

# MIAMI BEACH

## PLANNING DEPARTMENT

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

### LAND USE BOARD HEARING APPLICATION

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

Application Information			
FILE NUMBER		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
<b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		<b>Design Review Board</b> <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<b>Planning Board</b> <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		<b>Historic Preservation Board</b> <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1052 Ocean Drive, Miami Beach, Florida 33139			
FOLIO NUMBER(S) 02-4203-302-0001			
Property Owner Information			
PROPERTY OWNER NAME The Strand on Ocean Drive Condominium Association, Inc.			
ADDRESS 1052 Ocean Drive	CITY Miami Beach	STATE FL	ZIPCODE 33139
BUSINESS PHONE N/A	CELL PHONE N/A	EMAIL ADDRESS N/A	
Applicant Information (if different than owner)			
APPLICANT NAME Palace Bar LLC			
ADDRESS 1052 Ocean Drive	CITY Miami Beach	STATE FL	ZIPCODE 33139
BUSINESS PHONE N/A	CELL PHONE N/A	EMAIL ADDRESS thomasjdonall@yahoo.com	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Modification to a previously approved Certificate of Appropriateness under Historic Preservation Board File No. 1253 to remove Condition No.'s 1(d), 1(e), and 1(f). Please also see Letter of Intent.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
Party responsible for project design			
NAME <b>Not Applicable</b>		<input type="checkbox"/> Architect	<input type="checkbox"/> Contractor
		<input type="checkbox"/> Engineer	<input type="checkbox"/> Tenant
		<input type="checkbox"/> Landscape Architect	<input type="checkbox"/> Other _____
ADDRESS		CITY	STATE
			ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Authorized Representative(s) Information (if applicable)			
NAME <b>James E. Rauh, Esq.</b>		<input checked="" type="checkbox"/> Attorney	<input type="checkbox"/> Contact
		<input type="checkbox"/> Agent	<input type="checkbox"/> Other _____
ADDRESS <b>600 Brickell Avenue, Suite 3600</b>		CITY <b>Miami</b>	STATE <b>Florida</b>
			ZIPCODE <b>33131</b>
BUSINESS PHONE <b>(305) 789-2732</b>	CELL PHONE <b>N/A</b>	EMAIL ADDRESS <b>james.rauh@gmlaw.com</b>	
NAME <b>Adrienne Noto, Esq.</b>		<input checked="" type="checkbox"/> Attorney	<input type="checkbox"/> Contact
		<input type="checkbox"/> Agent	<input type="checkbox"/> Other _____
ADDRESS <b>600 Brickell Avenue, Suite 3600</b>		CITY <b>Miami</b>	STATE <b>Florida</b>
			ZIPCODE <b>33131</b>
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		<input type="checkbox"/> Attorney	<input type="checkbox"/> Contact
		<input type="checkbox"/> Agent	<input type="checkbox"/> Other _____
ADDRESS		CITY	STATE
			ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

**Please note the following information:**

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

**Please read the following and acknowledge below:**

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
  - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

Owner of the subject property     Authorized representative

Thomas J. Donall  
**SIGNATURE**

Thomas J. Donall, Manager

**PRINT NAME**

2/16/2021  
**DATE SIGNED**

**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF Florida

COUNTY OF Miami-Dade

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

\_\_\_\_\_  
**SIGNATURE**

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

NOTARY SEAL OR STAMP

\_\_\_\_\_  
**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
**PRINT NAME**

**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

STATE OF Florida

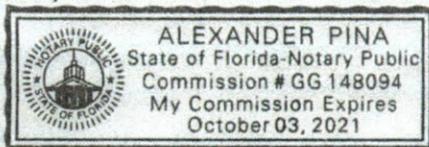
COUNTY OF Miami-Dade

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

Thomas J. Donall  
**SIGNATURE**

Sworn to and subscribed before me this 16 day of February, 2021. The foregoing instrument was acknowledged before me by Thomas J. Donall, who has produced Driver License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Alex Pina  
**NOTARY PUBLIC**

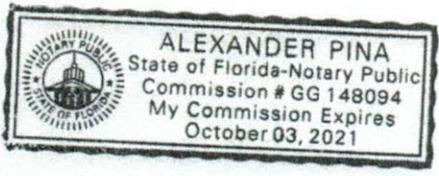
My Commission Expires: \_\_\_\_\_

Alexander Pina  
**PRINT NAME**

Alternate Owner Affidavit for Corporation, Partnership or Limited Liability Company – Thomas J. Donall

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

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 16 day of February, 2021, by **THOMAS J. DONALL, MANAGER of PALACE BAR LLC**, who appeared by means of  physical presence or  online notarization, at the time of notarization, and who is \_\_\_\_\_ personally known to me or who has produced Driver License as identification.



  
\_\_\_\_\_  
NOTARY PUBLIC, State of Florida at Large

**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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

\_\_\_\_\_  
**SIGNATURE**

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

NOTARY SEAL OR STAMP

\_\_\_\_\_  
**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
**PRINT NAME**

**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

STATE OF Florida

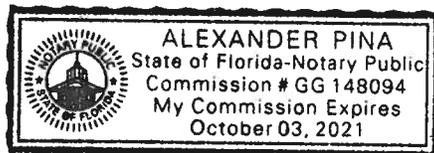
COUNTY OF Miami-Dade

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

\_\_\_\_\_  
**SIGNATURE**

Sworn to and subscribed before me this 16 day of February, 2021. The foregoing instrument was acknowledged before me by Salem Mounayyer, 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**

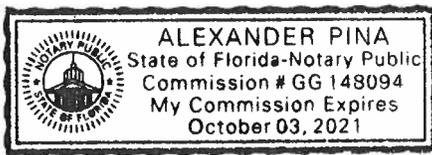
My Commission Expires: \_\_\_\_\_

Alexander Pina  
**PRINT NAME**

Alternate Owner Affidavit for Corporation, Partnership or Limited Liability Company – Salem Mounayyer

STATE OF Florida )  
COUNTY OF Miami-Dade )<sup>ss</sup>

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 16 day of February, 2021, by SALEM MOUNAYYER, PRESIDENT of THE STRAND ON OCEAN DRIVE CONDOMINIUM ASSOCIATION, INC., who appeared by means of  physical presence or  online notarization, at the time of notarization, and who is X personally known to me or who has produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
NOTARY PUBLIC, State of Florida at Large

**POWER OF ATTORNEY AFFIDAVIT**

STATE OF Florida

COUNTY OF Miami-Dade

I, Thomas J. Donall

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

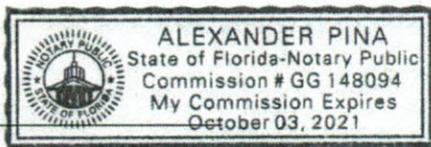
Thomas J. Donall, Manager of Palace Bar LLC

**PRINT NAME (and Title, if applicable)**

Thomas J Donall  
**SIGNATURE**

Sworn to and subscribed before me this 16 day of February, 2021. The foregoing instrument was acknowledged before me by Thomas J. Donall, who has produced Driver License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: \_\_\_\_\_

Alexander Pina  
**NOTARY PUBLIC**  
Alexander Pina  
**PRINT NAME**

**CONTRACT FOR PURCHASE**

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

**Not Applicable**

**NAME**

**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

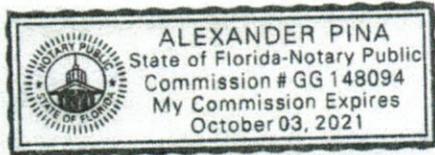
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Power of Attorney Affidavit – Thomas J. Donall

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

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 16 day of February, 2021, by **THOMAS J. DONALL, MANAGER of PALACE BAR LLC**, who appeared by means of  physical presence or  online notarization, at the time of notarization, and who is \_\_\_\_\_ personally known to me or who has produced Driver License as identification.



  
\_\_\_\_\_  
NOTARY PUBLIC, State of Florida at Large

**POWER OF ATTORNEY AFFIDAVIT**

STATE OF Florida

COUNTY OF Miami-Dade

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

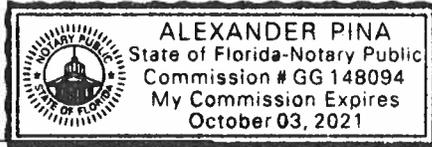
Salem Mounayyer, President of The Strand on Ocean Drive Condominium Association, Inc.

**PRINT NAME (and Title, if applicable)**

*[Handwritten Signature]*  
**SIGNATURE**

Sworn to and subscribed before me this 16 day of February, 2021. The foregoing instrument was acknowledged before me by Salem Mounayyer, 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: \_\_\_\_\_

*[Handwritten Signature]*  
**NOTARY PUBLIC**

Alexander Pina  
**PRINT NAME**

**CONTRACT FOR PURCHASE**

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

**Not Applicable**

NAME	DATE OF CONTRACT
NAME, ADDRESS AND OFFICE	% OF STOCK
_____	_____
_____	_____
_____	_____
_____	_____

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



**DISCLOSURE OF INTEREST**  
**CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

**Palace Bar LLC**

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

**Please see attached Exhibit "B"**

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**Not Applicable**

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

**DISCLOSURE OF INTEREST**  
**TRUSTEE**

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

**Not Applicable**

---

**TRUST NAME**

NAME AND ADDRESS

% INTEREST

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

**COMPENSATED LOBBYIST**

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
<u>James E. Rauh, Esq.</u>	<u>600 Brickell Avenue, Suite 3600, Miami, Florida 33131</u>	<u>(305) 789-2732</u>
<u>Adrienne Noto, Esq.</u>	<u>600 Brickell Avenue, Suite 3600, Miami, Florida 33131</u>	<u>(305) 789-2733</u>
_____	_____	_____

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

**APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.**

**APPLICANT AFFIDAVIT**

STATE OF Florida

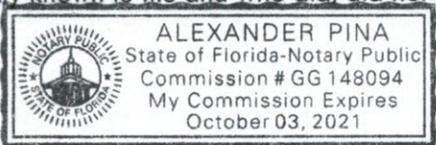
COUNTY OF Miami-Dade

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

Thomas J. Donall  
**SIGNATURE**

Sworn to and subscribed before me this 16 day of February, 2021. The foregoing instrument was acknowledged before me by Thomas J. Donall, Manager of Palace Bar LLC, who has produced Driver License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Alexander Pina  
**NOTARY PUBLIC**  
Alexander Pina  
**PRINT NAME**

My Commission Expires: Oct. 03, 2021



**EXHIBIT "A"**

THE ROOF COMMON ELEMENT LOCATED AT 1052 OCEAN DRIVE, WHICH OVERALL PROPERTY IS LEGALLY DESCRIBED AS FOLLOWS:

THE STRAND ON OCEAN DRIVE CONDO OCEAN BEACH ADDN NO 2 PB 2-56 LOTS 1 THRU BLK 5 AS DESC IN DEC OR 23668-2131

**EXHIBIT "B"**

**DISCLOSURE OF INTEREST**

**1. CORPORATION**

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

PALACE BAR LLC

---

CORPORATION NAME

**NAME AND ADDRESS**

**% OF STOCK**

**PALACE BAR LLC**

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

100%

## EXHIBIT "C"



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

**Detail by Entity Name**

Florida Not For Profit Corporation

THE STRAND ON OCEAN DRIVE CONDOMINIUM ASSOCIATION, INC.

**Filing Information**

**Document Number** N05000007258

**FEI/EIN Number** 20-3171440

**Date Filed** 07/15/2005

**State** FL

**Status** ACTIVE

**Last Event** AMENDMENT

**Event Date Filed** 11/10/2014

**Event Effective Date** NONE

**Principal Address**

1052 OCEAN DRIVE  
MIAMI BEACH, FL 33139

Changed: 04/27/2017

**Mailing Address**

C/O ROYAL MANAGEMENT GROUP  
1234 WASHINGTON AVE  
STE. 200  
MIAMI BEACH, FL 33139

Changed: 04/27/2017

**Registered Agent Name & Address**

KELLOGG, JASON  
LEVINE KELLOGG LEHMAN SCHNEIDER + GROSSMAN LLP  
201 South Biscayne Boulevard  
22nd Floor, Miami Center  
MIAMI, FL 33131

Name Changed: 01/05/2017

Address Changed: 01/05/2017

**Officer/Director Detail****Name & Address**

Title President

Mounayyer, Salem  
 1234 WASHINGTON AVE  
 STE 200  
 MIAMI BEACH, FL 33139

Title Treasurer

TAMIR, DANIEL  
 1234 WASHINGTON AVE  
 STE. 200  
 MIAMI BEACH, FL 33139

Title VP

GOLDEN, TOM  
 1234 WASHINGTON AVE  
 STE.200  
 MIAMI BEACH, FL 33139

Title DIRECTOR

YERUSHALMI, ELLIE  
 1234 WASHINGTON AVE  
 STE. 200  
 MIAMI BEACH, FL 33139

Title SECRETARY

GOODE, JANINA  
 1234 WASHINGTON AVE  
 STE. 200  
 MIAMI BEACH, FL 33139

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2018	04/19/2018
2019	04/23/2019
2020	05/07/2020

#### **Document Images**

<a href="#">05/07/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/23/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/19/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">11/17/2017 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/27/2017 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/05/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/27/2016 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">01/28/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/20/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">11/10/2014 -- Amendment</a>	View image in PDF format

<a href="#">03/13/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/26/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/23/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/05/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/31/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/26/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/03/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">09/04/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/15/2005 -- Domestic Non-Profit</a>	View image in PDF format