

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 PB24-0659	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)		
Board of Adjustment <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		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
Planning Board <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 checked="" type="checkbox"/> Modification of existing Board Order		Historic Preservation Board <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 type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY 1905 COLLINS AVENUE, MIAMI BEACH, FL 33139			
FOLIO NUMBER(S) 02-3226-001-0010			
Property Owner Information			
PROPERTY OWNER NAME UNIVERSAL INVESTMENTS UNLIMITED, INC.			
ADDRESS 17201 COLLINS AVENUE, APT. 3308	CITY SUNNY ISLES BEACH	STATE FLORIDA	ZIP CODE 33160
BUSINESS PHONE N/A	CELL PHONE N/A	EMAIL ADDRESS N/A	
Applicant Information (if different than owner)			
APPLICANT NAME LIPAZ SCHWARTZ			
ADDRESS 2750 185TH STREET, SUITE 203	CITY AVENTURA	STATE FLORIDA	ZIP CODE 33180
BUSINESS PHONE (305) 931-0433	CELL PHONE N/A	EMAIL ADDRESS N/A	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST MODIFICATION TO THE CONDITIONAL USE PERMIT ISSUED UNDER PLANNING BOARD FILE NO. 1481-B PURSUANT TO CONDITION NO. 4, WHICH REQUIRES "ANY...CHANGE OF OWNERS OR OPERATORS SHALL REQUIRE REVIEW AND APPROVAL BY THE PLANNING BOARD AS AN AMENDMENT TO THIS CONDITIONAL USE PERMIT."			

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 NOT APPLICABLE		<input 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		CITY	STATE
			ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Authorized Representative(s) Information (if applicable)			
NAME JAMES E. RAUH, ESQ.; GREENSPOON MARDER LLP		<input checked="" type="checkbox"/> Attorney	<input type="checkbox"/> Contact
		<input type="checkbox"/> Agent	<input type="checkbox"/> Other _____
ADDRESS 600 BRICKELL AVENUE, SUITE 360		CITY MIAMI	STATE FLORIDA
			ZIPCODE 33131
BUSINESS PHONE (305) 789-2732	CELL PHONE NOT APPLICABLE	EMAIL ADDRESS JAMES.RAUH@GMLAW.COM	
NAME ADRIENNE NOTO, ESQ., GREENSPOON MARDER LLP		<input checked="" type="checkbox"/> Attorney	<input type="checkbox"/> Contact
		<input type="checkbox"/> Agent	<input type="checkbox"/> Other _____
ADDRESS 600 BRICKELL AVENUE, SUITE 360		CITY MIAMI	STATE FLORIDA
			ZIPCODE 33131
BUSINESS PHONE (305) 789-2733	CELL PHONE NOT APPLICABLE	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
 LIPAZ SCHWARTZ

PRINT NAME

 4/10/24

DATE SIGNED

AFFIDAVIT FOR INDIVIDUAL CONTRACT PURCHASER

STATE OF Florida

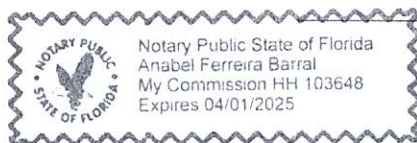
COUNTY OF Miami Dade

I, LIPAZ SCHWARTZ, being first duly sworn, depose and certify as follows: (1) I am the contract purchaser of the leasehold interest in the real 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 the 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]
SIGNATURE

Sworn to and subscribed before me this 10 day of MARCH, 2024. The foregoing instrument was acknowledged before me by LIPAZ SCHWARTZ, who has produced [Signature] 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 TENANT AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF _____

COUNTY OF _____

I, NOT APPLICABLE, being first duly sworn, depose and certify as follows: (1) I am the _____ (print title) of _____ (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 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 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 _____ 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

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF FLORIDA

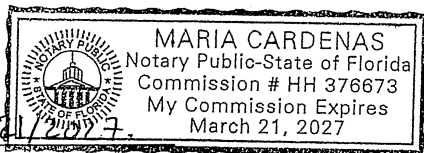
COUNTY OF MIAMI - DADE

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.

Universal Investments, Unlimited Morris Chehebar V.P.
SIGNATURE

Sworn to and subscribed before me this 4th day of April, 2024. The foregoing instrument was acknowledged before me by Morris Chehebar, who has produced FLDL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: 03/21/2027

[Signature]
NOTARY PUBLIC

Maria Cardenas.
PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF FLORIDA

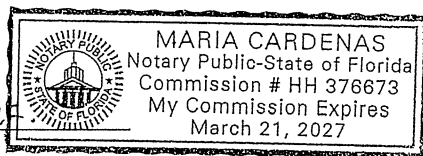
COUNTY OF MIAMI - DADE

I, Morris Chehebar V.P., being first duly sworn, depose and certify as follows: (1) I am the V.P. (print title) of UNIVERSAL INVESTMENTS UNLIMITED, 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.

Morris Chehebar
SIGNATURE

Sworn to and subscribed before me this 4th day of April, 2024. The foregoing instrument was acknowledged before me by Morris Chehebar, who has produced FLDL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: 03/21/2027

[Signature]
NOTARY PUBLIC

Maria Cardenas.
PRINT NAME

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 TENANT AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF Florida

COUNTY OF Miami Dade

I, ROMAIN ZAGO, being first duly sworn, depose and certify as follows: (1) I am the MANAGER (print title) of THE NEW ROK, 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 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 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 20TH day of MARCH, 2024. The foregoing instrument was acknowledged before me by ROMAIN ZAGO, MANAGER, who has produced FL DL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Camila Fernandes Sperandio

NOTARY PUBLIC

My Commission Expires: July 8, 2025

My Commission Expires: July 8, 2025

PRINT NAME
Camila Sperandio

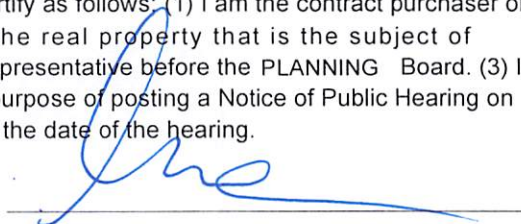
POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami Dade

I, LIPAZ SCHWARTZ, being first duly sworn, depose and certify as follows: (1) I am the contract purchaser or representative of the contract purchaser of the leasehold interest in the real property that is the subject of this application. (2) I hereby authorize JAMES E. RAUH, ESQ.* to be my representative before the PLANNING Board. (3) I also hereby authorize the City of Miami Beach to enter the property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.
*& GREENSPOON MARDER LLP

LIPAZ SCHWARTZ

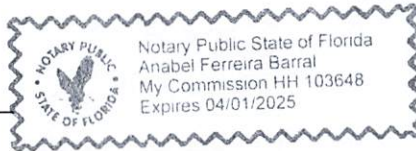


PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 10 day of MARCH April, 2024. The foregoing instrument was acknowledged before me by LIPAZ SCHWARTZ, who has produced Fl. DL 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

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.

LIPAZ SCHWARTZ

03/05/2024

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE	% OF STOCK
<u>LIPAZ SCHWARTZ</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____

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

STATE OF Florida

COUNTY OF Miami-Dade

I, Morris Chehebar, 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 JAMES RAUH, ESQ.; GREENSPOON MARDER LLP to be my representative before the PLANNING 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.

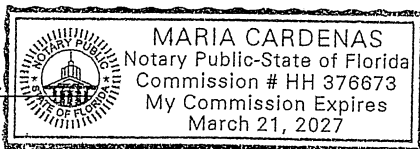
Morris Chehebar V.P. Universal Investments Unlimited
PRINT NAME (and Title, if applicable)

Morris Chehebar
SIGNATURE

Sworn to and subscribed before me this 4th day of April, 2024. The foregoing instrument was acknowledged before me by Morris Chehebar, who has produced FLDL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 03/21/2027



[Signature]
NOTARY PUBLIC

Maria Cardenas
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
NOT APPLICABLE	
_____	_____
_____	_____
_____	_____
_____	_____

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

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida
COUNTY OF Miami Dade

I, ROMAIN ZAGO, 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 JAMES RAUH, ESQ.; GREENSPOON MARDER LLP to be my representative before the _____ 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 the property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

ROMAIN ZAGO, MANAGER
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 20TH day of MARCH, 2024. The foregoing instrument was acknowledged before me by ROMAIN ZAGO, MANAGER, who has produced FL DL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Camila Sperandio
NOTARY PUBLIC

My Commission Expires: July 8, 2025



Camila Fernandes Sperandio
Comm.: HH 150662
My Commission Expires:
July 8, 2025

PRINT NAME
Camila Sperandio

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.

UNIVERSAL INVESTMENTS UNLIMITED, INC.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS
PLEASE SEE ATTACHED EXHIBIT "B"

% OF OWNERSHIP

THE NEW ROK, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS
PLEASE SEE ATTACHED EXHIBIT "C"

% 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
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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
JAMES.RAUH, ESQ.; GREENSPOON MARDER LLP	600 BRICKELL AVENUE, SUITE 3600, MIAMI, FL 33131	(305) 789-2733
ADRIENNE NOTO, ESQ., GREENSPOON MARDER LLP	600 BRICKELL AVENUE, SUITE 3600, MIAMI, FL 33131	(305) 789-2732

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, **LIPAZ SCHWARTZ**, 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.

[Handwritten Signature]
SIGNATURE

Sworn to and subscribed before me this 10 day of April, 2024. The foregoing instrument was acknowledged before me by LIPAZ SCHWARTZ, who has produced Fl. Id. as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Handwritten Signature]
NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

Exhibit "A"

LEGAL DESCRIPTION

Begin at the Northwesterly corner of Lot 3, in Block "B", of the Amended Plat of OCEAN FRONT PROPERTY of the Miami Beach Improvement Company, as recorded in Plat Book 5, at Pages 7 and 8, of the Public Records of Dade County, Florida; thence run Southwesterly along the Easterly boundary line of Collins Avenue a distance of 86.18 feet to an angle in the Easterly boundary line of Collins Avenue; thence continue Southerly along the Easterly boundary line of Collins Avenue a distance of 65.19 feet to a point, said point being 7.33 feet Northwesterly from the Southwest corner of Lot 3, in Block "B", of the aforesaid subdivision; thence run Southeasterly a distance of 19.34 feet to a point on the South line of said Block "B"; said point being 19.16 feet Easterly from the Southwest corner of said Lot 3, Block "B", of the aforesaid subdivision; thence run along the South line of said Block "B" a distance of 101.32 feet to a point; thence run Southeasterly along a line parallel to the Southerly boundary line of 20th Street, a distance of 55.16 feet to a point; thence at right angles in a Northeasterly direction a distance of 2.0 feet; thence at right angles in a Southeasterly direction, a distance of 7.0 feet to the Southeast corner of the Town House Tract; thence at right angles in a Northeasterly direction a distance of 110.0 feet to a point on the South line of 20th Street, said point being 190.5 feet Southeasterly from the Point of Beginning; thence Northwesterly 190.5 feet to the Point of Beginning.

The same being part of Lots 2 and 3, in Block "B", of the Amended Plat of the OCEAN FRONT PROPERTY of the Miami Beach Improvement Company, as recorded in Plat Book 5, at Pages 7 and 8, and a part of Lot 7, in Block 1, of FISHER'S FIRST SUBDIVISION of ALTON BEACH, as recorded in Plat Book 2, at Page 77, of the Public Records of Dade County, Florida.

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.*

UNIVERSAL INVESTMENTS UNLIMITED, INC.

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

UNIVERSAL INVESTMENTS UNLIMITED, INC.

Morris Chehebar 1720 Collins Avenue, #3308 Sunny Isles Beach, Florida 33160	34%
Jacqueline Chehebar-Valdes 1720 Collins Avenue, #3308 Sunny Isles Beach, Florida 33160	33%
David Chehebar 1720 Collins Avenue, #3308 Sunny Isles Beach, Florida 33160	33%

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.*

THE NEW ROK, LLC

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

THE NEW ROK, LLC

Michael Konig
767 Arthur Godfrey Road
Miami Beach, Florida 33140

80%

Steven Krausman
767 Arthur Godfrey Road
Miami Beach, Florida 33140

20%