

# MIAMI BEACH

## PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: [www.miamibeachfl.gov/planning](http://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 HPB22-0555		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 checked="" 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 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 CUC100, Miami, Florida 33139			
FOLIO NUMBER(S) 02-4203-302-0900			
Property Owner Information			
PROPERTY OWNER NAME Nakash Strand LLC			
ADDRESS 1400 Broadway, 15th Floor		CITY New York	STATE NY
ZIP CODE 10018			
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
ZIP CODE 33139			
BUSINESS PHONE N/A	CELL PHONE N/A	EMAIL ADDRESS thomasjdonall@yahoo.com	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Please see Letter of Intent and enclosed Architectural Plans.			

<b>Project Information</b>			
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 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.
<b>Party responsible for project design</b>			
NAME Jennifer McConney-Gayoso, Studio MCG		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 7500 NE 4th Court, Studio 102		CITY Miami	STATE FL      ZIPCODE 33138
BUSINESS PHONE (305) 573-2728	CELL PHONE (305) 606-4105	EMAIL ADDRESS jennifer@studio-mcg.com	
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME James E. Rauh, Esq.		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 600 Brickell Avenue, Suite 3600		CITY Miami	STATE FL      ZIPCODE 33131
BUSINESS PHONE (305) 789-2732	CELL PHONE N/A	EMAIL ADDRESS james.rauh@gmlaw.com	
NAME Adrienne Noto, Esq.		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 600 Brickell Avenue, Suite 3600		CITY Miami	STATE FL      ZIPCODE 33131
BUSINESS PHONE (305) 789-2733	CELL PHONE N/A	EMAIL ADDRESS adrienne.noto@gmlaw.com	
NAME		<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).

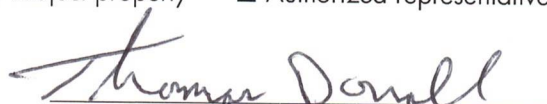


**Please read the following and acknowledge below:**

- 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 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 form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

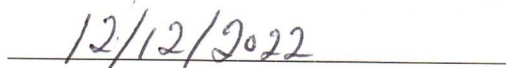
The aforementioned is acknowledged by:

☐ Owner of the subject property    ☒ Authorized representative

  
**SIGNATURE**

Thomas Donall, Manager of Palace Bar LLC

**PRINT NAME**

  
**DATE SIGNED**

**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**STATE OF FloridaCOUNTY 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: \_\_\_\_\_

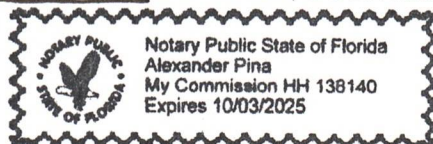
**PRINT NAME****ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

I, Salem Mounayyer, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Nakash Strand, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner 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 12 day of December, 2022. The foregoing instrument was acknowledged before me by Salem Mounayyer, Manager of Nakash Strand LLC, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



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

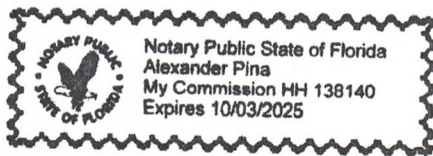
**NOTARY PUBLIC**Alexander Pina**PRINT NAME**




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

STATE OF Florida )  
 ) ss  
COUNTY OF Miami-Dade )

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 12 day of December, 2022, by **SALEM MOUNAYYER, MANAGER** of **NAKASH STRAND, LLC**, 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 Donall, Manager of Palace Bar LLC, being first duly sworn, depose and certify as follows: (1) I am the tenant or representative of the tenant of the real property that is the subject of this application. (2) I hereby authorize Greenspoon Marder LLP to be my representative before the 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.

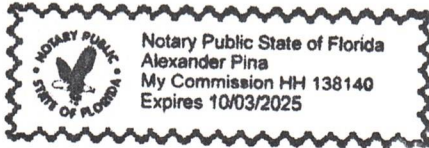
Thomas Donall, Manager of Palace Bar LLC

*Thomas Donall*  
**SIGNATURE**

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

Sworn to and subscribed before me this 12 day of December, 2022. The foregoing instrument was acknowledged before me by Thomas Donall, Manager of Palace Bar LLC, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

*[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

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

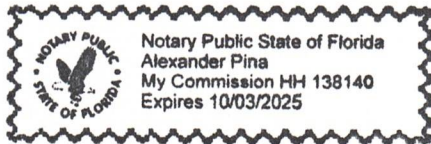
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Power of Attorney Affidavit – Thomas Donall

STATE OF Florida )  
COUNTY OF Miami-Dade ) ss

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 12 day of December, 2022, by **THOMAS DONALL, MANAGER of PALACE BAR LLC**, 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 FloridaCOUNTY OF Miami-DadeI, Salem Mounayyer,

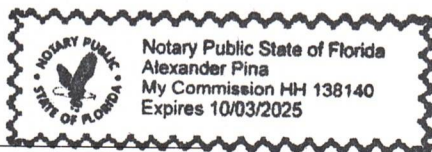
being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Palace Bar LLC & Greenspoon Marder LLP to be my representative before the Historic Preservation Board. (3) I also 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, Manager of Nakash Strand LLC

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

Sworn to and subscribed before me this 12 day of December, 2022. The foregoing instrument was acknowledged before me by Salem Mounayyer, Manager of Nakash Strand LLC, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



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

**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 is 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"**

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**Nakash Strand, LLC**

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

**Please see attached Exhibit "C"**

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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**

<b>TRUST NAME</b>	
NAME AND ADDRESS	% INTEREST
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**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</u>	<u>(305) 789-2732</u>
<u>Adrienne Noto, Esq.</u>	<u>600 Brickell Avenue, Suite 3600</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

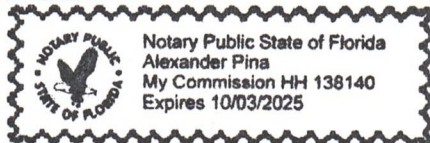
COUNTY OF Miami-Dade

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 12 day of December, 2022. The foregoing instrument was acknowledged before me by Thomas Donall, Manager of Palace Bar LLC, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



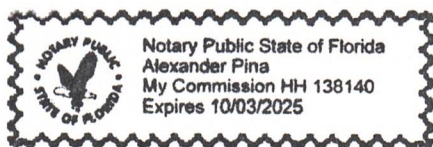
My Commission Expires: \_\_\_\_\_

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

Applicant Affidavit – Thomas Donall

STATE OF Florida )  
COUNTY OF Miami-Dade ) ss

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 12 day of December, 2022, by **THOMAS 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 \_\_\_\_\_ as identification.



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



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

CONDOMINIUM UNITS CU-C100 AND CU-D100, OF THE STRAND ON OCEAN DRIVE CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 23668, PAGE 21, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS AMENDED FROM TIME TO TIME.

## EXHIBIT "B"

### DISCLOSURE OF INTEREST

#### 1. CORPORATION

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

PALACE BAR LLC

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CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

PALACE BAR LLC

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

100%



## EXHIBIT "C"

### DISCLOSURE OF INTEREST

#### 1. CORPORATION

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

NAKASH STRAND LLC

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#### CORPORATION NAME

#### NAME AND ADDRESS

#### % OF STOCK

#### NAKASH STRAND

The Joseph Nakash Strand 2005 Trust  
1400 Broadway, 15<sup>th</sup> Floor  
New York, New York 10018

33 1/3%

The Ralph Nakash Strand 2005 Trust  
1400 Broadway, 15<sup>th</sup> Floor  
New York, New York 10018

33 1/3%

The Avi Nakash Strand 2005 Trust  
1400 Broadway, 15<sup>th</sup> Floor  
New York, New York 10018

33 1/3%

#### THE JOSEPH NAKASH 2005 TRUST

Sole Beneficiary: Joseph Nakash  
1400 Broadway, 15<sup>th</sup> Floor  
New York, New York 10018

#### THE RALPH NAKASH 2005 TRUST

Sole Beneficiary: Ralph Nakash  
1400 Broadway, 15<sup>th</sup> Floor  
New York, New York 10018

#### THE AVI NAKASH 2005 TRUST

Sole Beneficiary: Avi Nakash  
1400 Broadway, 15<sup>th</sup> Floor  
New York, New York 10018