

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)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <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		Historic Preservation Board <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"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 6565 Collins Ave., Miami Beach, Florida, 33141			
FOLIO NUMBER(S) 02-3211-007-0400			
Property Owner Information			
PROPERTY OWNER NAME S.F. Land, LLC			
ADDRESS 6565 Collins Ave.		CITY Miami Beach	STATE FL
ZIP CODE 33141			
BUSINESS PHONE 305-866-8855	CELL PHONE N/A	EMAIL ADDRESS irasussman@the-beach.net	
Applicant Information (if different than owner)			
APPLICANT NAME Same as above			
ADDRESS Same as above		CITY Same as above	STATE Same as above
ZIP CODE Same as above			
BUSINESS PHONE Same as above	CELL PHONE Same as above	EMAIL ADDRESS Same as above	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST The Applicant is desirous of modifying HPB Order No.:16-0058, allowing construction of the approved development in phases, as well as minor expansion of the concrete canopy and accessibility stairs and elevator.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input 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 Jose Gomez, Beilinson Gomez, Architects		<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 8101 Biscayne Blvd., # 309		CITY Miami	STATE FL
		ZIP CODE 33138	
BUSINESS PHONE 305-559-1250	CELL PHONE 305-778-7955	EMAIL ADDRESS jg@beilinsonarchitectspa.com	
Authorized Representative(s) Information (if applicable)			
NAME Monika H. Entin, Bercow Radell, Fernandez & Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL
		ZIP CODE 33131	
BUSINESS PHONE 305-374-5300	CELL PHONE 305-542-3445	EMAIL ADDRESS mentin@brzoninglaw.com	
NAME Michael W. Larkin, Bercow Radell, Fernandez & Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL
		ZIP CODE 33131	
BUSINESS PHONE 305-374-5300	CELL PHONE N/A	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
		ZIP CODE	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

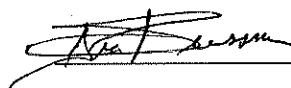
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the 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

Ira Sussman as the Manager of S.F. Land, LLC

PRINT NAME

July 30, 2019

DATE SIGNED

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 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: _____

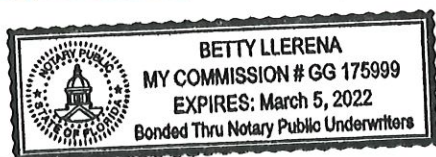
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

I, Ira Sussman, being first duly sworn, depose and certify as follows: (1) I am the Manger (print title) of S.F. Land, 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 30 day of July, 2019. The foregoing instrument was acknowledged before me by Ira Sussman, 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**POWER OF ATTORNEY AFFIDAVIT**

STATE OF Florida
 COUNTY OF Miami-Dade

I, Ira Sussman, as the Manager of S.F. Land, LLC, 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 Bercow Radell Fernandez and Larkin to be my representative before the Historic Preservation Board 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.

Ira Sussman, as the Manager of S.F. Land, LLC

PRINT NAME (and Title, if applicable)

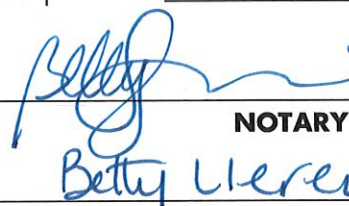
SIGNATURE

Sworn to and subscribed before me this 30 day of July, 20 19. The foregoing instrument was acknowledged before me by Ira Sussman, 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**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.

N/A**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.

S.F. Land, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

S.F. Land Trust f/b/o Joel Sussman Family

6565 Collins Ave., Miami Beach, Florida, 33141

S.F. Land Trust f/b/o Ira Sussman Family

6565 Collins Ave., Miami Beach, Florida, 33141

S.F. Land Trust f/b/o Perri Stern Family

6565 Collins Ave., Miami Beach, Florida, 33141

% OF OWNERSHIP

40%

50%

10%

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.

See Disclosure attached as Exhibit B.

TRUST NAME	
NAME AND ADDRESS	% INTEREST
<hr/>	<hr/>
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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
Monika H. Entin, Bercow Radell, Fernandez & Larkin	200 S. Biscayne Blvd., Suite 850, Miami, FL 33131	305-374-5300
Michael W. Larkin, Bercow Radell, Fernandez & Larkin	200 S. Biscayne Blvd., Suite 850, Miami, FL 33131	305-374-5300
Jose Gomez, Beilinson Gomez, Architects	8101 Biscayne Blvd., # 309, Miami, FL 33138	305-559-1250

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

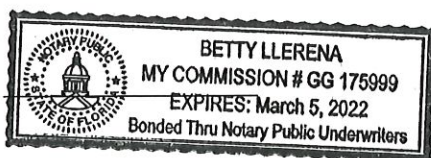
I, Ira Sussman, as the Manager of S.F. Land, LLC, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials,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

Ira Sussman

SIGNATURE

Sworn to and subscribed before me this 30 day of July, 2019. The foregoing instrument was acknowledged before me by Ira Sussman, 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:

Betty Llerena

NOTARY PUBLIC

Betty Llerena

PRINT NAME

EXHIBIT A

Legal Description

6605 Collins Avenue

Folio No. 02-3211-007-0410

Lot 43, Block 1, AMENDED PLAT OF SECOND FRONT SUBDIVISION, according to the Plat thereof as recorded in Plat Book 28, Page 28, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B

S.F. Land Trust f/b/o Joel Sussman Family

TRUST NAME

NAME AND ADDRESS	% OF STOCK
<u>Matthew Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Elizabeth Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Benjamin Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Stephanie Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	

S.F. Land Trust f/b/o Ira Sussman Family

TRUST NAME

NAME AND ADDRESS	% OF STOCK
<u>Mollie Sussman Davis</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Paige Sussman Danowit</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Max Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Rachel Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	
<u>Miriam Sussman</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	

S.F. Land Trust f/b/o Perri Stern Family

TRUST NAME

NAME AND ADDRESS	% OF STOCK
<u>Meredith Rishty</u>	<u>10%</u>
<u>6565 Collins Avenue, Miami Beach, FL 33141</u>	



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6237
E-Mail: MEntin@BRZoningLaw.com

VIA ON-LINE AND HARD COPY SUBMISSION

September 5, 2019

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

Re: Updated Letter of Intent for Modification of the Order dated March 12, 2018, for Historic Preservation Board File No: 16-0058, for the Property
Located at 6565 Collins Avenue, Miami Beach, Florida

Dear Tom:

As you are aware, this firm represents S.F. Land, LLC ("Applicant") in an application seeking to modify the Order dated March 12, 2018 for Historic Preservation Board (HPB) File No.: 16-0058, attached hereto as Exhibit A, for the property located at 6565 Collins Avenue ("Property"). This letter serves as the Applicant's letter of intent in connection with its request for modification of the certificate of appropriateness, in order to allow the Applicant to proceed with construction, of the previously approved development, in phases, as well as minor expansion of the approved canopy and proposed accessibility stairs and elevator to access the area.

Description of the Property. The Property is an oceanfront parcel located on the eastern side of Collins Avenue and approximately 74,475 square feet in size. Identified by Miami-Dade County Folio No. 02-3211-007-0400, the Property is located within the RM-3 Zoning District and the North Beach Resort Historic District ("Historic District"). Designed by architect Henry Hohauser in 1947, the Sherry Frontenac Hotel embodies the Post War Modern style of architecture that prompted designation of the Historic District. A two-story residential building is

located to the north of the Property and to the south is the towering Monte Carlo apartment hotel condominium.

Description of the Development Program. The Property has an unusual layout, providing twin towers, nine stories high, on either side of a three-story lobby and gallery. Over the last few years, the Applicant has been working to improve on the condition of the buildings and maximize the effects of the spectacular structure and ocean views. In so doing, they have obtained permits for improvements to the windows within the twin, nine-story, towers and most recently, on March 12, 2018, for renovations to the rear deck area.

On March 12, 2018 the HPB approved the raising of the pool deck, as well as the introduction of new shade structures in the pool area. In addition to the deck revisions the HPB also approved the introduction of new elevators along the rear of the property, both in the south and the north towers. These approvals allowed for partial demolition of the sited area and granted waivers and variances for setbacks, tandem parking, drive aisle dimensions, elevation, and open to the sky space requirements.

The approved development plans are respectful of the historic structure, but are ambitious. As a result, the Applicant is requesting to proceed with the rear yard renovation in construction phases, as well as to expand the approved rear-yard canopy, east, by ten feet (10'), and provide access from the lobby to the lower lobby, and pool deck areas (from the previously approved renovations to the existing pool deck level) through construction of new stairs and elevator. The multiple levels in the rear yard require connectivity and accessibility. Therefore, the Applicant requests to incorporate stairs and an elevator to allow access from the existing lobby level to the existing pool deck. The proposed first phase of construction would include:

1. Lower Lobby Level - demolition and construction of the first thirty feet (30') of deck area, directly east of the existing structure, as approved by the HPB on March 12, 2018;
2. Main Lobby Level - demolition and construction of the first forty feet (40') of deck area, directly east of the existing structure, as approved by the HPB on March 12, 2018;

3. Concrete Canopy Level – construct forty feet (40') of the concrete canopy (including the previously approved thirty feet (30') plus, proposed, ten feet (10') of canopy).
4. Elevator and Stairs – construct new elevator and stairs to provide access from the lobby to the lower lobby and existing pool deck.

After completion of the first phase the Applicant will return to the HPB for review of the completed work.

Sea Level Rise and Resiliency Criteria. The proposed renovations will make for a more resilient building. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.**

The Applicant will provide a recycling or salvage plan during permitting.

- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.**

The Applicant is preserving the historic Property and only making minor interior renovations. Windows for this Property were previously approved.

- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.**

Operable windows, previously approved.

- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.**

The proposed landscaping includes native and Florida-friendly species, which were previously approved.

- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.**

The historic nature of the buildings that will be preserved and the ground level is located above BFE. The Applicant will look into ways to continue to protect the ground floor during potential flooding events.

- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.**

The historic nature of the Property that will be preserved is located below BFE. However, an increase in the roadways may be accommodated. Where feasible and appropriate, all critical mechanical and electrical systems will be located above base flood elevation.

- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.**

Proper precautions will be taken to ensure the critical mechanical and electrical systems are located above base flood elevation.

- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.**

The Applicant is preserving the historic facades of the Property. It is not feasible to elevate them.

- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.**

Proper precautions will be taken to protect the Property from potential floods.

- (10) Where feasible and appropriate, water retention systems shall be provided.**

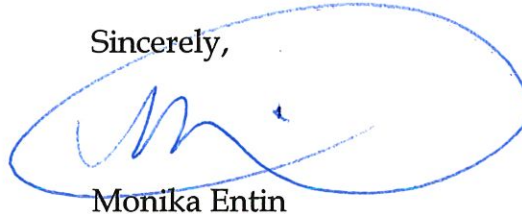
Given the nature of the proposed development, providing a water retention system is not feasible.

Conclusion. We believe that the proposed revisions and allowing the construction of the approved plans to proceed in phases will improve the

Thomas Mooney, Director
September 5, 2019
Page 5 of 5

functionality, accessibility and appeal of the Property. We look forward to your favorable review and recommendation. If you have any questions or comments regarding the foregoing, please call me at (305) 377-6237.

Sincerely,



Monika Entin

**HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida**

MEETING DATE: March 12, 2018

FILE NO: HPB16-0058

PROPERTY: 6565 Collins Avenue

APPLICANT: S. F. Land, LLC

LEGAL: Lots 40, 41 & 42, Block 1, of the Amended Plat of the Second Ocean Front Subdivision, as recorded in the Public Records of Miami-Dade County, According to the Plat Thereof, as Recorded in Plat Book 28, Page 28, of the Public Records of Miami-Dade County, Florida.

IN RE: The application for a Certificate of Appropriateness for the total demolition of the existing rear cabana structures and the design of a new hotel amenity area including a new elevated pool deck and shade structures, including variances to reduce the required side setback for a driveway, to reduce the minimum drive aisle width for perpendicular parking, for the triple stacking of valeted vehicles, to reduce the required pedestal rear and both side setbacks, to exceed the maximum area allowed for decks, to reduce the required rear and both side setbacks within the Oceanfront Overlay district, and to exceed the maximum elevation and lot coverage allowed within the Oceanfront Overlay District.

ORDER

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Certificate of Appropriateness

- A. The subject site is located within the North Beach Resort Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
 - 1. Is not consistent with the Certificate of Appropriateness Criteria 'a' in Section 118-564(a)(1) of the Miami Beach Code.
 - 2. Is not consistent with Certificate of Appropriateness Criteria 'a', 'b' & 'd' in Section 118-564(a)(2) of the Miami Beach Code.
 - 3. Is not consistent with Certificate of Appropriateness Criteria 'a', 'b', 'd', 'e', 'g' & 'i' in Section 118-564(a)(3) of the Miami Beach Code.
 - 4. Is not consistent with Sea Level Rise and Resiliency Review Criteria (1) (6) & (8) in Section 133-50(a) of the Miami Beach Code.

Page 2 of 7
HPB16-0058
Meeting Date: March 12, 2018

5. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(f)(4) of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:
1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
 - a. The canopy structure shall comply with the required Oceanfront Overlay rear yard setback, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. The accessory outdoor bar counter structures shall comply with the Oceanfront Overlay rear and side yard setbacks and the structures shall be screened from view from the public beach walk, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - c. Final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - a. The A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain.
 - b. A minimum of 42" of soil depth and a minimum rooting area of 8'-0" x 8'-0" shall be provided for all proposed planters with clusia rosea trees to ensure the proper health and growth of the trees, in a manner to be reviewed and approved by staff.
 - c. The installation of artificial grass or sod shall be prohibited on any outdoor landscaped area of the property.

In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

II. Variance(s)

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A. The applicant filed an application with the Planning Department for the following variance(s):

1. A variance to reduce by 11'-7" the required pedestal interior side setback of 18'-0" in order to construct a parking structure, elevated pool deck, planters and cabanas at 6'-5" from the north side property line.
2. A variance to reduce by 11'-7" the required pedestal interior side setback of 18'-0" in order to construct a parking structure, elevated pool deck, planters and cabanas at 6'-5" from the south side property line.
3. A variance to reduce by 59'-6" the required pedestal rear setback of 66'-6" in order to construct a parking structure, elevated pool deck and cabanas at a minimum of 7'-0" from the rear property line.
4. A variance to eliminate all required subterranean side setback of 11'-3" in order to construct a driveway at zero setback from the north side property line.
5. A variance to reduce by 8'-7" the required side setback of 15'-0" from the property line in order to construct a raised pool, deck and ramps at 6'-5" from the north side property line within the Oceanfront Overlay District.
6. A variance to reduce by 8'-7" the required side setback of 15'-0" from the property line in order to construct a raised pool, deck and ramps at 6'-5" from the south side property line within the Oceanfront Overlay District.
7. A variance to reduce by 5'-4" the required rear setback of 10'-0" from the Bulkhead Line in order to construct a raised pool walkway at a minimum of 4'-8" from the Bulkhead Line within the Oceanfront Overlay District.
8. A variance to reduce by 11% (1,227 square feet) the minimum required lot coverage of 50% (5,627 square feet) in order to construct a raised pool and other miscellaneous structures and provide an open space of 39% (4,400 square feet) within the Oceanfront Overlay District.
9. A variance to exceed by 1'-0" the maximum height of 12'-10" NAVD for structures located in the Oceanfront Overlay District in order to construct planters up to 13'-10" NAVD in height.
10. A variance to reduce 2'-0" from the minimum required width of 22'-0" interior drive aisle for 90° parking in order to provide parking spaces at 90° with an interior drive aisle of 20'-0".
11. A variance to exceed by 64.5% (2,392 square feet) the maximum 30% (1,113 square feet) area for structures in the required rear yard in order to construct a raised pool, deck and cabanas with 94.5% (3,505 square feet) of area in the rear yard.

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12. A variance to allow the stacking of three vehicles for tandem parking in order to construct parking spaces for the existing hotel.

- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

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

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

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

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

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

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

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

- C. The Board hereby grants the requested variance(s) and imposes the following condition based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
2. A fully enclosed air conditioned trash room that is sufficiently sized to handle the entire trash load of the building at all times shall be required, located within the

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envelope of the building, in a manner to be approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board

3. At least two loading spaces shall be provided on site, in a manner to be reviewed and approved by staff.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.

- A. All new construction over 7,000 square feet or ground floor additions (whether attached or detached) to existing structures that encompass over 10,000 square feet of additional floor area shall be required to be, at a minimum, certified as **LEED Gold by USGBC**. In lieu of achieving LEED Gold certification, properties can elect to pay a sustainability fee, pursuant to Chapter 133 of the City Code. This fee is set as a percentage of the cost of construction.
- B. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.
- C. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- D. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
- E. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- F. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- G. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- H. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

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- I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- J. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans "Sherry Frontenac" as prepared by Bellinson Gomez Architects, P.A., dated January 5, 2018, as approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 14 day of March, 2018.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

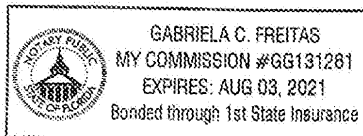


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BY: [Signature]
DEBORAH TACKETT
CHIEF OF HISTORIC PRESERVATION
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 14 day of March 2018 by Deborah Tackett, Chief of Historic Preservation, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.



[Signature]
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 8-3-21

Approved As To Form: [Signature]
City Attorney's Office: [Signature] (3/13/18)

Filed with the Clerk of the Historic Preservation Board on [Signature] 3/16/18)



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

August 9, 2019

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

Re: Property owners within 375 feet of:

SUBJECT: 6565 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-007-0400

LEGAL DESCRIPTION: 11 53 42 PB 28-28 AMD PL OF 2ND OCEAN FRONT SUB LOTS 40-41-42-INC BLK 1 & PORT LYING EAST & ADJACENT WEST OF EROSION LINE PER PB 105-62

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **228, including 9 international**

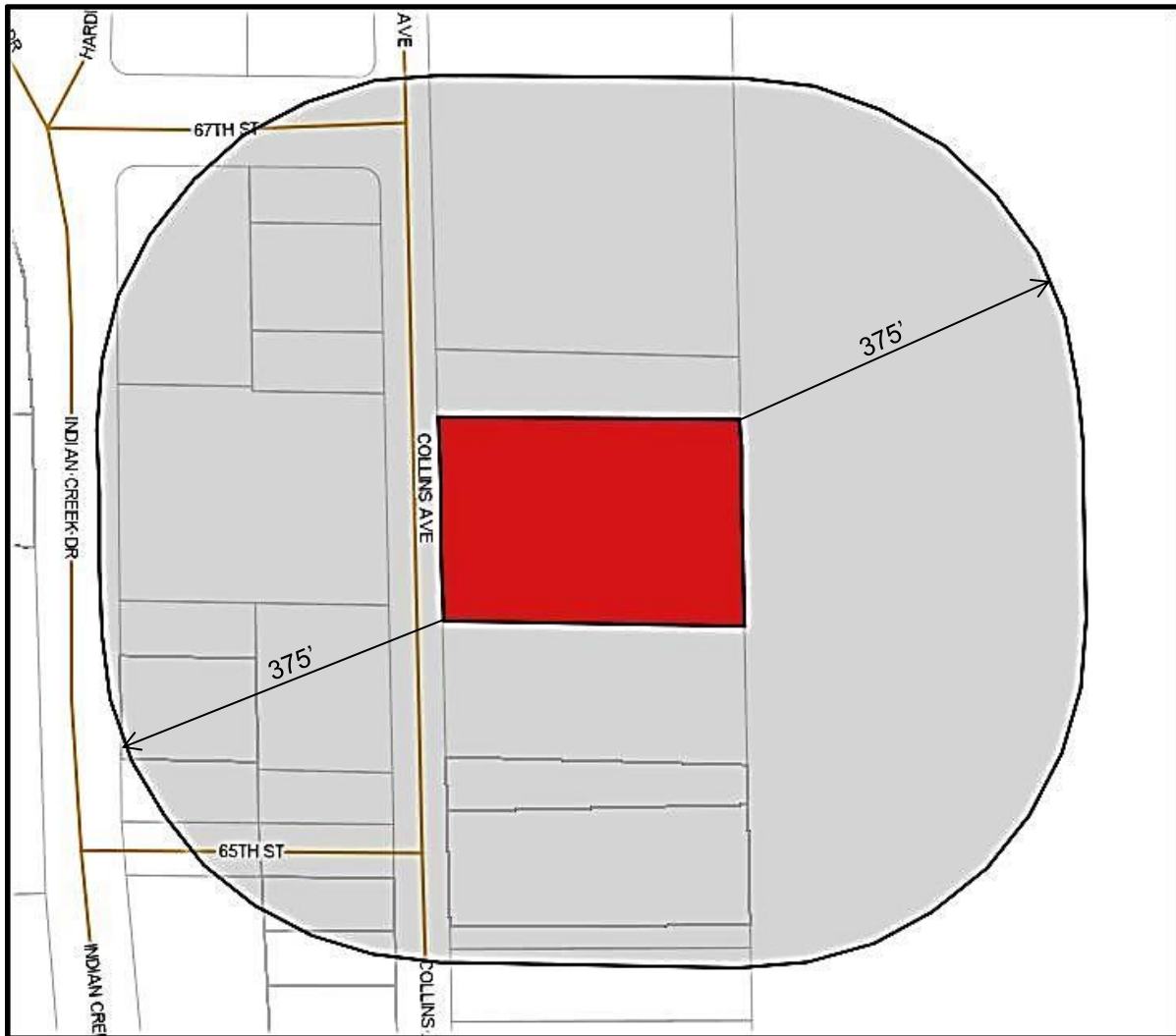


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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 6565 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-007-0400

LEGAL DESCRIPTION: 11 53 42 PB 28-28 AMD PL OF 2ND OCEAN FRONT SUB LOTS 40-41-42-INC BLK 1 & PORT LYING EAST & ADJACENT WEST OF EROSION LINE PER PB 105-62

Name	Address	City	State	Zip	Country
ANNUKKA PILLOLA	FREDRIKINKATU 30 C 38	HEISINKI 00120			FINLAND
GEWURZ MEDICINE PROFESSIONAL CORPORATION	29 WEBSTER AVE	TORONTO ON M5R 1N6			CANADA
HERBERT TRESSEL &W INGE	NECKARGASSE 16	72070 TUEBINGEN			GERMANY
J BELLOTTI INVESTMENTS LTD	101 JEVLAN DR	WOODBIDGE ON L4L 8C2			CANADA
OLIVIER BIANCHI JTRS KAMINI SAHADEO JTRS	33 UNIVERSITY AVE APT 2304	TORONTO ONTARIO M5J 2S7			CANADA
PIERRE KHAYAT ANNE MARIE NADER	323 RUE NEWTON	DOLLARD DES ORMEAUX QC H9A3K1			CANADA
THE CUT ABOVE LIMITED	101 JEVLAN DR	WOODBIDGE ONTARIO L4L 8C2			CANADA
THE CUT ABOVE LIMITED	101 JEVLAN DR	WOODLAWN ONTARIO L4L 8C2			CANADA
WALTER D SOUZA ASCENCAO AVE D SOUZA	4404 JENKINS CRESCENT	MISSISSAUGA ON L5R1V2			CANADA
3 LA ENTERPRISE LLC	2750 NE 183 ST 301	AVENTURA	FL	33160	USA
AAPT INC	7724 HAWTHORNE AVE	MIAMI BEACH	FL	33141	USA
ADELA ZILBERBAUM TRS JOSEPH ZILBERBAUM TRS	14312 FAIRDALE ROAD	SILVER SPRING	MD	20905	USA
ADELEINE FRANCOIS	6545 INDIAN CREEK DR APT 206	MIAMI BEACH	FL	33141	USA
ADRIANA MARIA GUINAND	6515 COLLINS AVE 608	MIAMI BEACH	FL	33141	USA
ALDO LUJAN &W YOLANDA DELGADO LUJAN	6515 COLLINS AVE #910	MIAMI BEACH	FL	33141-9627	USA
ALEJANDRO RODRIGUEZ & MARIA MARTINEZ	930 JOHN CRESSLER DR	SEFFNER	FL	33584-3921	USA
ALEJO JIMENEZ ALEXIS S JIMENEZ	6498 COLLINS AVE 49	MIAMI BEACH	FL	33141	USA
ALEX CALVACHE	6498 COLLINS AVE #38	MIAMI BEACH	FL	33141	USA
ALLA SHENKERMEN MARK SHENKERMEN	6515 COLLINS AVE # 1205	MIAMI BEACH	FL	33141	USA
ALVARO BERNAL	6515 COLLINS AVE #1204	MIAMI BEACH	FL	33141-9627	USA
AMADA RUIZ DE VILLA JTRS RUBI RODRIGUEZ JTRS	7713 NOREMAC AVE	MIAMI BEACH	FL	33141	USA
AMARILYS CURBELO	460 MISTY OAKS LN	EUSTIS	FL	32736	USA
AMFRAN ESTATES INC	415 GENDRON RD	PLAINFIELD	CT	06374	USA
AMMARETT INVESTING LIMITED C/O CHRISTOPHER LANGEN ESQ	PO BOX 398570	MIAMI BEACH	FL	33239	USA
ANA VERDESIA CHRISTAN ADAMS CHRISTIADO	6494 COLLINS AVE 30	MIAMI BEACH	FL	33141	USA
ANTONIO RODRIGUEZ	6494 COLLINS AVE	MIAMI BEACH	FL	33141	USA
ARAL PROPERTY HOLDINGS LLC	204 COVINGTON CT	OAKBROOK	IL	60523	USA
ARIAN MALGAREJO YINET ALVAREZ	6498 COLLINS AVE 41	MIAMI BEACH	FL	33141	USA
AUGUSTO CIOCIARI	6515 COLLINS AVE 705	MIAMI BEACH	FL	33141	USA
AVNER A ARZ TRS THE REV LIV TRUST OF A ARZI	6545 INDIAN CREEK DR #401	MIAMI BEACH	FL	33141	USA
AVRAHAM ESHED NITZA ESHED	6515 COLLINS AVE 1508	MIAMI BEACH	FL	33141	USA
BAHAREH FAZILAT	6515 COLLINS AVE #1807	MIAMI BEACH	FL	33141	USA
BARRY JOEL KAPLAN TRS KAPLAN FAMILY TRUST ELIZABETH MARTHA WEISS TRS	710 STAFFORD PLACE	SAN DIEGO	CA	92107	USA
BARRY SMERLING ANAIS VILLALOBOS SMERLING	11330 SW 92 ST	MIAMI	FL	33176	USA
BASIL M YATES KATHLEEN YATES	950 HUNTING LODGE DR	MIAMI SPRINGS	FL	33166	USA
BEL AIRE 1702 LLC	300 GALLERIA PKWY 12 FLR	ATLANTA	GA	30339	USA
BEL AIRE 609 LLC	6515 COLLINS AVE 609	MIAMI BEACH	FL	33141	USA
BELKYS GONZALEZ OMAR LEAL JR BELKYS LEAL	12705 SW 105 AVE	MIAMI	FL	33176	USA
BERG US LLC	9130 S DADELAND BLVD 1509	MIAMI	FL	33156	USA
BERTA DEL PINO	8301 SW 27 LN	MIAMI	FL	33155-2459	USA
BEST INVESTMENT UNLIMITED LLC	6515 COLLINS AVE 1501	MIAMI BEACH	FL	33141	USA
C I S E	3363 NE 163 ST STE 502	N MIAMI BEACH	FL	33160	USA
CANDIDA MENDIOLA	6545 INDIAN CREEK DR #405	MIAMI BEACH	FL	33141-5817	USA
CARLOS & MARIANNE COTO	799 CRANDON BLVD #504	KEY BISCAINE	FL	33149-2554	USA
CATALINA L MARTINEZ & ELEANA LOPEZ	6498 COLLINS AVE #50	MIAMI BEACH	FL	33141-4668	USA

CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLIFFORD BONE SILVIA BONE	49 BRANDYWINE RD	HO HO KUS	NJ	07423	USA
CLOVER PROPERTIES GROUP CORP	9710 STIRLING RD #104	COOPER CITY	FL	33024	USA
COLLINS ANGEL LLC	1270 SW 13 ST	MIAMI	FL	33145	USA
COOKIES & CRACKERS CORP	15907 NW 52 AVE	HIALEAH	FL	33014	USA
COTOVIA LLC	6515 COLLINS AVE 1601	MIAMI BEACH	FL	33141	USA
CRAIG WAKEFIELD	929 FROG HOLLOW RD	JENKINTOWN	PA	19046-2402	USA
D & Y COLLINS LC	500 W CYPRESS CREEK RD STE 350	FORT LAUDERDALE	FL	33309	USA
DAISY LAZO	6545 INDIAN CREEK DR #305	MIAMI BEACH	FL	33141-5816	USA
DALILA M RODRIGUEZ	8130 SW 10 TERR	MIAMI	FL	33144-4256	USA
DAMARY H SARDINA EDMONDS (LE) REM DAMARY G RODILES & ETALS	PO BOX 421	SULPHUR	LA	70664	USA
DANIEL CRUZ	6545 INDIAN CREEK DR UNIT 201	MIAMI BEACH	FL	33141-5815	USA
DANIEL ETTEDGUI	6515 COLLINS AVE #1408	MIAMI BEACH	FL	33141	USA
DAVID HIRSCH AILEEN HIRSCH	12 WHITNEY FARM PL	MORRISTOWN	NJ	07960-5989	USA
DAVID QUINTANA	6545 INDIAN CREEK DR #203	MIAMI BEACH	FL	33141-5815	USA
DEAUVILLE ASSOCIATES LLC	6701 COLLINS AVE	MIAMI BEACH	FL	33141	USA
DEAUVILLE ASSOCIATES LLC	6701 COLLINS AVE ST JULIEN ROOM	MIAMI BEACH	FL	33141	USA
DOLORES T HERNANDEZ	6525 COLLINS AVE #200	MIAMI BEACH	FL	33139	USA
DOMINGO MONZON &W ROSARIO MONZON	13744 SW 34 ST	MIAMI	FL	33175	USA
DOUGLAS & DONALD DRENTH & MARGARET & MARK DRENTH	1279 CHATEAU DR	SAN JOSE	CA	95120	USA
EDDIE HIGUERA	6525 COLLINS AVE # 319	MIAMI BEACH	FL	33141-4618	USA
EDGAR J RENJIFO	6545 INDIAN CREEK DR	MIAMI BEACH	FL	33141	USA
EDGARDO GUALCHI ANA GUALCHI FRANK GUALCHI	6545 INDIAN CREEK DR # 209	MIAMI BEACH	FL	33141	USA
EDUARDO & MARGHERITA HECKER	6515 COLLINS AVE #1701	MIAMI BEACH	FL	33141-9628	USA
EDUARDO F DIAZ MENDEZ TRS	4420 SW 63 AVENUE	MIAMI	FL	33155	USA
EDUARDO GARCIA DALIA GARCIA	6498 COLLINS AVE #45	MIAMI BEACH	FL	33141-4677	USA
EIDA A ZALDIVAR LE REM ANTONIO A PITA	10215 W 21 TER	MIAMI	FL	33165	USA
EL ANIMAL LLC	6515 COLLINS AVE #1202	MIAMI BEACH	FL	33141	USA
EL DESQUITE LLC	104 CRANDON BLVD #323	KEY BISCAVNE	FL	33149	USA
ELDA M VERDESIA & ANA HOOPER	6498 COLLINS AVE #44	MIAMI BEACH	FL	33141-4677	USA
ELENA YAMAKAVA JTRS NIKOLAY YAMAKAVA JTRS	6515 COLLINS AVE UNIT #1006	MIAMI BEACH	FL	33141	USA
ELIANA MENINI	6498 COLLINS AVE 47	MIAMI BEACH	FL	33141	USA
ELPIDIO PADILLA &W MIRIAM C	7640 SW 95 AVE	MIAMI	FL	33173	USA
EMILIO C PASTOR BARBARA MARIE PASTOR	7660 SW 73 PL	MIAMI	FL	33143	USA
ERNESTO ROCCHETTI &W GERALDINA DIGIROLAMO	6515 COLLINS AVE #1206	MIAMI BEACH	FL	33141-9627	USA
EVERARDO E PADRON MARCIA PADRON	PO BOX 651571	MIAMI	FL	33265	USA
EXCLUSIVACATIONS AT MIAMI BCH LLC	6525 COLLINS AVE	MIAMI BEACH	FL	33141	USA
FEDERICO RENZO GRAYEB	6515 COLLINS AVE #1003	MIAMI BEACH	FL	33141	USA
FINANCE AND CAPITAL VERMOEGENSVERWALTUNG GMBH	101 NE 3 AVE	FORT LAUDERDALE	FL	33301	USA
FONTANE LLC	1630 W 22 ST SUNSET ISLAND 4	MIAMI BEACH	FL	33140	USA
FRANCESCO TINTO ROSSELLA MONACI	1171 MAYFAIR LN	GLENCOE	IL	60022	USA
FRANCISCO ADELQUIS FERRER CRUZ &W MIMI BUYCO	12869 SW 64 LN	MIAMI	FL	33183-5416	USA
FRANCISCO VALVERDE &W ZORY	6515 COLLINS AVE #1403	MIAMI BEACH	FL	33141-9628	USA
FRANK ALFARONE TRS FRANK ALFARONE 2015 REV TR CHRISTANE SHEEHAN TRS	6545 INDIAN CREEK DR	MIAMI BEACH	FL	33141	USA
FREDDY DE J FERNANDEZ &W SAHYLI CRUZ	6494 COLLINS AVE #26	MIAMI BEACH	FL	33141-4659	USA
GEORGE PEREZ	6515 COLLINS AVE #1409	MIAMI BEACH	FL	33141	USA

GEORGE R BALLOW	6494 COLLINS AVE #36	MIAMI BEACH	FL	33141	USA
GERHARD ZIMMERMANN PETRA ZIMMERMANN	6515 COLLINS AVE #1004	MIAMI BEACH	FL	33141	USA
GINA MARCUS ILAN MELNICK	6515 COLLINS AVE 1105	MIAMI BEACH	FL	33141	USA
GIOMARGUS LLC	2333 BRICKELL AVE APT 1512	MIAMI	FL	33129	USA
GLADYS T COSTALES TRS GLADYS T COSTALES REVOCABLE TRUST	1623 COLLINS AVE #714	MIAMI BEACH	FL	33139	USA
GLORIA PEREZ	6494 COLLINS AVE APT 22	MIAMI BEACH	FL	33141-4637	USA
GRACE GOMEZ DAVID GUTIERREZ	6515 COLLINS AVE #1401	MIAMI BEACH	FL	33141	USA
GRACE MARIE MORA TRS GRACE MORA REVOCABLE LIVING TRUST	383 NE 96 ST	MIAMI SHORES	FL	33138	USA
HENLY ROJAS	5055 NW 7 ST 709	MIAMI	FL	33126	USA
IGOR SHUBKO NATALIA SHUBKO	6515 COLLINS AVE PH 1902	MIAMI BEACH	FL	33141	USA
IRENE S KATZ	3101 S OCEAN BLVD #1016	HIGHLAND BEACH	FL	33487	USA
ISMAEL MONTANE & YAMILETT ORTEGA JTRS	6515 COLLINS AVE #1009	MIAMI BEACH	FL	33141-9627	USA
JAAN LOPEZ	6498 COLLINS AVE # 40	MIAMI BEACH	FL	33141	USA
JEAN PAUL FONT	13060 MAR ST	CORAL GABLES	FL	33156-6428	USA
JEROME J GAINER KEISHA LOFTIN	15734 ALAMOGORDO	HELOTES	TX	78023	USA
JOHN OHRNBERGER LORI OHRNBERGER	1798 HAWTHRONE RIDGE CT	VIENNA	VA	22182	USA
JOHNNY HECKER & BEATRICE R HECKER	12020 SW 100 AVE	MIAMI	FL	33176-4809	USA
JONATHAN H JAY	8205 MILLER DR	MIAMI	FL	33155-5422	USA
JORGE J COTO CONNIE C COTO	6570 SW 93 PL	MIAMI	FL	33173	USA
JORGE L PAEZ	6515 COLLINS AVE #806	MIAMI BEACH	FL	33141	USA
JOSE FAILDE &W HORTENSIA	7456 NW 169 TERR	MIAMI	FL	33015-4135	USA
JOSE JORGE SILVIA F JORGE	6515 COLLINS AVE 1705	MIAMI BEACH	FL	33141	USA
JOSE M FUENTES LAZARA E FUENTES	6494 COLLINS AVE #34	MIAMI BEACH	FL	33141	USA
JOSE SANTOS VEGA RIVERA LILA MARTINA GUZMAN CALDERON CESAR EDUARDO VEGA GUZMAN	6515 COLLINS AVE 1405	MIAMI BEACH	FL	33141-9625	USA
JOSEPH J ZOLLO &W JULIE D ZOLLO	5 TALLMADGE TRAIL	MILLER PLACE	NY	11764	USA
JTL HOLDINGS CORP	6515 COLLINS AVE 810	MIAMI BEACH	FL	33141	USA
JUAN ABREU	4500 SW 139 AVE	MIRAMAR	FL	33027-3032	USA
JULIETTA INVESTMENTS LLC	6515 COLLINS AVE #1708	MIAMI BEACH	FL	33141	USA
KAREN M OLSON TIMOTHY S PARKER	6515 COLLINS AVE 1509	MIAMI BEACH	FL	33141	USA
KEY MONTE CARLO LLC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
LARISA MUDRIK MICHAEL MUDRIK	6498 COLLINS AVE 43	MIAMI BEACH	FL	33141	USA
LAWRENCE LEIGH SKAGGS TRS LAWRENCE LEIGH SKAGGS LIVING TR DAVID SCOTT NALE TRS	128 FILLMORE ST	SAN FRANCISCO	CA	94117	USA
LAZARO ALMEIDA	6494 COLLINS AVE #31	MIAMI BEACH	FL	33141	USA
LEE GARG BEACH CONDO 707 LLC	6633 ROXBURY LANE	MIAMI BEACH	FL	33141	USA
LILIAM HERNANDEZ	1225 SW 143 PLACE	MIAMI	FL	33184	USA
LILIAM HERNANDEZ TRS LILIAM HERNANDEZ REVOCABLE TR	1225 SW 143 PL	MIAMI	FL	33184	USA
LINDA WORKMAN	8 GOVERNORS WAY	KENNEBUNK	ME	04043	USA
LIPIANA INC	6515 COLLINS AVE #1602	MIAMI BEACH	FL	33141-9628	USA
LIZZETTE MENDEZ	5131 SW 93 CT	MIAMI	FL	33165	USA
LORENA GUTIERREZ GONZALEZ	6494 COLLINS AVE #33	MIAMI BEACH	FL	33141	USA
LUIS GONZALEZ ROSA GONZALEZ	5110 GRANADA BLVD	CORAL GABLES	FL	33146	USA
LUIS ANDRES SALAS TRS LAURA SALAS TRS	1715 SW 88 AVE	MIAMI	FL	33165	USA
LUIS GUARDIA TRS GUARDIA FAMILY REVOCABLE TRUST HILDA GUARDIA TRS	6545 INDIAN CREEK DR #309	MIAMI BEACH	FL	33141	USA
LUIS MARTIN AGUERREBERE TRS LUIS MARTIN AGUERREBERE REV LIVING TRUST	10441 SW 52 ST	MIAMI	FL	33165	USA
MARCELLE DAUSSY JONES	4025 INDIAN CREEK DR 301	MIAMI BEACH	FL	33140	USA
MARIA ISOLDA LARGAESPADA	626 CORAL WAY APT 1603	CORAL GABLES	FL	33134-7509	USA

MARIA PEREZ	6545 INDIAN CREEK DR UNIT 403	MIAMI BEACH	FL	33141-5817	USA
MARIO SANTANA & W SILVIA	6498 COLLINS AVE #42	MIAMI BEACH	FL	33141-4677	USA
MARJORIE H ADIS JTRS LISA A POWELL JTRS	6515 COLLINS AVE #1507	MIAMI BEACH	FL	33141	USA
MARK BECKETT DEBORAH BECKETT	30 SILVERBROOK RD	BOXFORD	MA	01921	USA
MARTA JIMENEZ MAIVI RODRIGUEZ	7072 W 5 AVE	HIALEAH	FL	33014	USA
MAXMA LLC	6515 COLLINS AVE 1108	MIAMI BEACH	FL	33141	USA
MB 6525 LLC	1171 NE 90 ST	MIAMI	FL	33138	USA
MB 6525 LLC	6525 COLLINS AVE	MIAMI BEACH	FL	33141	USA
MB 6525 LLC	6525 COLLINS AVE # 220	MIAMI BEACH	FL	33141	USA
MB 6525 LLC	6525 COLLINS AVE #300	MIAMI BEACH	FL	33141	USA
MB 6525 LLC	6525 COLLINS AVE #304	MIAMI BEACH	FL	33141	USA
MB 6525 LLC	6525 COLLINS AVE 302	MIAMI BEACH	FL	33141	USA
MB 6525 LLC	6525 COLLINS AVE 311	MIAMI BEACH	FL	33141	USA
MB 6525 LLC	6525 COLLINS AVE 315	MIAMI BEACH	FL	33141	USA
MB MIAMI CLUB INC	6525 COLLINS AVE #201	MIAMI BEACH	FL	33141	USA
MEENA PATHAK	10 KINGSBROOK CT	MENDHAM	NJ	07945	USA
MF INVESTMENTS FLORIDA LLC	182 SATINWOOD LN	PALM BEACH GARDENS	FL	33410	USA
MG INTERNATIONAL REALTY LLC	10897 NW 73 TER	DORAL	FL	33178	USA
MICHEL BISSONNETTE JTRS CHARLES DE GHELDERE JTRS	6515 COLLINS AVE #1203	MIAMI BEACH	FL	33141	USA
MIGUEL E ECHEMENDIA & DANIA DELEON ECHEMENDIA	5385 OCEAN VIEW BLVD	LA CANADA	CA	91011	USA
MIKHAIL SINELNIKOVA LE VALENTINA SINELNIKOVA LE REM ANNA SINELNIKOVA	625 MAIN ST 1030	NEW YORK	NY	10044	USA
MIMOSA LLC	6525 COLLINS AVE	MIAMI BEACH	FL	33141	USA
MONICA TORO	12004 SW 117 TER	MIAMI	FL	33186	USA
MYRIAM BERRAHIL	6000 COLLINS AVE # 342	MIAMI BEACH	FL	33139	USA
MYRIAM BERRAHIL	6515 COLLINS AVE #1103	MIAMI BEACH	FL	33141	USA
NEA INVESTMENTS LLC	20 CALABRIA AVE APT 204	CORAL GABLES	FL	33134-3106	USA
NICOLE M SWIERINGA	6545 INDIAN CREEK DR 202	MIAMI BEACH	FL	33141	USA
NOALDA MORTGAGE LLC	8120 NW 167 TER	MIAMI LAKES	FL	33016	USA
NORMA A CRUZ	6494 COLLINS AVE 25	MIAMI BEACH	FL	33141	USA
NORTH BEACH RETAIL PLAZA LLC	45 NW 21ST ST	MIAMI	FL	33127-4928	USA
OLGA LUCIA FORERO & RAFAEL ARMANDO FORERO	1451 NW 126 WAY	SUNRISE	FL	33323	USA
OLGA ULLOA	1424 NW 31 AVE	MIAMI	FL	33125-1939	USA
OSCAR B ALVAREDA	6545 INDIAN CREEK DR #503	MIAMI BEACH	FL	33141-5818	USA
OSCAR I VALLADARES PANDO	6545 INDIAN CREEK DR #507	MIAMI BEACH	FL	33141	USA
PADRIAC A BERGIN TR % R F JONAS	20185 E COUNTRY CLUB DR	AVENTURA	FL	33180-3048	USA
PAMELA BAUER JANE BAUER	1803 BEACON ST	NEW SMYRNA BEACH	FL	32169	USA
PAULA C BENITEZ	6545 INDIAN CREEK DR 501	MIAMI BEACH	FL	33141-5818	USA
PINE MERU INVESTMENTS LLC	1331 BRICKELL BAY DR APT 708	MIAMI	FL	33131	USA
RAJESH H CHATTOO & PREMETESH CHATTOO	58-06 SEABURY ST	FLUSHING	NY	11373	USA
RAMON RICO TRS DECLARATION OF TRUST 01/22/2010	1924 FERDINAND ST	CORAL GABLES	FL	33134	USA
RAUL E RIVERO TRS	6515 COLLINS AVE #1908	MIAMI BEACH	FL	33141-9629	USA
RICHARD R & SANDRA LOTENFOE	840 SPRINGPARK LOOP	CELEBRATION	FL	34747	USA
RIST PROPERTIES LLC	6600 COLLINS AVE	MIAMI BEACH	FL	33141	USA
ROBERT & MARITZA JACOBSON	PO BOX 34-7857	CORAL GABLES	FL	33234	USA
ROBERT MCANIFF	6545 INDIAN CREEK DR # 205	MIAMI BEACH	FL	33141	USA
ROBERT TSE	69 BAY AVE UNIT C	HUNTINGTON	NY	11743	USA

ROBERTO ROSENFELD ERNA G ROSENFELD	6545 INDIAN CREEK DR #304	MIAMI BEACH	FL	33141-5816	USA
RODOLFO GONZALEZ &W LOURDES	8262 NW 164 ST	HIALEAH	FL	33016-3482	USA
ROGELIO NODA	6494 COLLINS AVE #21	MIAMI BEACH	FL	33141-4637	USA
ROGELIO NODA & LOURDES NODA	6494 COLLINS AVE #35	MIAMI BEACH	FL	33141-4673	USA
ROJAS PERALTA FAMILY CO LLC	16009 SW 99 LN	MIAMI	FL	33196-6133	USA
ROSE GREENBERG SONIA D GALLO	6545 INDIAN CREEK DR 480	MIAMI BEACH	FL	33141	USA
ROY J RODRIGUEZ	6515 COLLINS AVE #1010	MIAMI BEACH	FL	33141	USA
RUMBO NORTE LLC	7441 WAYNE AVE 12Q	MIAMI BEACH	FL	33141	USA
S F LAND LLC	6565 COLLINS AVE	MIAMI BEACH	FL	33141	USA
SAM & LYLA TODYWALA	5340 NW 104 CT	MIAMI	FL	33178-2683	USA
SARA RIVERA	6545 INDIAN CREEK DR #208	MIAMI BEACH	FL	33141-5815	USA
SCOTT L BRAUN JUDITH ANN BRAUN	1770 SW 22ND TER	MIAMI	FL	33145-3820	USA
SCV CAPITAL MANAGEMENT LIMITED	6515 COLLINS AVE #1603	MIAMI BEACH	FL	33140	USA
SEAN P REDDY PREMETESH CHATTOO	5807 VAN HORN ST	ELMHURST	NY	11373	USA
SHALBAF LLC	70 W 36 ST #4B	NEW YORK	NY	10018	USA
SMITH OHANA MIAMI LLC	6515 COLLINS AVE 1809	MIAMI BEACH	FL	33141	USA
STEPHANE G LAFOSSE MARIN STEFFANY LAFOSSE MARIN	4200 SUNSHINE RD	COCONUT GROVE	FL	33133	USA
STEPHEN W LEAHY	6515 COLLINS AVE 1805	MIAMI BEACH	FL	33141	USA
STEPHEN ZIMMER	8000 HARDING AVE 7A	MIAMI BEACH	FL	33141	USA
STEVEN KANG SYLVIA SANCHEZ VEGAS	6515 COLLINS AVE #1201	MIAMI BEACH	FL	33141	USA
SUNSET WORLDWIDE HOLDINGS LTD	6515 COLLINS AVE UNIT 604	MIAMI BEACH	FL	33141	USA
SUSAN BERNER	6515 COLLINS AVE #1106	MIAMI BEACH	FL	33141-9627	USA
TDLT DOWNTOWN LLC	5391 OCEAN VIEW BLVD	LA CANADA	CA	91011	USA
TERESA CEJAS	2355 NW 28 ST	MIAMI	FL	33142-6542	USA
TGK LLC	2333 BRICKELL AVE #1512	MIAMI	FL	33125	USA
THE MIMOSA LLC	6525 COLLINS AVE	MIAMI BEACH	FL	33141	USA
THE MIMOSA LLC	6525 COLLINS AVE #115	MIAMI BEACH	FL	33141	USA
THE MIMOSA LLC	6525 COLLINS AVE #202	MIAMI BEACH	FL	33141	USA
THE MIMOSA LLC	6525 COLLINS AVE #209	MIAMI BEACH	FL	33141	USA
THE MIMOSA LLC	6525 COLLINS AVE #215	MIAMI BEACH	FL	33141	USA
THE MIMOSA LLC	6525 COLLINS AVE 212	MIAMI BEACH	FL	33141	USA
THE MIMOSA LLC	6525 COLLINS AVE UNIT 207	MIAMI BEACH	FL	33141	USA
THE MIMOSA LLC	6525 COLLINS AVE UNIT 208	MIAMI BEACH	FL	33141	USA
TODYWALA REALTY GROUP LLC	5340 NW 104 CT	DORAL	FL	33178	USA
US BANK TRUST NA TRS LSF9 MASTER PARTICIPATION TR	16745 W BERNARDO DR	SAN DIEGO	CA	92127	USA
VALLE FAMILY HOLDINGS LLC	20201 E COUNTRY CLUB DR APT 1806	AVENTURA	FL	33180	USA
VERONICA FERNANDEZ	6545 INDIAN CREEK DR #508	MIAMI BEACH	FL	33141	USA
VICENTE MARTIN &W YSABEL MARTIN	6498 COLLINS AVE APT 54	MIAMI BEACH	FL	33141-4676	USA
VICTRIX CONSULTING LLC	6515 COLLINS AVE 1801	MIAMI BEACH	FL	33141-9625	USA
VISTA BRICKS LLC	5900 NW 99 AVE 4	DORAL	FL	33178	USA
VIVER ATLANTIC LLC C/O RICHARD J OHARE PA	1550 MADRUGA AVE #120	CORAL GABLES	FL	33146	USA
VIVER ATLANTIC LLC	6515 COLLINS AVE #1703	MIAMI BEACH	FL	33141	USA
WILLIAM AQUINO HAYDEE BORREGO	6545 INDIAN CREEK DR 402	MIAMI BEACH	FL	33141	USA
WILLIAM MUSTELIER TRS WILLIAM MUSTELIER TRUST	6515 COLLINS AVE 1707	MIAMI BEACH	FL	33141	USA
WILMINGTON SAVINGS FUND SOCIETY	3020 OLD RANCH PARKWAY STE 180	SEAL BEACH	CA	90740	USA

ANNUKKA PILLOLA
FREDRIKINKATU 30 C 38
HEISINKI 00120
FINLAND

GEWURZ MEDICINE PROFESSIONAL
CORPORATION
29 WEBSTER AVE
TORONTO ON M5R 1N6
CANADA

HERBERT TRESSEL &W INGE
NECKARGASSE 16
72070 TUEBINGEN
GERMANY

J BELLOTTI INVESTMENTS LTD
101 JEVLAN DR
WOODBIDGE ON L4L 8C2
CANADA

OLIVIER BIANCHI JTRS
KAMINI SAHADEO JTRS
33 UNIVERSITY AVE APT 2304
TORONTO ONTARIO M5J 257
CANADA

PIERRE KHAYAT
ANNE MARIE NADER
323 RUE NEWTON
DOLLARD DES ORMEAUX QC H9A3K1
CANADA

THE CUT ABOVE LIMITED
101 JEVLAN DR
WOODBIDGE ONTARIO L4L 8C2
CANADA

THE CUT ABOVE LIMITED
101 JEVLAN DR
WOODBIDGE ONTARIO L4L 8C2
CANADA

WALTER D SOUZA
ASCENCAO AVE D SOUZA
4404 JENKINS CRESCENT
MISSISSAUGA ON L5R1V2
CANADA

3 LA ENTERPRISE LLC
2750 NE 183 ST 301
AVENTURA, FL 33160

AAPT INC
7724 HAWTHORNE AVE
MIAMI BEACH, FL 33141

ADELA ZILBERBAUM TRS
JOSEPH ZILBERBAUM TRS
14312 FAIRDALE ROAD
SILVER SPRING, MD 20905

ADELEINE FRANCOIS
6545 INDIAN CREEK DR APT 206
MIAMI BEACH, FL 33141

ADRIANA MARIA GUINAND
6515 COLLINS AVE 608
MIAMI BEACH, FL 33141

ALDO LUJAN &W
YOLANDA DELGADO LUJAN
6515 COLLINS AVE #910
MIAMI BEACH, FL 33141-9627

ALEJANDRO RODRIGUEZ &
MARIA MARTINEZ
930 JOHN CRESSLER DR
SEFFNER, FL 33584-3921

ALEJO JIMENEZ
ALEXIS S JIMENEZ
6498 COLLINS AVE 49
MIAMI BEACH, FL 33141

ALEX CALVACHE
6498 COLLINS AVE #38
MIAMI BEACH, FL 33141

ALLA SHENKERMANN
MARK SHENKERMANN
6515 COLLINS AVE # 1205
MIAMI BEACH, FL 33141

ALVARO BERNAL
6515 COLLINS AVE #1204
MIAMI BEACH, FL 33141-9627

AMADA RUIZ DE VILLA JTRS
RUBI RODRIGUEZ JTRS
7713 NOREMAC AVE
MIAMI BEACH, FL 33141

AMARILYS CURBELO
460 MISTY OAKS LN
EUSTIS, FL 32736

AMFRAN ESTATES INC
415 GENDRON RD
PLAINFIELD, CT 06374

AMMARETT INVESTING LIMITED
C/O CHRISTOPHER LANGEN ESQ
PO BOX 398570
MIAMI BEACH, FL 33239

ANA VERDESIA
CHRISTAN ADAMS CHRISTIADO
6494 COLLINS AVE 30
MIAMI BEACH, FL 33141

ANTONIO RODRIGUEZ
6494 COLLINS AVE
MIAMI BEACH, FL 33141

ARAL PROPERTY HOLDINGS LLC
204 COVINGTON CT
OAKBROOK, IL 60523

ARIAN MALGAREJO
YINET ALVAREZ
6498 COLLINS AVE 41
MIAMI BEACH, FL 33141

AUGUSTO CIOCIARI
6515 COLLINS AVE 705
MIAMI BEACH, FL 33141

AVNER A ARZ TRS
THE REV LIV TRUST OF A ARZI
6545 INDIAN CREEK DR #401
MIAMI BEACH, FL 33141

AVRAHAM ESHED
NITZA ESHED
6515 COLLINS AVE 1508
MIAMI BEACH, FL 33141

BAHAREH FAZILAT
6515 COLLINS AVE #1807
MIAMI BEACH, FL 33141

BARRY JOEL KAPLAN TRS
KAPLAN FAMILY TRUST
ELIZABETH MARTHA WEISS TRS
710 STAFFORD PLACE
SAN DIEGO, CA 92107

BARRY SMERLING
ANAIS VILLALOBOS SMERLING
11330 SW 92 ST
MIAMI, FL 33176

BASIL M YATES
KATHLEEN YATES
950 HUNTING LODGE DR
MIAMI SPRINGS, FL 33166

BEL AIRE 1702 LLC
300 GALLERIA PKWY 12 FLR
ATLANTA, GA 30339

BEL AIRE 609 LLC
6515 COLLINS AVE 609
MIAMI BEACH, FL 33141

BELKYS GONZALEZ
OMAR LEAL JR
BELKYS LEAL
12705 SW 105 AVE
MIAMI, FL 33176

BERG US LLC
9130 S DADELAND BLVD 1509
MIAMI, FL 33156

BERTA DEL PINO
8301 SW 27 LN
MIAMI, FL 33155-2459

BEST INVESTMENT UNLIMITED LLC
6515 COLLINS AVE 1501
MIAMI BEACH, FL 33141

C I S E
3363 NE 163 ST STE 502
N MIAMI BEACH, FL 33160

CANDIDA MENDIOLA
6545 INDIAN CREEK DR #405
MIAMI BEACH, FL 33141-5817

CARLOS & MARIANNE COTO
799 CRANDON BLVD #504
KEY BISCAYNE, FL 33149-2554

CATALINA L MARTINEZ &
ELEANA LOPEZ
6498 COLLINS AVE #50
MIAMI BEACH, FL 33141-4668

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

CLIFFORD BONE
SILVIA BONE
49 BRANDYWINE RD
HO HO KUS, NJ 07423

CLOVER PROPERTIES GROUP CORP
9710 STIRLING RD #104
COOPER CITY, FL 33024

COLLINS ANGEL LLC
1270 SW 13 ST
MIAMI, FL 33145

COOKIES & CRACKERS CORP
15907 NW 52 AVE
HIALEAH, FL 33014

COTOVIA LLC
6515 COLLINS AVE 1601
MIAMI BEACH, FL 33141

CRAIG WAKEFIELD
929 FROG HOLLOW RD
JENKINTOWN, PA 19046-2402

D & Y COLLINS LC
500 W CYPRESS CREEK RD STE 350
FORT LAUDERDALE, FL 33309

DAISY LAZO
6545 INDIAN CREEK DR #305
MIAMI BEACH, FL 33141-5816

DALILA M RODRIGUEZ
8130 SW 10 TERR
MIAMI, FL 33144-4256

DAMARY H SARDINA EDMONDS (LE)
REM DAMARY G RODILES & ETALS
PO BOX 421
SULPHUR, LA 70664

DANIEL CRUZ
6545 INDIAN CREEK DR UNIT 201
MIAMI BEACH, FL 33141-5815

DANIEL ETEDGUI
6515 COLLINS AVE #1408
MIAMI BEACH, FL 33141

DAVID HIRSCH
AILEEN HIRSCH
12 WHITNEY FARM PL
MORRISTOWN, NJ 07960-5989

DAVID QUINTANA
6545 INDIAN CREEK DR #203
MIAMI BEACH, FL 33141-5815

DEAUVILLE ASSOCIATES LLC
6701 COLLINS AVE
MIAMI BEACH, FL 33141

DEAUVILLE ASSOCIATES LLC
6701 COLLINS AVE ST JULIEN ROOM
MIAMI BEACH, FL 33141

DOLORES T HERNANDEZ
6525 COLLINS AVE #200
MIAMI BEACH, FL 33139

DOMINGO MONZON &W
ROSARIO MONZON
13744 SW 34 ST
MIAMI, FL 33175

DOUGLAS & DONALD DRENTH &
MARGARET & MARK DRENTH
1279 CHATEAU DR
SAN JOSE, CA 95120

EDDIE HIGUERA
6525 COLLINS AVE # 319
MIAMI BEACH, FL 33141-4618

EDGAR J RENJIFO
6545 INDIAN CREEK DR
MIAMI BEACH, FL 33141

EDGARDO GUALCHI
ANA GUALCHI
FRANK GUALCHI
6545 INDIAN CREEK DR # 209
MIAMI BEACH, FL 33141

EDUARDO & MARGHERITA HECKER
6515 COLLINS AVE #1701
MIAMI BEACH, FL 33141-9628

EDUARDO F DIAZ MENDEZ TRS
4420 SW 63 AVENUE
MIAMI, FL 33155

EDUARDO GARCIA
DALIA GARCIA
6498 COLLINS AVE #45
MIAMI BEACH, FL 33141-4677

EIDA A ZALDIVAR LE
REM ANTONIO A PITA
10215 W 21 TER
MIAMI, FL 33165

EL ANIMAL LLC
6515 COLLINS AVE #1202
MIAMI BEACH, FL 33141

EL DESQUITE LLC
104 CRANDON BLVD #323
KEY BISCAYNE, FL 33149

ELDA M VERDESIA & ANA HOOPER
6498 COLLINS AVE #44
MIAMI BEACH, FL 33141-4677

ELENA YAMAKAVA JTRS
NIKOLAY YAMAKAVA JTRS
6515 COLLINS AVE UNIT #1006
MIAMI BEACH, FL 33141

ELIANA MENINI
6498 COLLINS AVE 47
MIAMI BEACH, FL 33141

ELPIDIO PADILLA &W MIRIAM C
7640 SW 95 AVE
MIAMI, FL 33173

EMILIO C PASTOR
BARBARA MARIE PASTOR
7660 SW 73 PL
MIAMI, FL 33143

ERNESTO ROCCHETTI &W
GERALDINA DIGIROLAMO
6515 COLLINS AVE #1206
MIAMI BEACH, FL 33141-9627

EVERARDO E PADRON
MARCIA PADRON
PO BOX 651571
MIAMI, FL 33265

EXCLUSIVACATIONS AT MIAMI BCH LLC
6525 COLLINS AVE
MIAMI BEACH, FL 33141

FEDERICO RENZO GRAYEB
6515 COLLINS AVE #1003
MIAMI BEACH, FL 33141

FINANCE AND CAPITAL
VERMOEGENSVERWALTUNG GMBH
101 NE 3 AVE
FORT LAUDERDALE, FL 33301

FONTANE LLC
1630 W 22 ST SUNSET ISLAND 4
MIAMI BEACH, FL 33140

FRANCESCO TINTO
ROSSELLA MONACI
1171 MAYFAIR LN
GLENCOE, IL 60022

FRANCISCO ADELQUIS FERRER CRUZ &W
MIMI BUYCO
12869 SW 64 LN
MIAMI, FL 33183-5416

FRANCISCO VALVERDE &W ZORY
6515 COLLINS AVE #1403
MIAMI BEACH, FL 33141-9628

FRANK ALFARONE TRS
FRANK ALFARONE 2015 REV TR
CHRISTANE SHEEHAN TRS
6545 INDIAN CREEK DR
MIAMI BEACH, FL 33141

FREDDY DE J FERNANDEZ &W
SAHYLI CRUZ
6494 COLLINS AVE #26
MIAMI BEACH, FL 33141-4659

GEORGE PEREZ
6515 COLLINS AVE #1409
MIAMI BEACH, FL 33141

GEORGE R BALLOW
6494 COLLINS AVE #36
MIAMI BEACH, FL 33141

GERHARD ZIMMERMANN
PETRA ZIMMERMANN
6515 COLLINS AVE #1004
MIAMI BEACH, FL 33141

GINA MARCUS
ILAN MELNICK
6515 COLLINS AVE 1105
MIAMI BEACH, FL 33141

GIOMARGUS LLC
2333 BRICKELL AVE APT 1512
MIAMI, FL 33129

GLADYS T COSTALES TRS
GLADYS T COSTALES REVOCABLE TRUST
1623 COLLINS AVE #714
MIAMI BEACH, FL 33139

GLORIA PEREZ
6494 COLLINS AVE APT 22
MIAMI BEACH, FL 33141-4637

GRACE GOMEZ
DAVID GUTIERREZ
6515 COLLINS AVE #1401
MIAMI BEACH, FL 33141

GRACE MARIE MORA TRS
GRACE MORA REVOCABLE LIVING TRUST
383 NE 96 ST
MIAMI SHORES, FL 33138

HENLY ROJAS
5055 NW 7 ST 709
MIAMI, FL 33126

IGOR SHUBKO
NATALIA SHUBKO
6515 COLLINS AVE PH 1902
MIAMI BEACH, FL 33141

IRENE S KATZ
3101 S OCEAN BLVD #1016
HIGHLAND BEACH, FL 33487

ISMAEL MONTANE &
YAMILETT ORTEGA JTRS
6515 COLLINS AVE #1009
MIAMI BEACH, FL 33141-9627

JAAN LOPEZ
6498 COLLINS AVE # 40
MIAMI BEACH, FL 33141

JEAN PAUL FONT
13060 MAR ST
CORAL GABLES, FL 33156-6428

JEROME J GAINER
KEISHA LOFTIN
15734 ALAMOGORDO
HELOTES, TX 78023

JOHN OHRNBERGER
LORI OHRNBERGER
1798 HAWTHORNE RIDGE CT
VIENNA, VA 22182

JOHNNY HECKER &
BEATRICE R HECKER
12020 SW 100 AVE
MIAMI, FL 33176-4809

JONATHAN H JAY
8205 MILLER DR
MIAMI, FL 33155-5422

JORGE J COTO
CONNIE C COTO
6570 SW 93 PL
MIAMI, FL 33173

JORGE L PAEZ
6515 COLLINS AVE #806
MIAMI BEACH, FL 33141

JOSE FAILDE &W HORTENSIA
7456 NW 169 TERR
MIAMI, FL 33015-4135

JOSE JORGE
SILVIA F JORGE
6515 COLLINS AVE 1705
MIAMI BEACH, FL 33141

JOSE M FUENTES
LAZARA E FUENTES
6494 COLLINS AVE #34
MIAMI BEACH, FL 33141

JOSE SANTOS VEGA RIVERA
LILA MARTINA GUZMAN CALDERON
CESAR EDUARDO VEGA GUZMAN
6515 COLLINS AVE 1405
MIAMI BEACH, FL 33141-9625

JOSEPH J ZOLLO &W
JULIE D ZOLLO
5 TALLMADGE TRAIL
MILLER PLACE, NY 11764

JTL HOLDINGS CORP
6515 COLLINS AVE 810
MIAMI BEACH, FL 33141

JUAN ABREU
4500 SW 139 AVE
MIRAMAR, FL 33027-3032

JULIETTA INVESTMENTS LLC
6515 COLLINS AVE #1708
MIAMI BEACH, FL 33141

KAREN M OLSON
TIMOTHY S PARKER
6515 COLLINS AVE 1509
MIAMI BEACH, FL 33141

KEY MONTE CARLO LLC
407 LINCOLN RD PH-N
MIAMI BEACH, FL 33139

LARISA MUDRIK
MICHAEL MUDRIK
6498 COLLINS AVE 43
MIAMI BEACH, FL 33141

LAWRENCE LEIGH SKAGGS TRS
LAWRENCE LEIGH SKAGGS LIVING TR
DAVID SCOTT NALE TRS
128 FILLMORE ST
SAN FRANCISCO, CA 94117

LAZARO ALMEIDA
6494 COLLINS AVE #31
MIAMI BEACH, FL 33141

LEE GARG BEACH CONDO 707 LLC
6633 ROXBURY LANE
MIAMI BEACH, FL 33141

LILIAM HERNANDEZ
1225 SW 143 PLACE
MIAMI, FL 33184

LILIAM HERNANDEZ TRS
LILIAM HERNANDEZ REVOCABLE TR
1225 SW 143 PL
MIAMI, FL 33184

LINDA WORKMAN
8 GOVERNORS WAY
KENNEBUNK, ME 04043

LIPIANA INC
6515 COLLINS AVE #1602
MIAMI BEACH, FL 33141-9628

LIZZETTE MENDEZ
5131 SW 93 CT
MIAMI, FL 33165

LORENA GUTIERREZ GONZALEZ
6494 COLLINS AVE #33
MIAMI BEACH, FL 33141

LUIS GONZALEZ
ROSA GONZALEZ
5110 GRANADA BLVD
CORAL GABLES, FL 33146

LUIS ANDRES SALAS TRS
LAURA SALAS TRS
1715 SW 88 AVE
MIAMI, FL 33165

LUIS GUARDIA TRS
GUARDIA FAMILY REVOCABLE TRUST
HILDA GUARDIA TRS
6545 INDIAN CREEK DR #309
MIAMI BEACH, FL 33141

LUIS MARTIN AGUERREBERE TRS
LUIS MARTIN AGUERREBERE REV
LIVING TRUST
10441 SW 52 ST
MIAMI, FL 33165

MARCELLE DAUSSY JONES
4025 INDIAN CREEK DR 301
MIAMI BEACH, FL 33140

MARIA ISOLDA LARGAESPADA
626 CORAL WAY APT 1603
CORAL GABLES, FL 33134-7509

MARIA PEREZ
6545 INDIAN CREEK DR UNIT 403
MIAMI BEACH, FL 33141-5817

MARIO SANTANA &W SILVIA
6498 COLLINS AVE #42
MIAMI BEACH, FL 33141-4677

MARJORIE H ADIS JTRS
LISA A POWELL JTRS
6515 COLLINS AVE #1507
MIAMI BEACH, FL 33141

MARK BECKETT
DEBORAH BECKETT
30 SILVERBROOK RD
BOXFORD, MA 01921

MARTA JIMENEZ
MAIVI RODRIGUEZ
7072 W 5 AVE
HIALEAH, FL 33014

MAXMA LLC
6515 COLLINS AVE 1108
MIAMI BEACH, FL 33141

MB 6525 LLC
1171 NE 90 ST
MIAMI, FL 33138

MB 6525 LLC
6525 COLLINS AVE
MIAMI BEACH, FL 33141

MB 6525 LLC
6525 COLLINS AVE # 220
MIAMI BEACH, FL 33141

MB 6525 LLC
6525 COLLINS AVE #300
MIAMI BEACH, FL 33141

MB 6525 LLC
6525 COLLINS AVE #304
MIAMI BEACH, FL 33141

MB 6525 LLC
6525 COLLINS AVE 302
MIAMI BEACH, FL 33141

MB 6525 LLC
6525 COLLINS AVE 311
MIAMI BEACH, FL 33141

MB 6525 LLC
6525 COLLINS AVE 315
MIAMI BEACH, FL 33141

MB MIAMI CLUB INC
6525 COLLINS AVE #201
MIAMI BEACH, FL 33141

MEENA PATHAK
10 KINGSBROOK CT
MENDHAM, NJ 07945

MF INVESTMENTS FLORIDA LLC
182 SATINWOOD LN
PALM BEACH GARDENS, FL 33410

MG INTERNATIONAL REALTY LLC
10897 NW 73 TER
DORAL, FL 33178

MICHEL BISSONNETTE JTRS
CHARLES DE GHELDERE JTRS
6515 COLLINS AVE #1203
MIAMI BEACH, FL 33141

MIGUEL E ECHEMENDIA &
DANIA DELEON ECHEMENDIA
5385 OCEAN VIEW BLVD
LA CANADA, CA 91011

MIKHAIL SINELNIKOVA LE
VALENTINA SINELNIKOVA LE
REM ANNA SINELNIKOVA
625 MAIN ST 1030
NEW YORK, NY 10044

MIMOSA LLC
6525 COLLINS AVE
MIAMI BEACH, FL 33141

MONICA TORO
12004 SW 117 TER
MIAMI, FL 33186

MYRIAM BERRAHIL
6000 COLLINS AVE # 342
MIAMI BEACH, FL 33139

MYRIAM BERRAHIL
6515 COLLINS AVE #1103
MIAMI BEACH, FL 33141

NEA INVESTMENTS LLC
20 CALABRIA AVE APT 204
CORAL GABLES, FL 33134-3106

NICOLE M SWIERINGA
6545 INDIAN CREEK DR 202
MIAMI BEACH, FL 33141

NOALDA MORTGAGE LLC
8120 NW 167 TER
MIAMI LAKES, FL 33016

NORMA A CRUZ
6494 COLLINS AVE 25
MIAMI BEACH, FL 33141

NORTH BEACH RETAIL PLAZA LLC
45 NW 21ST ST
MIAMI, FL 33127-4928

OLGA LUCIA FORERO &
RAFAEL ARMANDO FORERO
1451 NW 126 WAY
SUNRISE, FL 33323

OLGA ULLOA
1424 NW 31 AVE
MIAMI, FL 33125-1939

OSCAR B ALVAREDA
6545 INDIAN CREEK DR #503
MIAMI BEACH, FL 33141-5818

OSCAR I VALLADARES PANDO
6545 INDIAN CREEK DR #507
MIAMI BEACH, FL 33141

PADRIAC A BERGIN TR
% R F JONAS
20185 E COUNTRY CLUB DR
AVENTURA, FL 33180-3048

PAMELA BAUER
JANE BAUER
1803 BEACON ST
NEW SMYRNA BEACH, FL 32169

PAULA C BENITEZ
6545 INDIAN CREEK DR 501
MIAMI BEACH, FL 33141-5818

PINE MERU INVESTMENTS LLC
1331 BRICKELL BAY DR APT 708
MIAMI, FL 33131

RAJESH H CHATTOO &
PREMETESH CHATTOO
58-06 SEABURY ST
FLUSHING, NY 11373

RAMON RICO TRS
DECLARATION OF TRUST 01/22/2010
1924 FERDINAND ST
CORAL GABLES, FL 33134

RAUL E RIVERO TRS
6515 COLLINS AVE #1908
MIAMI BEACH, FL 33141-9629

RICHARD R & SANDRA LOTENFOE
840 SPRINGPARK LOOP
CELEBRATION, FL 34747

RIST PROPERTIES LLC
6600 COLLINS AVE
MIAMI BEACH, FL 33141

ROBERT & MARITZA JACOBSON
PO BOX 34-7857
CORAL GABLES, FL 33234

ROBERT MCANIFF
6545 INDIAN CREEK DR # 205
MIAMI BEACH, FL 33141

ROBERT TSE
69 BAY AVE UNIT C
HUNTINGTON, NY 11743

ROBERTO ROSENFELD
ERNA G ROSENFELD
6545 INDIAN CREEK DR #304
MIAMI BEACH, FL 33141-5816

RODOLFO GONZALEZ &W LOURDES
8262 NW 164 ST
HIALEAH, FL 33016-3482

ROGELIO NODA
6494 COLLINS AVE #21
MIAMI BEACH, FL 33141-4637

ROGELIO NODA & LOURDES NODA
6494 COLLINS AVE #35
MIAMI BEACH, FL 33141-4673

ROJAS PERALTA FAMILY CO LLC
16009 SW 99 LN
MIAMI, FL 33196-6133

ROSE GREENBERG
SONIA D GALLO
6545 INDIAN CREEK DR 480
MIAMI BEACH, FL 33141

ROY J RODRIGUEZ
6515 COLLINS AVE #1010
MIAMI BEACH, FL 33141

RUMBO NORTE LLC
7441 WAYNE AVE 12Q
MIAMI BEACH, FL 33141

S F LAND LLC
6565 COLLINS AVE
MIAMI BEACH, FL 33141

SAM & LYLIA TODYWALA
5340 NW 104 CT
MIAMI, FL 33178-2683

SARA RIVERA
6545 INDIAN CREEK DR #208
MIAMI BEACH, FL 33141-5815

SCOTT L BRAUN
JUDITH ANN BRAUN
1770 SW 22ND TER
MIAMI, FL 33145-3820

SCV CAPITAL MANAGEMENT LIMITED
6515 COLLINS AVE #1603
MIAMI BEACH, FL 33140

SEAN P REDDY
PREMETESH CHATTOO
5807 VAN HORN ST
ELMHURST, NY 11373

SHALBAF LLC
70 W 36 ST #4B
NEW YORK, NY 10018

SMITH OHANA MIAMI LLC
6515 COLLINS AVE 1809
MIAMI BEACH, FL 33141

STEPHANE G LAFOSSE MARIN
STEFFANY LAFOSSE MARIN
4200 SUNSHINE RD
COCONUT GROVE, FL 33133

STEPHEN W LEAHY
6515 COLLINS AVE 1805
MIAMI BEACH, FL 33141

STEPHEN ZIMMER
8000 HARDING AVE 7A
MIAMI BEACH, FL 33141

STEVEN KANG
SYLVIA SANCHEZ VEGAS
6515 COLLINS AVE #1201
MIAMI BEACH, FL 33141

SUNSET WORLDWIDE HOLDINGS LTD
6515 COLLINS AVE UNIT 604
MIAMI BEACH, FL 33141

SUSAN BERNER
6515 COLLINS AVE #1106
MIAMI BEACH, FL 33141-9627

TDLT DOWNTOWN LLC
5391 OCEAN VIEW BLVD
LA CANADA, CA 91011

TERESA CEJAS
2355 NW 28 ST
MIAMI, FL 33142-6542

TGK LLC
2333 BRICKELL AVE #1512
MIAMI, FL 33125

THE MIMOSA LLC
6525 COLLINS AVE
MIAMI BEACH, FL 33141

THE MIMOSA LLC
6525 COLLINS AVE #115
MIAMI BEACH, FL 33141

THE MIMOSA LLC
6525 COLLINS AVE #202
MIAMI BEACH, FL 33141

THE MIMOSA LLC
6525 COLLINS AVE #209
MIAMI BEACH, FL 33141

THE MIMOSA LLC
6525 COLLINS AVE #215
MIAMI BEACH, FL 33141

THE MIMOSA LLC
6525 COLLINS AVE 212
MIAMI BEACH, FL 33141

THE MIMOSA LLC
6525 COLLINS AVE UNIT 207
MIAMI BEACH, FL 33141

THE MIMOSA LLC
6525 COLLINS AVE UNIT 208
MIAMI BEACH, FL 33141

TODYWALA REALTY GROUP LLC
5340 NW 104 CT
DORAL, FL 33178

US BANK TRUST NA TRS
LSF9 MASTER PARTICIPATION TR
16745 W BERNARDO DR
SAN DIEGO, CA 92127

VALLE FAMILY HOLDINGS LLC
20201 E COUNTRY CLUB DR APT 1806
AVENTURA, FL 33180

VERONICA FERNANDEZ
6545 INDIAN CREEK DR #508
MIAMI BEACH, FL 33141

VICENTE MARTIN & W YSABEL MARTIN
6498 COLLINS AVE APT 54
MIAMI BEACH, FL 33141-4676

VICTRIX CONSULTING LLC
6515 COLLINS AVE 1801
MIAMI BEACH, FL 33141-9625

VISTA BRICKS LLC
5900 NW 99 AVE 4
DORAL, FL 33178

VIVER ATLANTIC LLC
C/O RICHARD J OHARE PA
1550 MADRUGA AVE #120
CORAL GABLES, FL 33146

VIVER ATLANTIC LLC
6515 COLLINS AVE #1703
MIAMI BEACH, FL 33141

WILLIAM AQUINO
HAYDEE BORREGO
6545 INDIAN CREEK DR 402
MIAMI BEACH, FL 33141

WILLIAM MUSTELIER TRS
WILLIAM MUSTELIER TRUST
6515 COLLINS AVE 1707
MIAMI BEACH, FL 33141

WILMINGTON SAVINGS FUND SOCIETY
3020 OLD RANCH PARKWAY STE 180
SEAL BEACH, CA 90740

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: March 12, 2018

FILE NO: HPB16-0058

PROPERTY: 6565 Collins Avenue

APPLICANT: S. F. Land, LLC

LEGAL: Lots 40, 41 & 42, Block 1, of the Amended Plat of the Second Ocean Front Subdivision, as recorded in the Public Records of Miami-Dade County, According to the Plat Thereof, as Recorded in Plat Book 28, Page 28, of the Public Records of Miami-Dade County, Florida.

IN RE: The application for a Certificate of Appropriateness for the total demolition of the existing rear cabana structures and the design of a new hotel amenity area including a new elevated pool deck and shade structures, including variances to reduce the required side setback for a driveway, to reduce the minimum drive aisle width for perpendicular parking, for the triple stacking of valeted vehicles, to reduce the required pedestal rear and both side setbacks, to exceed the maximum area allowed for decks, to reduce the required rear and both side setbacks within the Oceanfront Overlay district, and to exceed the maximum elevation and lot coverage allowed within the Oceanfront Overlay District.

ORDER

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Certificate of Appropriateness

- A. The subject site is located within the North Beach Resort Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
 - 1. Is not consistent with the Certificate of Appropriateness Criteria 'a' in Section 118-564(a)(1) of the Miami Beach Code.
 - 2. Is not consistent with Certificate of Appropriateness Criteria 'a', 'b' & 'd' in Section 118-564(a)(2) of the Miami Beach Code.
 - 3. Is not consistent with Certificate of Appropriateness Criteria 'a', 'b', 'd', 'e', 'g' & 'i' in Section 118-564(a)(3) of the Miami Beach Code.
 - 4. Is not consistent with Sea Level Rise and Resiliency Review Criteria (1) (6) & (8) in Section 133-50(a) of the Miami Beach Code.

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5. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(f)(4) of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:
1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
 - a. The canopy structure shall comply with the required Oceanfront Overlay rear yard setback, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. The accessory outdoor bar counter structures shall comply with the Oceanfront Overlay rear and side yard setbacks and the structures shall be screened from view from the public beach walk, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - c. Final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - a. The A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain.
 - b. A minimum of 42" of soil depth and a minimum rooting area of 8'-0" x 8'-0" shall be provided for all proposed planters with clusia rosea trees to ensure the proper health and growth of the trees, in a manner to be reviewed and approved by staff.
 - c. The installation of artificial grass or sod shall be prohibited on any outdoor landscaped area of the property.

In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

II. Variance(s)

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A. The applicant filed an application with the Planning Department for the following variance(s):

1. A variance to reduce by 11'-7" the required pedestal interior side setback of 18'-0" in order to construct a parking structure, elevated pool deck, planters and cabanas at 6'-5" from the north side property line.
2. A variance to reduce by 11'-7" the required pedestal interior side setback of 18'-0" in order to construct a parking structure, elevated pool deck, planters and cabanas at 6'-5" from the south side property line.
3. A variance to reduce by 59'-6" the required pedestal rear setback of 66'-6" in order to construct a parking structure, elevated pool deck and cabanas at a minimum of 7'-0" from the rear property line.
4. A variance to eliminate all required subterranean side setback of 11'-3" in order to construct a driveway at zero setback from the north side property line.
5. A variance to reduce by 8'-7" the required side setback of 15'-0" from the property line in order to construct a raised pool, deck and ramps at 6'-5" from the north side property line within the Oceanfront Overlay District.
6. A variance to reduce by 8'-7" the required side setback of 15'-0" from the property line in order to construct a raised pool, deck and ramps at 6'-5" from the south side property line within the Oceanfront Overlay District.
7. A variance to reduce by 5'-4" the required rear setback of 10'-0" from the Bulkhead Line in order to construct a raised pool walkway at a minimum of 4'-8" from the Bulkhead Line within the Oceanfront Overlay District.
8. A variance to reduce by 11% (1,227 square feet) the minimum required lot coverage of 50% (5,627 square feet) in order to construct a raised pool and other miscellaneous structures and provide an open space of 39% (4,400 square feet) within the Oceanfront Overlay District.
9. A variance to exceed by 1'-0" the maximum height of 12'-10" NAVD for structures located in the Oceanfront Overlay District in order to construct planters up to 13'-10" NAVD in height.
10. A variance to reduce 2'-0" from the minimum required width of 22'-0" interior drive aisle for 90° parking in order to provide parking spaces at 90° with an interior drive aisle of 20'-0".
11. A variance to exceed by 64.5% (2,392 square feet) the maximum 30% (1,113 square feet) area for structures in the required rear yard in order to construct a raised pool, deck and cabanas with 94.5% (3,505 square feet) of area in the rear yard.

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12. A variance to allow the stacking of three vehicles for tandem parking in order to construct parking spaces for the existing hotel.

- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

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

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

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

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

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

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

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

- C. The Board hereby grants the requested variance(s) and imposes the following condition based on its authority in Section 118-354 of the Miami Beach City Code:
 1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
 2. A fully enclosed air conditioned trash room that is sufficiently sized to handle the entire trash load of the building at all times shall be required, located within the

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envelope of the building, in a manner to be approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board

3. At least two loading spaces shall be provided on site, in a manner to be reviewed and approved by staff.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.

- A. All new construction over 7,000 square feet or ground floor additions (whether attached or detached) to existing structures that encompass over 10,000 square feet of additional floor area shall be required to be, at a minimum, certified as **LEED Gold by USGBC**. In lieu of achieving LEED Gold certification, properties can elect to pay a sustainability fee, pursuant to Chapter 133 of the City Code. This fee is set as a percentage of the cost of construction.
- B. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.
- C. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- D. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
- E. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- F. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- G. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- H. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

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- I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- J. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans "Sherry Frontenac" as prepared by Bellinson Gomez Architects, P.A., dated January 5, 2018, as approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 14 day of March, 2018.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

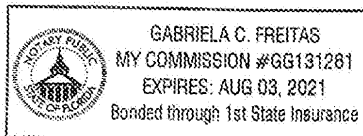


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BY: [Signature]
DEBORAH TACKETT
CHIEF OF HISTORIC PRESERVATION
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 14 day of March 2018 by Deborah Tackett, Chief of Historic Preservation, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.



[Signature]
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 8-3-21

Approved As To Form: [Signature]
City Attorney's Office: [Signature] (3/13/18)

Filed with the Clerk of the Historic Preservation Board on [Signature] 3/16/18)

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

Property address: 6565 Collins Av

Board: HPB

Date: 8/1/19

BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five(5) business days prior to CAP First submittal.

Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CAP to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CAP (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CAP First submittal deadline.

Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL (VIA CAP) ** To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✓
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	✓
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	✓
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	✓
9	Architectural Plans and Exhibits (must be 11"x 17")	✓
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	✓
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	✓
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	✓
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✓

*** 60 day lead time for projects including traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.**

Indicate N/A If Not Applicable

Initials: 

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

Property address: 6565 Collins Av

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	✓
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	✓
m	Demolition Plans (Floor Plans & Elevations with dimensions)	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	✓
p	Proposed Section Drawings	✓
q	Color Renderings (elevations and three dimensional perspective drawings).	✓
10	Landscape Plans and Exhibits (must be 11"x 17")	✓
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	✓
b	Hardscape Plan, i.e. paving materials, pattern, etc.	✓
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	✓
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	✓
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	✓
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	

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29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
42	The Letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	✓
a	Section 118-53 (d) of the City Code for each Variance.	✓
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

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

****ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING**

ITEM #	FINAL SUBMITTAL (via CAP) Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Upload documents online (via CAP) before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).

ITEM #	PAPER FINAL SUBMITTAL:	Required
46	Original application with all signed and notarized applicable affidavits and disclosures.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	✓
49	14 collated copies of all required documents	✓
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	✓
51	Traffic Study (Hard copy)	
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	✓

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

A detailed phased development plan including time frames for obtaining permits for each phase proposed
For modifications include previously approved plans and currently proposed

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)


 Applicant's or designee's signature

Date 8/1/19

Indicate N/A If Not Applicable

Initials: 

MIAMIBEACH

PLANNING DEPARTMENT

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

HISTORIC PRESERVATION BOARD CAP SUBMITTAL FILE NAMING

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CAP submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name	Description
Application	Completed Land Use Board Application form including Exhibit A
LOI	Letter of Intent
Checklist	Pre-application Checklist
Labels	Mailing Labels, List of Property Owners, Certified Letter and Map
BTR	Copies of Previous Business Tax Receipts
Survey	Recent Signed and Sealed Survey
Plans	Architectural Plans and Exhibits
Landscape	Landscaping Plans and Exhibits
HRR	Historic Resources Report
Microfilm	Building Card and Microfilm
Traffic	Traffic Study
Sound	Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document. Documents that have not been revised from first to final submittal do not have to be re-uploaded.

2018 SCHEDULE OF LAND USE BOARD MEETINGS

All meetings are held in the Commission Chambers, Third Floor, Miami Beach City Hall unless otherwise noticed. Please note that only complete applications are scheduled for consideration by Land Use Boards and the number of applications placed on an agenda may not exceed 15 in order to allow sufficient time for the applicants to present, and the board to duly consider each item during the scheduled meeting. Complete applications will be scheduled for the next available agenda on a first come – first serve basis unless the applicant requests to be scheduled on a future agenda. The timeline represented herein may be extended if application is incomplete or submittals not made on a timely manner.

DESIGN REVIEW BOARD, BOARD OF ADJUSTMENT & HISTORIC PRESERVATION BOARD									
PRE-APP MEETING NO LATER THAN	NEW FILE FEE PAY-BY DATE	CAP FIRST SUBMITTAL	COMMENTS ISSUED	FINAL SUBMITTAL (CAP & PAPER)	NOTICE TO PROCEED ISSUED	AGENDA FINALIZED & ALL FEES MUST BE PAID BY	MEETING DATE		
							DRB	BOA	HPB
10/19/17	10/23/17	10/24/17	11/02/17	11/09/17	11/16/17	11/18/17	01/02/18	01/05/18	01/09/18
11/13/17	11/17/17	11/20/17	12/01/17	12/08/17	12/18/17	12/20/17	02/06	02/02	02/13
12/11/17	12/15/17	12/18/17	12/29/17	01/05/18	01/15/18	01/17/18	03/06	03/02	03/12
01/08/18	01/12/18	01/15/18	01/26/18	02/02	02/12	02/14	04/03	04/06	04/10
02/05	02/09	02/12	02/23	03/02	03/12	03/14	05/01	05/04	05/08
03/12	03/16	03/19	03/30	04/06	04/16	04/18	06/05	06/01	06/11
04/09	04/13	04/16	04/27	05/04	05/14	05/16	07/03	07/06	07/10
AUGUST RECESS									
06/11	06/15	06/18	06/29	07/06	07/16	07/18	09/04	09/07	09/17
07/09	07/13	07/16	07/27	08/03	08/13	08/15	10/02	10/05	10/09
08/13	08/17	08/20	08/31	09/07	09/17	09/19	11/06	11/02	11/09
09/10	09/14	09/17	09/28	10/05	10/15	10/17	12/04	12/07	12/11

PLANNING BOARD							
PRE-APP MEETING NO LATER THAN	NEW FILE FEE PAY-BY DATE	CAP FIRST SUBMITTAL	COMMENTS ISSUED	FINAL SUBMITTAL (CAP & PAPER)	NOTICE TO PROCEED ISSUED	AGENDA FINALIZED & ALL FEES MUST BE PAID BY	MEETING DATE
11/09/17	11/13/17	11/14/17	11/23/17	11/30/17	12/07/17	12/11/17	01/23/18
12/01/17	12/08/17	12/11/17	12/22/17	12/29/17	01/08/18	01/10/18	02/27
12/29/17	01/05/18	01/08/18	01/19/18	01/26/18	02/05/18	02/07/18	03/27
01/19	01/26	01/29	02/09	02/16	02/26	02/28	04/17
02/23	03/02	03/05	03/16	03/23	04/02	04/04	05/22
03/30	04/06	04/09	04/20	04/27	05/07	05/09	06/26
04/27	05/04	05/07	05/18	05/25	06/04	06/06	07/24
AUGUST RECESS							
06/29	07/06	07/09	07/20	07/27	08/06	08/08	09/25
07/27	08/03	08/06	08/17	08/24	09/03	09/05	10/23
08/31	09/07	09/10	09/21	09/28	10/08	10/10	11/27
09/21	09/28	10/01	10/12	10/19	10/29	10/31	12/18