidavits & Disclosures of Interest (original signatures) | X | |
| 3 | Copies of all current or previously active Business Tax Receipts | X | |
| 4 | Letter of Intent with details of application request, hardship, etc. | X | |
| 5 | Application Fee | X | |
| 6 | Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider. | X | |
| 7 | School Concurrency Application, for projects with a net increase in residential units (no SFH) | X | |
| 8 | Plans: | | |
| 9 | Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date | X | |
| 10 | All Applicable Zoning Information (see Zoning Data requirements) | X | |
| 11 | Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified | X | |
| 12 | Survey (original signed & sealed) dated less than 6 months old at the time of application (lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade) , spot elevations and Elevation Certificate | X | |
| 13 | Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams) | X | |
| 14 | Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams) | X | |
| 15 | Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths) | X | |
| 15a | Indicate any backflow preventer and FPL vault if applicable | X | |
| 16 | Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images) | X | |
| 17 | Current, dated color photographs, min 4"X6" of interior space (no Google images) | | |
| 18 | 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 | |
| 19 | Existing Conditions Drawings (Floor Plans & Elevations with dimensions) | X | |
| 20 | Demolition Plans (Floor Plans & Elevations with dimensions) | X | |
| 21 | Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks | X | |
| 22 | Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable) | X | |
| 23 | Proposed Section Drawings <i>showing site as well as bldg.</i> | X | |
| 24 | 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. | X | |
| 25 | Hardscape Plan, i.e. paving materials, pattern, etc. | X | |
| 26 | Color Renderings (elevations and three dimensional perspective drawings) | X | |
| 27 | <i>* Signage plan</i> | X | |

Indicate N/A If Not Applicable

Initials:

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

Address:

File Number:

| ITEM # | FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING | Required | Provided |
|--------|--|----------|----------|
| 27 | Vacant or 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 Department | | |
| 28 | Copy of original Building Permit Card, & Microfilm, if available | | |
| 29 | Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, 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) | | |
| 30 | Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated) | X | |
| 31 | Line of Sight studies | | |
| 32 | Structural Analysis of existing building including methodology for shoring and bracing | | |
| 33 | Proposed exterior and interior lighting plan, including photometric calculations | X | |
| 34 | Exploded Axonometric Diagram (showing second floor in relationship to first floor) | | |
| 35 | Neighborhood Context Study | | |
| 36 | Open Space calculations and shaded diagrams | X | |
| 37 | Proposed Operational Plan | X | |
| 38 | Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov | X | |
| 39 | Sound Study report (Hard copy) with 1 CD | | |
| 40 | Set of plans 24"x 36" (when requested by staff) | | |
| 41 | Copies of previous Recorded Final Orders | | |
| 42 | Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor) | | |
| 43 | Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) | | |
| 44 | Site Plan (Identify streets and alleys) | X | |
| a | Identify: setbacks <input checked="" type="checkbox"/> Height <input checked="" type="checkbox"/> Drive aisle widths <input checked="" type="checkbox"/> Streets and sidewalks widths <input checked="" type="checkbox"/> | | |
| b | # parking spaces & dimensions <input checked="" type="checkbox"/> Loading spaces locations & dimensions <input checked="" type="checkbox"/> | | |
| c | # of bicycle parking spaces <input checked="" type="checkbox"/> | | |
| d | Interior and loading area location & dimensions <input checked="" type="checkbox"/> | | |
| e | Street level trash room location and dimensions <input checked="" type="checkbox"/> | | |
| f | Delivery route <input checked="" type="checkbox"/> Sanitation operation <input checked="" type="checkbox"/> Valet drop-off & pick-up <input checked="" type="checkbox"/> Valet route in and out <input checked="" type="checkbox"/> | | |
| g | Valet route to and from <input checked="" type="checkbox"/> auto-turn analysis for delivery and sanitation vehicles <input checked="" type="checkbox"/> | | |
| 45 | Floor Plan (dimensioned) | | |
| a | Total floor area <input checked="" type="checkbox"/> | | |
| a | Identify # seats indoors <input checked="" type="checkbox"/> outdoors <input checked="" type="checkbox"/> seating in public right of way <input checked="" type="checkbox"/> Total <input checked="" type="checkbox"/> | | |
| b | Occupancy load indoors and outdoors per venue <input checked="" type="checkbox"/> Total when applicable <input checked="" type="checkbox"/> | | |

Indicate N/A If Not Applicable

 = Planning Board additional items
 = HPB

Initials: 

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

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

Address:

File Number:

| | | | |
|--|---|---|--|
| 46 | In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows: | | |
| 47 | For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11) | X | |
| 48 | CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9) | | |
| 49 | CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k) | | |
| 50 | CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11) | X | |
| 51 | CU - Religious Institutions - Section 118-192 (c) (1)-(11) | | |
| 52 | 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> | | | |

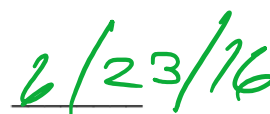
| ITEM # | FINAL SUBMITTAL CHECK LIST: | Required | Provided |
|--------|---|----------|----------|
| 53 | One (1) signed and sealed 11"X17" unbound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution. | X | |
| 54 | 14 collated copies of all the above documents | X | |
| 55 | One (1) CD/DVD with electronic copy of entire final application package. | X | |

NOTES:

- A. Other information/documentation required for first submittal will be identified during pre-application meeting.
- B. Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD
- 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, as applicable.



 APPLICANT'S OR DESIGNEE'S SIGNATURE



 Date

Indicate N/A If Not Applicable


 Initials: _____

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: IVY GROUP, LLC / DBA IVY NIGHTCLUB
IN CARE OF: KEVIN HARDY
ADDRESS: 1532 WASHINGTON AVE
MIAMI BEACH, FL 33139-7801

RECEIPT NUMBER: RL-10007320
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0242040020040

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

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

This Receipt may be transferred:

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

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

Additional Information

TRADE ADDRESS: 1045 5TH ST

| Code | Certificate of Use/Occupation |
|--------|----------------------------------|
| 000701 | ALCOHOL BEV. (NO LATER THAN 5AM) |
| 005805 | DANCE HALL/ENTERT. W/ALCOHOL |
| 005825 | NIGHT CLUB LOAD FEE |
| 016400 | RESTAURANT / BARS |

Storage Locations

| | |
|----------------------|-----|
| CERTIFICATE OF USE | 910 |
| SQUARE FOOTAGE | 191 |
| # OF SEATS | 191 |
| NIGHTCLUB LOAD FEE | 520 |
| OCCUPANCY LOAD | 520 |
| C_U # OF UNITS | 191 |
| ALC BEV, THROUGH 5AM | Y |
| DANCE_ENT W_ ALCOHOL | Y |

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

KEVIN HARDY
1045 5TH ST
MIAMI BEACH, FL 33139-6504



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: ELITE BARTENDING SCHOOL, LLC
IN CARE OF: AUSTIN GAGNON
ADDRESS: 1504 BAY RD, APT 715
MIAMI BEACH, FL 33139-3270

RECEIPT NUMBER: RL-10002831
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0242040020040

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

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

This Receipt may be transferred:

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

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

Additional Information

Storage Locations

TRADE ADDRESS: 1045 5TH ST

| | |
|-----------------------|--|
| Code 015700 | Certificate of Use/Occupation PRIVATE SCHOOL |
|-----------------------|--|

| | |
|--|-----------|
| CERTIFICATE OF USE Private School FF | 9999 Y |
|--|-----------|

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PERMIT No 1525

AUSTIN GAGNON
1045 5TH ST
MIAMI BEACH, FL 33139-6504



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: APS PARKING SERVICES LLC

LICENSE NUMBER: RL-10000482

IN CARE OF: FREDDY DIAZ

Beginning: 10/01/2015

ADDRESS: 1059 NE 204TH LN
MIAMI, FL 33179-2533

Expires: 09/30/2016

Parcel No: 0242040020040

TRADE ADDRESS: 1045 5TH ST

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

A certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

| Code | Certificate of Use/Occupation |
|--------|-------------------------------|
| 020700 | VALET PARKING |

| # OF LOCATIONS | 24 |
|----------------|----|
|----------------|----|

Additional Information

- 0 (Zero) Street

- 1045 5th St - Play #38440
- 235 23rd St - Mokai #42458
- 1424 Alton Rd - Drunken Dragon LLC - #90713
- 1426-A Alton Rd - Foxhole #63201
- 1450 Collins Ave- Senor Frogs #89919
- 1510 Collins Ave - Parisian Hotel #91381
- 224 Española Way - Amami Restaurant #80919
- 448 Española Way - Tapas Y Tintos
- 1415 Euclid Av - Temple House, #71763
- 320 Lincoln Rd - SET #40820
- 1445 Penn Av - Tantra #62622
- 1216 Wash Av - Miami Slims #73655
- 1235 Wash Av - ICON # 59840
- 1342 Wash Av - Jazid #98242
- 1437 Wash Av - Axis #72496
- 1438 Wash Av - Clay Hotel
- 1439 Wash Av - Axis #72496

Storage Locations

- 630 Alton Rd - RL 10004420
- 650 Alton Rd- RL 10004056
- 1401 Alton Rd- RL-05000213
- 1435 Alton Rd-RL-10005829
- 1501 Alton Rd-RL-10005970
- 1511 Alton Rd - RL06002485
- 400 Collins Ave - RL-10000347
- 721 Alton Rd - RL 04002578
- 1501 Collins Ave -RL 10003588

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

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PERMIT No 1525

FREDDY R. DIAZ
1059 NE 204TH LN
MIAMI, FL 33179-2533



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: APS PARKING SERVICES LLC

LICENSE NUMBER: RL-10000482

IN CARE OF: FREDDY DIAZ

Beginning: 10/01/2015

ADDRESS: 1059 NE 204TH LN
MIAMI, FL 33179-2533

Expires: 09/30/2016

Parcel No: 0242040020040

TRADE ADDRESS: 1045 5TH ST

- 1443 Wash Av - Osteria Del Teatro
- 1445 Wash Av - Cameo
- 1448 Wash Av - Sushi Yama #50638
- 1500 Wash Av - Five Guys Burger #28619
- 1532 Wash Av - Dream
- 1311 Wash Av - Antica Roma Trattoria #91212

1420 Washington Ave - RL-10001670

426 Euclid Ave - RL-10005839

1681 Lenox Ave - RL-10000137

800 Lincoln - RL-0000472 (00077181)

1111 Lincoln Rd - RL99000957

2231 Prairie Ave - RL10000482

930 Washington Ave - RL-93177490

1681 West Ave - RL-10006345

1424 Drexel Ave - RL-10001671

1501 Collins Ave - RL-10003588

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MIAMI BEACH, FL 33139-1819

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

FREDDY R. DIAZ
1059 NE 204TH LN
MIAMI, FL 33179-2533



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: CAREFREE LIFESTYLES INC.
IN CARE OF: GARY MAROTTA
ADDRESS: 21136 HELMSMOA DR
MIAMI, FL 33180

RECEIPT NUMBER: RL-05000063
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0242040020030

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

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

This Receipt may be transferred:

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

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

Additional Information

No storage of limousines outdoors.
Must be indoors or screened.
No signs on cars.

Storage Locations

TRADE ADDRESS: 1031 5TH ST

| Code | Certificate of Use/Occupation |
|--------|---|
| 001703 | AUTOMOBILE/TRUCK: SUB RENTAL AGENCY (NO C |
| 001705 | AUTOMOBILE FOR HIRE: LIMOUSINE SERVICE |

| | |
|---------------------|------|
| CERTIFICATE OF USE | 400 |
| C_U # OF UNITS | 1700 |
| AUTO_TRUCK_SUB_RENT | Y |
| Limousine Service | Y |

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

GARY MAROTTA
1301 ALTON RD
MIAMI BEACH, FL 33139-3811



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: CAREFREE PROPERTIES, INC.
IN CARE OF: DAVID MAROTTA
ADDRESS: 1031 5TH ST
MIAMI BEACH, FL 33139-6504

RECEIPT NUMBER: RL-05000104
Beginning: 10/01/2012
Expires: 09/30/2013
Parcel No: 0242040020030

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

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

This Receipt may be transferred:

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

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

Additional Information

Storage Locations

TRADE ADDRESS: 1031 5TH ST

| Code | Certificate of Use/Occupation |
|--------|----------------------------------|
| 000670 | REAL ESTATE BROKERAGE FIRM, CORP |

| | |
|----------------------|------|
| CERTIFICATE OF USE | 9999 |
| C_U # OF UNITS | 0 |
| RealEst Brokerage FF | Y |

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

CAREFREE PROPERTIES, INC
1029 5TH ST
MIAMI BEACH, FL 33139-6504



1019 FIFTH STREET EQUITIES LLC C/O
TIME EQUITIES INC 1019 FIFTH STREET
TEA LLC
55 5 AVE 15 FL
NEW YORK, NY 10003

GATEWAY MB LLC
140 WEST 86 ST 4A
NEW YORK CITY, NY 10024

NINA BERNSTEIN
53 COLGATE RD
GREAT NECK, NY 11023

MICHAEL CORTICCHIA ANNA MARIA
CORTICCHIA
33 06 92 ST 1N
JACKSON HEIGHTS, NY 11372

CIERVO PROPERTIES LLC
234 MOSHER AVE
WOODMERE, NY 11598

FIFTH & ALTON (EDENS) LLC
1221 MAIN ST #1000
COLUMBIA, SC 29201

GIG VAOI FIFTH AND LENOX LLC
3390 PEACHTREE RD STE 1200
ATLANTA, GA 30326

MANUEL ANGEL ACOSTA ELSA A CAMPOS
JTRS SARA CAMPOS JTRS
16857 NW 91 CT
HIALEAH, FL 33018

ARTHUR D POROSOFF
5201 BLUE LAGOON DR STE 100
MIAMI, FL 33126

MONTIGNY AND PARTNERS LLC
44 W FLAGLER ST 2300
MIAMI, FL 33130

SCULL INVESTMENT LLC
848 BRICKELL AVE #PH1
MIAMI, FL 33131

TOPLOCATION INC
150 SE 2 AVE #1010
MIAMI, FL 33131

PADOVA CONSTRUCTION LLC
2601 SOUTH BAYSHORE DR #700
COCONUT GROVE, FL 33133

629 LENOX HOLDINGS LLC
2800 BISCAYNE BLVD PH FLOOR
MIAMI, FL 33137

GEORGE FRANKLIN PARRIS
160 NE 55 ST 10
MIAMI, FL 33137

LEEMAN ACQUISITION COMPANY LLC
711 NW 23 TERR SUITE 100
MIAMI, FL 33137

MICHAEL CHOLOBEL
4300 BISCAYNE BLVD 205
MIAMI, FL 33137

1725 JAMES AVE NO 26 LLC
1354 WASHINGTON AVE STE 223
MIAMI BEACH, FL 33139

560 MICHIGAN AVENUE CORP
245 18 ST # 603
MIAMI BEACH, FL 33139

AET INVESTMENTS LLC
551 MICHIGAN AVE 223
MIAMI BEACH, FL 33139

AET INVESTMENTS LLC
551 MICHIGAN AVE 125
MIAMI BEACH, FL 33139

AHMED ALASHWAH LYNNE MARLETTE
601 MICHIGAN AVE #5
MIAMI BEACH, FL 33139

AHMED ALASHWAH
601 MICHIGAN AVE UNIT 2
MIAMI BEACH, FL 33139

ALBERT STRIGNANO
1003 6 ST 3
MIAMI BEACH, FL 33139

ALDEA LLC
551 MICHIGAN AVE 225
MIAMI BEACH, FL 33139

ALDEA LLC
557 MICHIGAN AVE 215
MIAMI BEACH, FL 33139

ALE REAL ESTATE LLC
850 OCEAN DR #203
MIAMI BEACH, FL 33139

ARNAUD KOSZOWSKI
544 MICHIGAN AVE 10
MIAMI, FL 33139

BENJAMIN CHAOUAT
611 MICHIGAN AVE #2
MIAMI BEACH, FL 33139

CARIBE LIFE CORP
557 MICHIGAN AVE 222
MIAMI BEACH, FL 33139

CARIBE LIFE CORP
557 MICHIGAN AVE 112
MIAMI BEACH, FL 33139

CITY OF MIAMI BEACH ATTN: CITY
MANAGER
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

CLAUDE IMAZ
557 MICHIGAN AVE 212
MIAMI BEACH, FL 33139

CLAUDE IMAZ
551 MICHIGAN AVE 121
MIAMI BEACH, FL 33139

DESIRE GROUP LLC
557 MICHIGAN AVE 214
MIAMI BEACH, FL 33139

GERARD GAUBE
1406 MICHIGAN AVE
MIAMI BEACH, FL 33139

JOSEPHINE F TADDEO
544 MICHIGAN AVE 12
MIAMI BEACH, FL 33139

LORE USA LLC
860 COLLINS AVE
MIAMI BEACH, FL 33139

MAC 1045 5TH ST LLC
1261 20 ST
MIAMI BEACH, FL 33139

MICHAEL TRAINOR
544 MICHIGAN AVE UNIT 6
MIAMI BEACH, FL 33139

MICHIGAN 551 PROPERTY LLC
557 MICHIGAN AVE 111
MIAMI BEACH, FL 33139

PADOVA CONSTRUCTION LLC
1007 6 ST APT 5
MIAMI BEACH, FL 33139

RAYLA G JACUNDA JTRS ARNE BREMER
JTRS
1100 WEST AVE #326
MIAMI BEACH, FL 33139

SANDRA MARTINEZ
544 MICHIGAN AVE #5
MIAMI BEACH, FL 33139

SHADOW ME LLC
557 MICHIGAN AVE 115
MIAMI BEACH, FL 33139

STRIPEY LLC
557 MICHIGAN AVE 113
MIAMI BEACH, FL 33139

SUZANNE CAMILLE JOLY FABRICE JOLY
551 MICHIGAN AVE 122
MIAMI BEACH, FL 33139

TIAPASIL LLC
557 MICHIGAN AVE 213
MIAMI BEACH, FL 33139

TOWER TRADING SAGL
557 MICHIGAN AVE 114
MIAMI BEACH, FL 33139

ULISES LLC
551 MICHIGAN AVE 123
MIAMI BEACH, FL 33139

VINICIUS LLC
551 MICHIGAN AVE 124
MIAMI BEACH, FL 33139

CELESTE RENEE VEZOLLES
2642 COLLINS AVE #507
MIAMI BEACH, FL 33140

HAMIA LLC
610 MICHIGAN AVE #2
MIAMI BEACH, FL 33140

RG MICHIGAN 2014 LLC
11251 NW 20 ST STE 106
MIAMI, FL 33172

LULAV SQUARE APARTMENTS LP
2206 JO-AN DR
SARASOTA, FL 34231

LEO KINGSTON
2239 NW 39 ST
OKLAHOMA CITY, OK 73112

LEO KINGSTON
PO BOX 12920
OKLAHOMA CITY, OK 73157

GUY GERBER
8671 WHILSHIRE BLVD 4TH FLR
LOS ANGELES, CA 90211

GARRETT ZOELLER
1200 NW MARSHALL ST#1606
PORTLAND, OR 97209

624 MICHIGAN LLC
212 NE 24th St # 3
Miami, FL 33137-4508

LINNEA JOHNSON
610 MICHIGAN AVE 3
MIAMI BEACH, FL 33139-6064

PHILIP R MELTING FAMILY TRUST
251 AMHERST ST
BROOKLYN, NY 11235

FERNANDEZ PROPERTIES INC
PO BOX 191511
MIAMI BEACH, FL 33119

SANZ MANAGEMENT INC
762 SW 18 AVE
MIAMI, FL 33135

EDW A MCCARTHY-ARCHBISHOP
9401 BISC BLVD
MIAMI, FL 33138

EDW A MCCARTHY-ARCHBISHOP BISHOP
OF DIOCESE
9401 BISC BLVD
MIAMI, FL 33138

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

FELICIA DRIGGS EST OF
544 MICHIGAN AVE #8
MIAMI BEACH, FL 33139

LYSA PHAN JTRS THU PHAN JTRS
600 MICHIGAN AVE APT 1
MIAMI BEACH, FL 33139

NF FIFTH ST LLC & BK FIFTH ST LLC
1665 WASHINGTON AVE 4TH FL
MIAMI BEACH, FL 33139

SARA E HERNANDEZ
619 MICHIGAN AVE 6
MIAMI BEACH, FL 33139

MICHAEL E HUGHES
9160 BYRON AVE
SURFSIDE, FL 33154

SUNSHINE GASOLINE DISTRIBUTORS INC
1650 NW 87 AVE
MIAMI, FL 33172

EDUARDO HANONO
717 NW 131 AVE
MIAMI, FL 33182

1000 FIFTH ST CORPORATION C/O
CHRISTOPHER LANGEN
PO BOX 398570
MIAMI BEACH, FL 33239

FLORIDA POWER & LIGHT CO ATTN
PROPERTY TAX DEPT
700 UNIVERSE BLVD, PSX/JB
JUNO BEACH, FL 33408

KAREN D GALLOWAY
16321 PACIFIC COAST HWY UNIT #A
PACIFIC PALISADES, CA 90272

LILIA R HERRERA
10351 NW 127 ST
HIALEAH GARDENS, FL 33018-6011

GILBERTO BROTONS &W VIVIAN
619 MICHIGAN AVE UNIT 3
MIAMI BEACH, FL 33139-6048

KENT FRANK CELIA FRANK
619 MICHIGAN AVE #1
MIAMI, FL 33139-6048

MIGUEL FONSECA
619 MICHIGAN AVE UNIT 5
MIAMI BEACH, FL 33139-6048

NELLIE DAHER CHIARA J SOLLOA
619 MICHIGAN AVE #4
MIAMI BEACH, FL 33139-6048

ROBIN ROSENBAUM
619 MICHIGAN AVE #2
MIAMI BEACH, FL 33139-6048

ERICA A PORTER
612 MICHIGAN AVE #7
MIAMI BCH, FL 33139-6086

SANDRA VARELA
601 MICHIGAN AVE #3
MIAMI, FL 33139-6089

FRYD FAMILY ASSOCIATES LTD
523 MICHIGAN AVE
MIAMI BEACH, FL 33139-6317

532 MICHIGAN AVE LLC
945 PENNSYLVANIA AVE
MIAMI BEACH, FL 33139-6318

ILONA LAZANYI
544 MICHIGAN AVE #3
MIAMI BEACH, FL 33139-6330

RUSSELL F EVICK
544 MICHIGAN AVE APT 2
MIAMI BEACH, FL 33139-6330

TRACEY WEST
544 MICHIGAN AVE #7
MIAMI BEACH, FL 33139-6330

ROBERT M YOUNG JR
544 MICHIGAN AVE #14
MIAMI BEACH, FL 33139-6350

CAREFREE 5TH ST LLC
1031 5 ST
MIAMI BEACH, FL 33139-6504

VINCENZO AMADDEO TR
524 WASHINGTON AVE #311
MIAMI BEACH, FL 33139-6666

ROBERT J BORRELLO &W ISABEL I
2045 N BAY RD
MIAMI BEACH, FL 33140-4564

DAVID REDLER & ADELA SMOLARCHIK
800 NORTH SHORE DR
MIAMI BEACH, FL 33141-2438

MELI INVESTMENT CORP
6500 SW 67 AVE
MIAMI, FL 33143-3112

RICHARD B CARMEL (TR)
12555 BISCAYNE BLVD # 800
NO MIAMI, FL 33181-2522